



Ordinary Meeting of Council

AGENDA

13 December 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 22 November 2023

5 DISCLOSURES OF INTERESTS

6 ADJOURNMENT FOR PUBLIC FORUM

7 MAYORAL MINUTE

8 NOTICES OF MOTIONS OF RESCISSION

9 REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

- 9.1 DA.2023.0114 - 150 Wellsdale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre 2
- 9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey 16
- 9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan..... 22
- 9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose 30
- 9.5 Scoping proposal - Googong Dam Realignment 37
- 9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation 47
- 9.7 Road Naming - Tirriwirri Lane, Burugun Walk and Galu Way, Tralee 53
- 9.8 Road Naming Proposal - Estate 2 Stage 1- South Jerrabomberra Urban Release Area 56
- 9.9 Application for a QPRC Cultural Grant - Australian Dance Party 59
- 9.10 Quarterly Budget Review Statement for the Quarter Ending 30 September 2023 61
- 9.11 Presentation of 2022-23 Audited Financial Statements 65
- 9.12 Lease Proposal - Land at Highstreet Oval for QCFC Facility..... 70
- 9.13 Renewal of Licence Agreements with Queanbeyan Park Tennis Club - Campbell/Waniassa Street Courts 73
- 9.14 Deed of Variation Googong Sports Club Memorandum of Understanding 75

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

BUSINESS PAPER AGENDA – 13 December 2023 Page ii

10 REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.1 Responses to Questions on Notice - Tallaganda Logging Stop-Work Order.....	77
10.2 Question on Notice - Jerrabomberra Pump Track.....	78
10.3 Questions on Notice - Various.....	79
10.4 Councillor Workshops.....	81
10.5 Site Inspection - Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose.....	82

11 REPORTS OF COMMITTEES

11.1 QPRC Heritage Advisory Committee Minutes - 16 November 2023.....	83
11.2 Local Traffic Committee Meeting - 5 December 2023	85

12 NOTICES OF MOTIONS

12.1 Establishment of a QPRC Small Business Advisory Committee.....	86
12.2 Establishment of QPRC Advisory Committee of Seniors	88

13 REPORTS TO COUNCIL - DELEGATES REPORTS

14 QUESTIONS WITH NOTICE

15 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION 89

Confidential - Not for Publication

16 REPORTS FOR CLOSED SESSION

16.1 QPRC Internal Audit Service Provider

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

16.2 Proposed HoA - QCCP Kiosk

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.

16.3 Sale of Council Land - Red Hill Road, Majors Creek

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 Proposed HoA - QCCP Level 3

Item 16.4 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.

17 CONCLUSION OF THE MEETING

LIST OF ATTACHMENTS

Open Attachments

- Item 9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre
- Attachment 1 S4.15 - Assessment Report - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)*
- Attachment 2 Draft Conditions of Consent - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)*
- Attachment 3 Plans - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)*
- Attachment 4 Landscape Plans - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)*
- Attachment 5 Statement of Environmental Effects - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)*
- Attachment 6 Environmental Noise Assessment - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)*
- Attachment 7 Transport Impact Assessment - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)*
- Attachment 8 Social Impact Assessment - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)*
- Item 9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey
- Attachment 1 Plans - DA.2023.0051 - 205 Tudor Valley Road Reidsdale (Under Separate Cover)*
- Attachment 2 4.15 Assessment Report (Under Separate Cover)*
- Attachment 3 Draft Notice of Determination (Under Separate Cover)*
- Attachment 4 Bushfire Assessment Report - DA.2023.0051 - 205 Tudor Valley Road Reidsdale (Under Separate Cover)*
- Attachment 5 On-Site Sewage Management Assessment - DA.2023.0051 - 205 Tudor Valley Road Reidsdale (Under Separate Cover)*
- Item 9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan
- Attachment 1 South Jerrabomberra Regional Jobs Precinct Draft Master Plan (Under Separate Cover)*
- Attachment 2 South Jerrabomberra Regional Job Precinct Discussion Paper (Under Separate Cover)*
- Attachment 4 Current and Proposed Zoning Plan (Under Separate Cover)*
- Item 9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose
- Attachment 1 Scoping Proposal - Ashby Estate - 175 Tarago Rd Bungendore 15 June 2023 (Under Separate Cover)*
- Attachment 2 February 2023 Review of Scoping Proposal - 175 Tarago Road Bungendore (Under Separate Cover)*
- Item 9.5 Scoping proposal - Googong Dam Realignment
- Attachment 1 Scoping Proposal (Under Separate Cover)*
- Attachment 2 Attachment A - Extent of Technical Assessment (Under Separate Cover)*
- Attachment 3 Attachment B - Stormwater Management Report (Under Separate Cover)*

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

BUSINESS PAPER AGENDA – 13 December 2023 Page iv

- Attachment 4* *Attachment C - Hydrological Assessment (Under Separate Cover)*
- Attachment 5* *Attachment D - Preliminary Site Investigation (Under Separate Cover)*
- Attachment 6* *Attachment E - Bushfire Assessment Report (Under Separate Cover)*
- Attachment 7* *Attachment F - Traffic and Transport (Under Separate Cover)*
- Attachment 8* *Attachment G - Aboriginal Cultural Heritage Assessment Report (Under Separate Cover)*
- Attachment 9* *Attachment H - Biodiversity Certification Assessment Report (BCAR) (Under Separate Cover)*
- Item 9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation
 - Attachment 1* *Googong Housekeeping Planning Proposal - exhibition document (Under Separate Cover)*
 - Attachment 2* *Proposed LEP maps for Googong Housekeeping Amendment 2023 (Under Separate Cover)*
 - Attachment 3* *QPRC Your Voice submissions for Googong Housekeeping Amendment 2023 (Under Separate Cover)*
 - Attachment 4* *Googong DCP Part 10 extract - Neighbourhood Centres (Under Separate Cover)*
- Item 9.7 Road Naming - Tirriwirri Lane, Burugun Walk and Galu Way, Tralee
 - Attachment 1* *Ngambri Words Endorsed (Under Separate Cover)*
- Item 9.9 Application for a QPRC Cultural Grant - Australian Dance Party
 - Attachment 1* *Cultural Grants Application_Australian Dance Party (Under Separate Cover)*
 - Attachment 2* *Touring Brochure_Escape from Plastika (Under Separate Cover)*
- Item 9.10 Quarterly Budget Review Statement for the Quarter Ending 30 September 2023
 - Attachment 1* *Attachment for 1st Quarter Budget Review September 2023 (Under Separate Cover)*
- Item 9.11 Presentation of 2022-23 Audited Financial Statements
 - Attachment 1* *2022/23 Annual Financial Statements (Under Separate Cover)*
 - Attachment 2* *Engagement Closing Report (Under Separate Cover)*
- Item 9.14 Deed of Variation Googong Sports Club Memorandum of Understanding
 - Attachment 1* *Further Deed of Variation - Googong Sports Club (Under Separate Cover)*
- Item 10.1 Responses to Questions on Notice - Tallaganda Logging Stop-Work Order
 - Attachment 1* *Response from The Hon Penny Sharpe MLC (Under Separate Cover)*
- Item 11.1 QPRC Heritage Advisory Committee Minutes - 16 November 2023
 - Attachment 1* *Minutes of QPRC Heritage Advisory Committee 16 November 2023 (Under Separate Cover)*
- Item 11.2 Local Traffic Committee Meeting - 5 December 2023
 - Attachment 1* *Local Traffic Committee Meeting Minutes - 5 December 2023 (Under Separate Cover)*

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

BUSINESS PAPER AGENDA – 13 December 2023 Page v

Closed Attachments

- Item 9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan
Attachment 3 North Poplars Submission Confidential (Under Separate Cover)
- Item 16.1 QPRC Internal Audit Service Provider
Attachment 1 Final Evaluation Report - Internal Audit Services (Under Separate Cover)
- Item 16.2 Proposed HoA - QCCP Kiosk
Attachment 1 HoA - Cafe (Under Separate Cover)
- Item 16.3 Sale of Council Land - Red Hill Road, Majors Creek
Attachment 1 Draft Sales Advice (Under Separate Cover)
Attachment 2 Draft Contract of Sale (Under Separate Cover)
- Item 16.4 Proposed HoA - QCCP Level 3
Attachment 1 Sentia HoA - North Herring (Under Separate Cover)



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held via Zoom and at the Braidwood Community Centre, 4 Park Lane, Braidwood on Wednesday, 22 November 2023 commencing at 5.30pm.

ATTENDANCE

Councillors: Cr Winchester (Chairperson)
Cr Biscotti – from 5.35pm
Cr Burton – via Zoom
Cr Grundy
Cr Livermore
Cr Macdonald
Cr Preston
Cr Taskovski
Cr Willis
Cr Wilson

Staff: R Ryan, General Manager
J Richards, Director Community, Arts and Recreation
K Monaghan, Director Corporate Services
R Ormella, Director Development and Environment
G Cunningham, A/Director Infrastructure Services

Also Present: L Ison (Minute Secretary)

1. OPENING

The meeting commenced at 5.32pm.

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

- 484/23 **3.1 Application for Leave of Absence - Cr Bryce Wilson**
RESOLVED (Winchester/Preston)
That Council approve the Leave of Absence application submitted by Councillor Bryce Wilson for the 13 December 2023 Council meeting.

The resolution was carried unanimously.

4. CONFIRMATION OF MINUTES

- 485/23 **4.1 Minutes of the Ordinary Meeting of Council held on 8 November 2023**
RESOLVED (Winchester/Macdonald)
That the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Wednesday 8 November 2023 be confirmed.

The resolution was carried.

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

Cr Biscotti joined the meeting at 5.35pm.

5. DISCLOSURES OF INTERESTS

- 486/23 **RESOLVED (From the Chair)**
That Councillors and staff now disclose any interests and reasons for declaring such interest in the matters under consideration by Council at this meeting.

The resolution was carried unanimously.

Cr Taskovski declared a significant Pecuniary Interest in Item 9.1: DA.2022.1397 - 11 Buttle Street Queanbeyan - Residential Flat Building (63 units over four storeys), stating he is an employee of the specified company or other body. He proposed to leave the Chamber when the item is considered.

6. ADJOURNMENT FOR PUBLIC FORUM

- 487/23 At this stage of the proceedings, the time being 5.35pm, Cr Winchester advised that the meeting should now adjourn for the Public Forum.

RESOLVED (Winchester/Preston)
That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

ADJOURNMENT: The meeting adjourned for the Public Forum at 5.35pm and resumed at 6.02pm.

7. MAYORAL MINUTE

There was no Mayoral Minute.

8. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motions of Rescission.

Having declared a Pecuniary Interest in the following item, Cr Taskovski left the Chamber at 6.02pm.

9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.1 DA.2022.1397 - 11 Buttler Street Queanbeyan - Residential Flat Building (63 units over four storeys)

RESOLVED (Biscotti/Wilson)

That:

1. Approval be granted to a variation to the controls of the Queanbeyan Development Control Plan 2012 to allow the development for the following reasons:
 - a. Apartment Design Guide Part 4D Apartment Size and Layout – minor variation to recognise 15.8% of units do not achieve direct sunlight between 9am – 3pm in mid winter as opposed to 15% as sought by the Guide. The development control cannot be met due to the orientation of the lot. The variation is also minor and the Architect has certified that the objectives of the Apartment Design Guide have been met.
 - b. Part 3C5.2 Queanbeyan Development Control Plan - Site Size and Design –seeks 40% site coverage with the proposal at 43.4 %. The variation is minor, all other controls for height and setbacks are met and the minor increase will have no impact on streetscape nor neighbouring amenity. The variation is able to be supported.
 - c. Part 3C5.3 Queanbeyan Development Control Plan – Building Setbacks – seeks floors above 2 storeys to be setback 7m. The proposal includes a setback to levels 3 and 4 consistent with levels 1 and 2 at 6m. The proposed upper floor setbacks are consistent with 3-4 storey development in the local area. The site is not a commercial area where a human scale at street level is required and supported by stepped back upper levels. The variation for upper floor setbacks to 6m is able to be supported.
 - d. Part 3C5.7 Queanbeyan Development Control Plan – Open Space – seeks 25% to be available for deep root planting. Deep root planting cannot be achieved on much of the site due to the basement car park. Land next to the western side property boundary provides communal open space with

488/23

medium trees proposed. The Landscape Plan offers an acceptable suitable solution and is supported.

- e. Condition 67 Provide Individual Storage Areas be amended as follows:

All individual storage areas identified on the plans are to be fully enclosed and secured with lockable doors. An area of 3m³ is to be allocated to each one bedroom unit and 4m³ is to be allocated for each 2 bedroom unit.

Reason: To provide secure storage areas for the dwellings.

2. Development application DA.2022.1397 for Residential Flat Building (63 units over 4 storeys), 11 Buttle Street Queanbeyan East be granted conditional approval.

The resolution was carried unanimously.

Cr Taskovski returned to the Chamber at 6.13pm.

9.2 DA.2023.0267 - Construction of Emergency Services Facility / Community Centre

489/23

RESOLVED (Biscotti/Willis)

That:

1. Development application DA.2023.0267 for Construction of Emergency Services Facility / Community Centre on Lot 1 DP 1166327 and Lot 1 DP 1096374, 5 Galway Street Mongarlowe be granted conditional approval.
2. The Department of Industry, Science and Resources be forwarded a copy of Council's Notice of Determination.

The resolution was carried unanimously.

9.3 Submissions Report on the Discussion Paper for the Braidwood Structure Plan

490/23

RESOLVED (Willis/Macdonald)

That Council:

1. Receive the submissions report on the exhibited Discussion Paper for the Braidwood Structure Plan.
2. Update the Discussion Paper to correct identified errors and provide clarification as identified in Submissions Assessment (Attachment 2).
3. Consult with Aboriginal communities associated with the Braidwood area to ensure a greater understanding of sites of significance and First Nations associations to Country to inform and input into the draft Braidwood Structure Plan.

4. Prepare the draft Braidwood Structure Plan taking into consideration the issues raised in submissions from the Braidwood community and stakeholder agencies, as identified by theme in Figure 1 of this report and in the attached Submissions Assessment (Attachment 2).

The resolution was carried unanimously.

9.4 Road Naming - Proposed New Road Name - Marland Court

491/23

RESOLVED (Grundy/Wilson)

That Council:

1. Adopt in principle the name 'Marland Court' as the proposed name for the first of two new roads located off Environa Drive, Environa created under Condition #69 Development Consent DA.2021.1153 and DA.2021.1153.A.
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 'Marland Court' if no objections are received during the advertising period.

The resolution was carried unanimously.

9.5 Planning Proposal to Reclassify 19 Gibraltar Street, Bungendore from Community to Operational Land

492/23

RESOLVED (Willis/Grundy)

That Council:

1. Approves the progress of the draft planning proposal to reclassify Lot 8 Section 11 DP 758183 19 Gibraltar Street, Bungendore from 'community land' to 'operational land' under the Local Government Act 1993, and upon completion, it be forwarded to the NSW Department of Planning and Environment to seek a Gateway determination.
2. Receive a further report, following receipt of a Gateway determination so that the draft planning proposal be placed on public exhibition in accordance with any conditions in the Gateway determination.

The resolution was carried unanimously.

9.6 QPRC Local Heritage Places Grants 2023-24**MOVED (Willis/Wilson)**

That Council adopt the recommendations to provide funding under the QPRC Local Heritage Places Grant Program to the applications as listed in Attachment 3.

PROCEDURAL MOTION

493/23

RESOLVED (Biscotti/Macdonald)

That Item 9.6: QPRC Local Heritage Places Grants 2023-24, be considered in Closed Session.

The resolution was carried unanimously.

9.7 Classification of Lot 106 DP 1282739 as Operational Land

494/23

RESOLVED (Grundy/Livermore)

That Council, in accordance with section 31 of the Local Government Act, classify 202 Tarago Road, Bungendore (Lot 106 DP 1282739) as Operational land upon transfer of ownership to Council.

The resolution was carried unanimously.

9.8 QPRC Cultural Assistance Grant Application

495/23

RESOLVED (Preston/Taskovski)

That Council approve a Cultural Assistance Grant of \$1,000 to the Canberra Tamil School of Canberra Association to provide costumes for a School dance performance at the QPRC Diwali Festival.

The resolution was carried.

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

Against: Crs Burton and Grundy

9.9 Draft License Agreement - Lions Club Queanbeyan

496/23

RESOLVED (Grundy/Macdonald)

That Council:

1. Endorse a 12 month Licence Agreement with Queanbeyan Lions Club to operate a community facility and book exchange at Queanbeyan Park.
2. Approve advertising the Licence Agreement in accordance with 47A of the Local Government Act 1993.
3. If no objections are received, approve the General Manager to sign the Licence Agreement.

4. Seek Ministerial consent for Council to enter into a 5 year Licence Agreement with Queanbeyan Lions Club to operate a community facility and book exchange at Queanbeyan Park.

The resolution was carried unanimously.

9.10 Annual Report 2022-23

497/23

RESOLVED (Biscotti/Taskovski)

That Council endorse the Annual Report 2022-23.

The resolution was carried unanimously.

9.11 Investment Report - October 2023

498/23

RESOLVED (Grundy/Wilson)

That Council:

1. Receive the Investment Report for the month of October 2023.
2. Note the investment return for October 2023 was \$492,542.
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.

9.12 Draft Roadside Vegetation Management Policy and Plan

499/23

RESOLVED (Willis/Wilson)

That Council place the Draft Roadside Vegetation Management Policy and Draft Roadside Vegetation Management Plan on public exhibition for an extended period of 70 days (closing on 31 January 2024).

The resolution was carried unanimously.

9.13 Data Breach Policy

500/23

RESOLVED (Winchester/Preston)

That Council place the draft Data Breach Policy on public exhibition for 28 days.

The resolution was carried unanimously.

9.14 Crown Road Management Policy - Post Exhibition Report**MOVED (Taskovski/Biscotti)**

That Council adopt the Crown Road Management Policy.

Cr Grundy foreshadowed a CONTRARY motion: That the Crown Road Management Policy be re-exhibited.

The motion (of Crs Taskovski and Biscotti) was PUT.

501/23

RESOLVED (Taskovski/Biscotti)

That Council adopt the Crown Road Management Policy.

The resolution was carried.

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

Against: Crs Biscotti, Burton, Grundy and Macdonald

10. REPORTS TO COUNCIL - ITEMS FOR INFORMATION**10.1 Responses to Councillor Questions - Bungendore Cemetery**

502/23

RESOLVED (Wilson/Preston)

That the report be received for information.

The resolution was carried unanimously.

10.2 Queanbeyan Sewage Treatment Plant (QTSP) Update

503/23

RESOLVED (Wilson/Willis)

That the report be received for information.

The resolution was carried unanimously.

10.3 Queanbeyan to Bungendore (Q2B) Bulk Water Supply Design Update

504/23

RESOLVED (Wilson/Preston)

That the report be received for information.

The resolution was carried.

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

Against: Cr Willis

10.4 Minutes of the Cultural Development and Public Art Advisory Committee July 2023

505/23

RESOLVED (Preston/Livermore)

That Council:

1. Note the minutes of the CDPA Advisory Committee held on 13 July 2023.
2. Endorse Recommendation CDPA 01/23 to change to the Terms of Reference regarding meeting times, term of representation and staff titles.
3. Endorse Recommendation CDPA 2/23 that the Committee develop a Cultural Policy to replace the outdated 2017 Cultural Plan, in consultation with Council, key stakeholders groups and the LGA community.

The resolution was carried unanimously.

10.5 EDE Working Group

506/23

RESOLVED (Winchester/Willis)

That the report be received for information.

The resolution was carried unanimously.

10.6 Councillor Workshops

507/23

RESOLVED (Winchester/Preston)

That the report be received for information.

The resolution was carried unanimously.

11. REPORTS OF COMMITTEES**11.1 Minutes - QPRC Sports Council Meeting - 6 November 2023**

508/23

RESOLVED (Biscotti/Wilson)

That Council note the minutes of the QPRC Sports Council held on 6 November 2023.

The resolution was carried unanimously.

11.2 Bungendore Town Centre and Environs Advisory Committee Meeting Minutes - 16 October 2023

509/23

RESOLVED (Grundy/Livermore)

That Council:

1. Note the minutes of Bungendore Town Centre and Environs Committee (BTCEC) meeting held on 16 October 2023.
2. Endorse the appointment of Lesley Harris and Graham Judge to fill the two vacant positions on BTCEC.

3. Endorse the recommendation to amend the current Terms of Reference to increase the number of community representatives from five to seven.
4. Endorse the appointment of Brent Riseborough and Gary Harb to fill the two additional vacancies, noted in recommendation 3.

The resolution was carried unanimously.

SUPPLEMENTARY REPORTS

11.3 Site Inspection - DA.2022.1397 - Construction of a Residential Flat Building – 11 Buttle Street, Queanbeyan East

510/23

RESOLVED (Winchester/Willis)

That the report be received for information.

The resolution was carried unanimously.

12. NOTICES OF MOTIONS

12.1 Riverside Oval Canteen

MOVED (Wilson/Biscotti)

That Council allocate in the 2023/24 Operational Plan, up to \$15,000 for the purpose of completing the works at Riverside Oval Canteen; from savings in the Councillor Remuneration budget.

AMENDMENT (Willis/Macdonald)

That Council consider and receive a report at the first Quarterly Budget Review Statement at the December 13 meeting about allocating in the 2023/24 Operational Plan up to \$15,000 for the purpose of completing the works at Riverside Oval canteen.

The amendment (of Crs Willis and Macdonald) was PUT.

For: Crs Burton, Macdonald and Willis

Against: Crs Biscotti, Grundy, Livermore, Preston Taskovski, Wilson and Winchester

The amendment was LOST. The motion (of Crs Wilson and Biscotti) was brought forward.

511/23

RESOLVED (Wilson/Biscotti)

That Council allocate in the 2023/24 Operational Plan, up to \$15,000 for the purpose of completing the works at Riverside Oval Canteen; from savings in the Councillor Remuneration budget.

The resolution was carried.

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

Against: Crs Burton, Grundy, Macdonald and Willis

13. REPORTS TO COUNCIL - DELEGATES REPORTS

There were no Delegates Reports.

14. QUESTIONS WITH NOTICE

There were no Questions with Notice.

ADJOURNMENT: The meeting adjourned at 7.30pm and resumed at 7.44pm.

16. 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.

17. REPORTS FOR CLOSED SESSION

512/23

RESOLVED (Winchester/Macdonald)

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 Purchase of portion 17 Gibraltar 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.

The resolution was carried unanimously.

The meeting then moved into Closed Session at 7.45pm to discuss the matters listed above.

Item 9.6 was brought forward for consideration at this juncture.

9.6 QPRC Local Heritage Places Grants 2023-24

513/23

RESOLVED (Willis/Wilson)

That Council adopt the recommendations to provide funding under the QPRC Local Heritage Places Grant Program to the applications as listed in Attachment 3.

The resolution was carried.

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

Against: Crs Grundy and Macdonald

16.1 Purchase of portion 17 Gibraltar Street Bungendore

514/23

RESOLVED (Grundy/Livermore)

That Council:

1. Resolves to authorise the General Manager to negotiate the acquisition of the rear portion of 17 Gibraltar Street, Bungendore (Lot 7 Section 11 DP 758183) for use as a carpark adjacent to 19 Gibraltar Street (the site for the new Council offices).
2. Resolves that when acquired the rear portion of 17 Gibraltar Street Bungendore will vest in Council as "Operational land".
3. Resolves that when acquired, the 16m² that is to be compulsorily acquired from the owner of 29 Ellendon Street (Lot 2 DP 1286006), Bungendore will also vest in Council as "Operational land".

The resolution was carried unanimously.

515/23

RESOLVED (Winchester/Macdonald)

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 7.54pm.

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.

18. CONCLUSION OF THE MEETING

The time being 7.56pm, 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.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang)

File Reference: DA.2023.0114

Recommendation

That:

1. Development application DA.2023.0114 for the construction of two storey pub containing food and drink premises and function centre on Lot 705 DP 1293040, No. 150 Wellsvale Drive Googong be granted conditional consent.
 2. NSW Police be forwarded a copy of Council's Notice of Determination.
-

Summary***Reason for Referral to Council***

This application has been referred to Council because it is for a major development exceeding \$5 million in value.

Proposal:	Construction of two storey pub containing food and drink premises and function centre
Applicant/Owner:	The Trustee For The Googong Pub Trust / Googong Township Pty Limited
Subject Property:	Lot 705 DP 1293040, 150 Wellsvale Drive GOOGONG NSW 2620
Zoning and Permissibility:	E1 Local Centre under Queanbeyan-Palerang Regional Local Environmental Plan 2022
Public Submissions:	Nil
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 the approved subdivision application DA123-2017 (Neighbourhood 2) for the boundary adjustment, creation of 932 residential lots, superlots and residue lots for future developments, a public recreation precinct (Googong Common and Riparian Corridor), associated subdivision works and earthworks, construction of public roads, public reserves, ancillary infrastructure and local services. The works were delivered over 15 stages. The land created for the Googong Town Centre was located within Stage 7 and lots created for the Bunyip Park (public reserve) and the future Community Centre were located

9.1 DA.2023.0114 - 150 Wellsdale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

within Stage 3 of the Neighbourhood 2 subdivision. Initial bulk earthworks including grading, stormwater and drainage construction, road construction and tree removal required to prepare the land for all developments within Neighbourhood 2 including the subject site, have been approved under the Neighbourhood 2 subdivision DA 123-2017 and are currently being carried out. Further earthworks are proposed as part of this application.

The subject site where the pub and Googong Town centre including associated developments will be located were created under subdivision application DA.2022.1638, approved by Council on 10 July 2023. The proposed development will be located on the approved Community Title Lot 3 as shown below. The approved subdivision plan is yet to be registered with the NSW Land Registry Services. Lot 3 is dissected via a pedestrian thoroughfare linking the neighbourhoods through the site to Googong Town Centre to the east and the Town Square and Plaza and future community and neighbourhood centre facilities to the northeast.

Most recently, DA.2022.1637 for the construction of commercial premises including a supermarket, various retails/business premises, medical centre, recreation facility (indoor), signage, car park, road, associated earthworks, landscaping and infrastructure and concept approval for the subject pub (The Googong Hotel) was approved by the Southern Regional Planning Panel (SRPP) on 14 August 2023 subject to conditions of consent. The DA.2022.1637 includes the extension of Glenrock Drive along the northern boundary of the site which is as a private road under the community title.

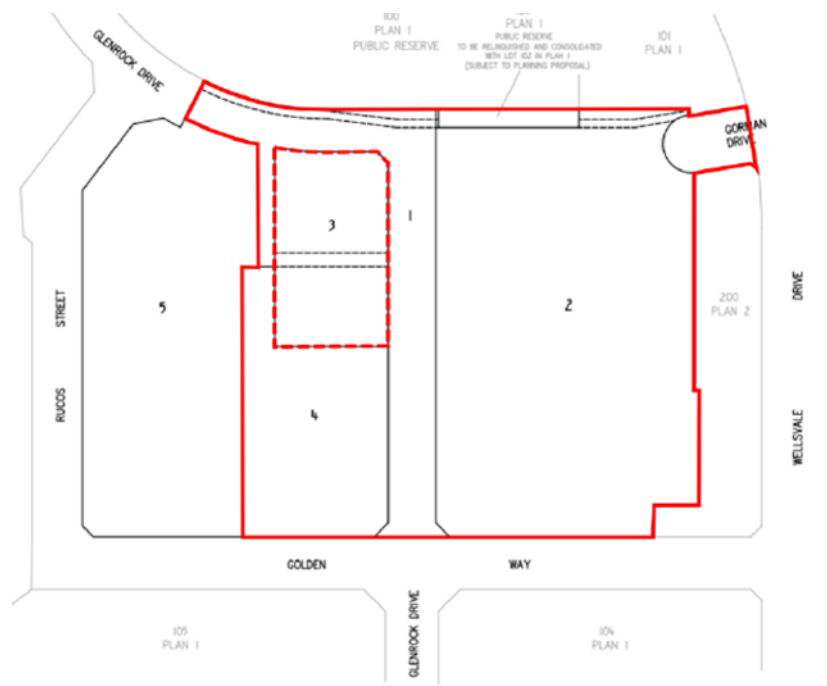


Figure 1: Location of the proposed pub on Lot 3 created under DA.2022.1638.

Proposed Development

The application seeks Council approval for the construction of a two-storey pub (The Googong Hotel) containing food and drink premises and function centre. The Hotel has been designed to be a community focused destination with food, beverage and entertainment provided in Googong Town Centre.

The specific elements of the proposal are:

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

Ground floor

- Atrium - A double height volume providing entry from the Northern foreshore and Southern carpark. This area functions as the organisational circulation spine for the pub and provides a flexible area for additional seating and furniture. The volume and light within this space is envisaged to allow trees within raised planters to grow to a mature size.
- Bistro - All day dining with outdoor seating opportunity. A portion to be associated with the Kids Play area.
- Lounge and Sports bar– With associated outdoor seating.
- Beer Garden – Accommodating an outdoor dining area.
- Bar/Kitchen - Kitchen to be an open style commercial kitchen where the preparation and cooking areas are visible to clientele.
- Gaming room- A covered outdoor area compliant to be a smoking area. Suitable for 30 gaming machines. To have visual surveillance from the bar and have access to a discreet entrance from the carpark and discreet amenities.
- Pedestrian easement – to the south of the Googong Hotel, a paved pedestrian path incorporating landscaping and covered access to two primary building entrances.
- Other elements at ground floor include storage, amenities, office and back of house/ loading as well as waste storage and collection.

First Floor

- The first floor will accommodate three function rooms, associated amenities, courtyard and kitchen.
- Function Room 1 – with cathedral ceilings projecting to the lake. Seated capacity 200.
- Function Room 2 – an intimate setting with a private courtyard garden. Seated capacity of 60 or combined with Function Room 1 as an entertainment venue for up to 400 patrons.
- Function Room 3 - amongst a hanging garden overlooking Glenrock Drive and the main street. Seated capacity of 75.
- The use of these rooms would be managed to limit the capacity of the patrons at any one time to the following:
 - seated capacity of 260
 - entertainment function of up to 400

Basement

- Provided for service infrastructure, storage of goods and materials, beverage cool room, cellar, freezer, furniture storerooms and cleaner storeroom.

Roof

- Plant and services/equipment
- Solar panels and skylights

Signage

- The proposal includes the installation of a number of signage on the northern, eastern and southern elevations of the building.

Maximum Capacity

- Based on the NSW Police advice, the total number of patrons on the premises at any time must not exceed 800 patrons.

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

Proposed Hours of Operation as discussed with the NSW Police

- 7:00am to 10:00am trading with no service of alcohol or gaming 7 days a week.
- 10:00am to 1:00am Monday to Saturday and
- 10:00am to 10:00pm Sunday

Security

- CCTV to main public areas of the entry level, loading dock, lifts and all entry and exit points. CCTV will contain archiving facilities for up to 30 calendar days.
- As per discussion with NSW Police, it was agreed that if the hotel is trading until 1:00am, security personnel are to be provided at the ratio of one officer per 100 patrons from 10:00pm Monday to Thursday and from 7:00pm Friday and Saturday until the hotel is closed, and the last patron has left the immediate vicinity of the licence premises.
- NSW Police also recommended that all security guards, whilst employed at the premises, are to wear uniforms so as to be clearly identifiable as security guards with the word 'Security' clearly identifiable on the uniform.

Use of the premises

- The premises is not permitted to be used as a nightclub.

The extension of Glenrock Drive along the northern boundary of the site is as a private road under the community title. The road becomes a dedicated shared zone with pedestrian priority as it rounds the north eastern part of Lot 3 and runs north south.

The laneway on the western side of the site has been designed to accommodate service and delivery vehicles one way moving north. Loading, unloading and deliveries will be made via this laneway. Waste collection will also be accommodated here.

Car parking required to service the proposed pub (Googong Hotel) was assessed and approved as part of DA.2022.1637 for the town centre development. Car park allocated for the pub is located directly to the rear of the pub. Access to the pub car park is via two way entrance off Golden Way that runs east west along the southern boundary of approved Lot 4 and Glenrock Drive (accessway) on the eastern boundary of Lot 4. Lot 4 is also under the community title approved under DA.2022.1638.

9.1 DA.2023.0114 - 150 Wellsdale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

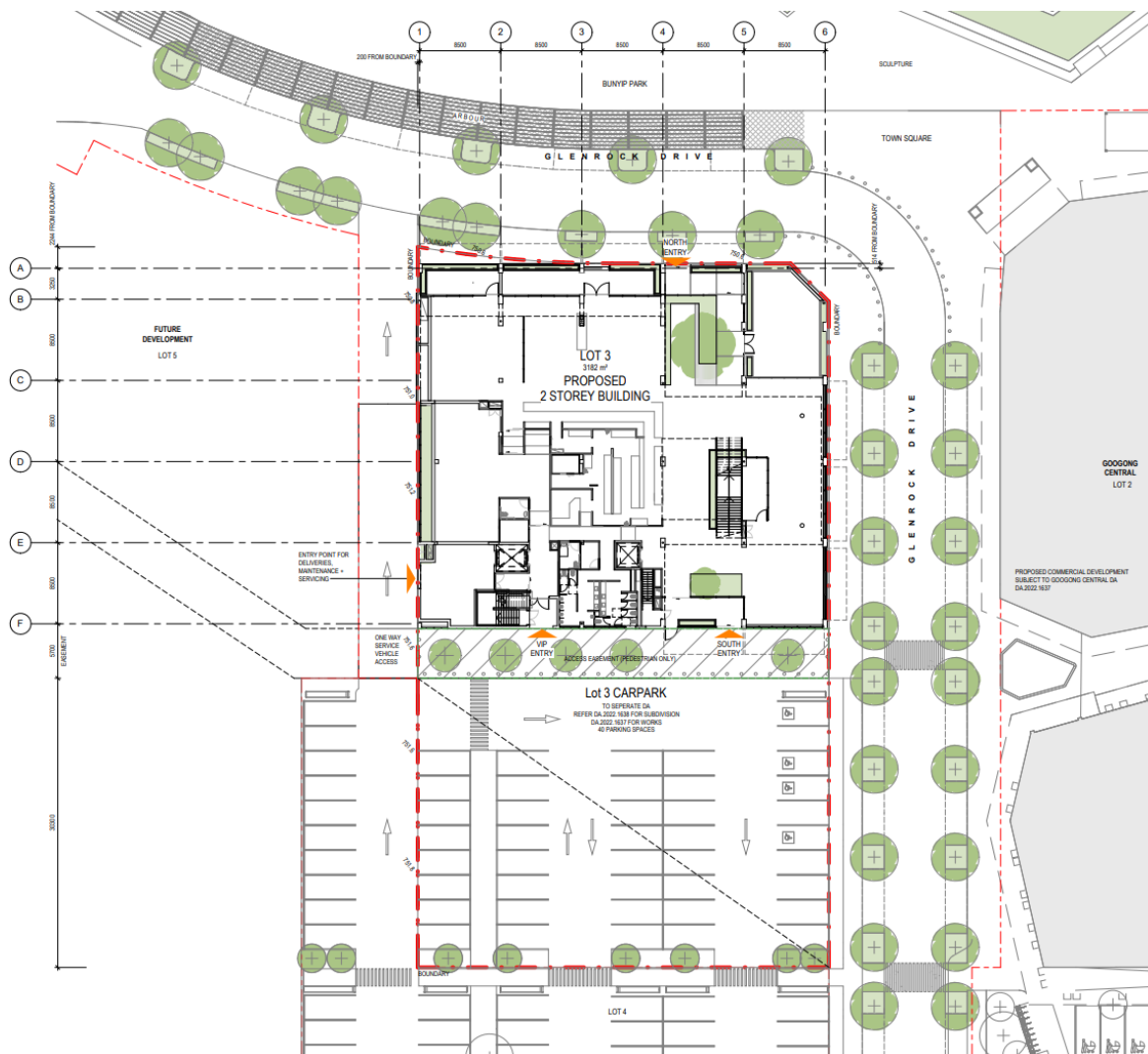


Figure 2: Proposed site plan

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)



Main Entry View from Lake - Glenrock Drive



View from Lake - Glenrock Drive



View Towards Beer Garden from Lake - Glenrock Drive



Eastern Outdoor Dining - Glenrock Drive

Figure 3: Development perspectives

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

Subject Property

Description	Assessment
Legal Description	Lot 705 DP 1293040
Address	150 Wellsvale Drive Googong NSW 2620
Location in relation to street	The lot is located on the southern side of Glenrock Drive and on the western side of Wellsvale Drive. The proposed development site subject to this application is located to the west of the approved Googong supermarket site.
Area	150 Wellsvale Dr (whole Lot 705 DP 1293040) has an area of 8.115ha. Recently approved Community Title Lot 3 (approved under DA.2022.1638) where the pub will be located has an area of 3183m ² .
Site slope	The subject site is generally flat to undulating.
Vegetation	The site contains no native vegetation due to the previous subdivision approval and associated bulk earthworks under DA123.2017.
Access	Vehicular access is available from Wellsvale Drive, Glenrock Drive, Observer Street, James Street Rucos Street and Golden Way.
Existing development on the site	The subject site including Googong Town Centre lot is currently vacant.
Existing development within the locality	Existing development in the locality consists of low-density and medium density residential developments, public reserve and sales and information centre. The Bunyip Park and future Community Centre site is located immediately north of the town centre site. The Bunyip Park is authorised to contain a lake, pedestrian walkway, play equipment, and performing stage over the water.

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

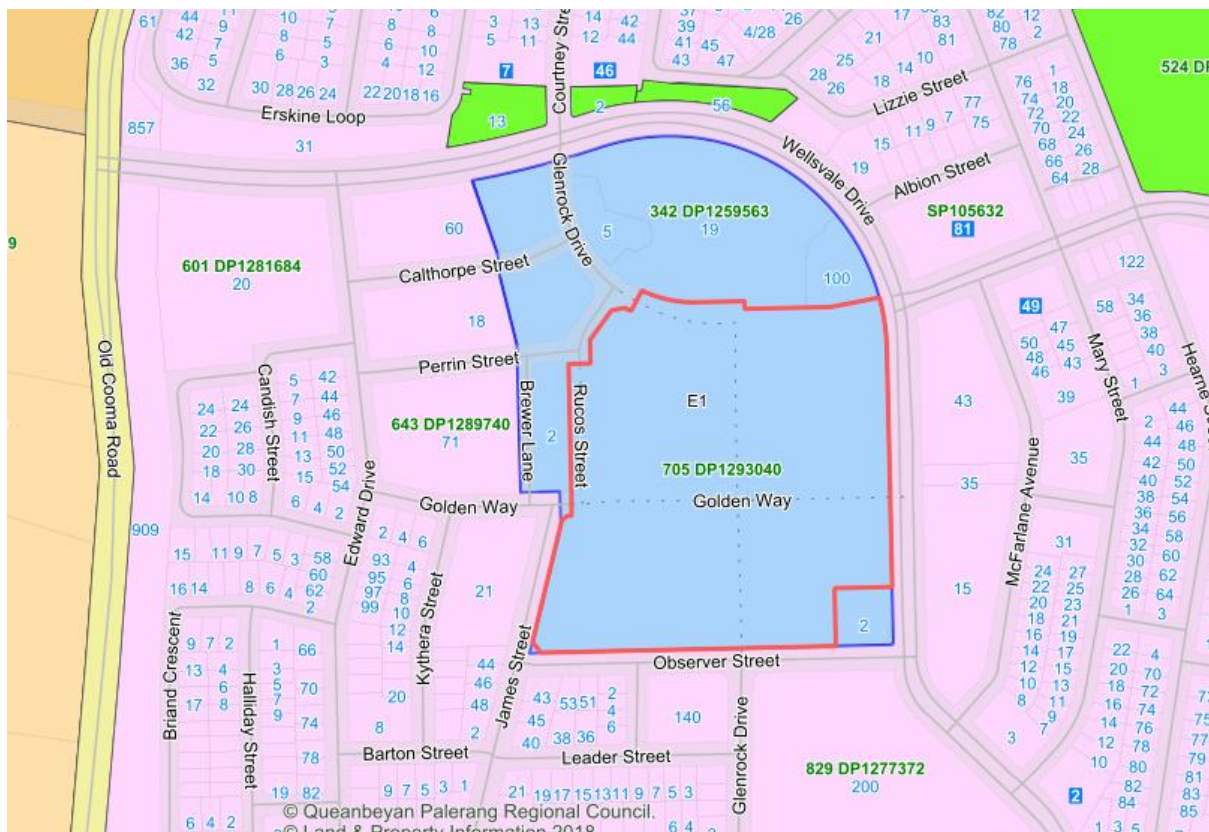


Figure 4: Locality plan



Figure 5: Aerial photograph of the subject site

9.1 DA.2023.0114 - 150 Wellsdale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)



Figure 6: Subject site location (highlighted in red) in NH2



Figure 7: Site photos

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

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 Matters for Consideration*.

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

1. State Environmental Planning Policy (Biodiversity & Conservation) 2021
2. State Environmental Planning Policy (Resilience and Hazards) 2021
3. State Environmental Planning Policy (Transport and Infrastructure) 2021
4. State Environmental Planning Policy (Industry and Employment) 2021
5. Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022).
6. Queanbeyan Development Control Plan 2012 (QDCP)
7. Googong Development Control Plan 2010 (GDCP)

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

(a) Compliance with LEP

- (b)*** The land is zoned E1 – Local Centre under the QPRLEP 2022. The proposed development is consistent with the aims of the QPRLEP 2022 and satisfies the relevant objectives of the zone (refer to Section 4.15 Table – Matters for Consideration for a detailed assessment). ***Compliance with DCP***

The proposed development is generally consistent with the objectives and controls contained within the Queanbeyan DCP 2012 and Googong DCP 2010. (refer to Section 4.15 Table – matters for Consideration for a detailed assessment).

Internal Referrals

(a) Building Surveyor's Comments

Council's Building Officer has commented on the proposal as follows:

"A BCA report has been submitted with the DA and it comments that BCA compliance can be achieved, and that performance solutions will form part of the solution."

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

(b) Development Engineer's Comments

Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent. Refer to s4.15 for further comment.

(c) Environmental Health Comments

Council's Environmental Health Officer has commented on the proposal as follows:

"The acoustic report is acceptable however the SEE and other documents are vague on what will be developed on the site directly west of the hotel. If these sites are commercial

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

then this is acceptable however if these site are proposed to have some residential use then there is a significant potential acoustic problem.”

Council’s Environmental Health Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

(d) Local Development Committee Comments

The application was referred to and discussed at the Local Development Committee (LDC) meeting on 3 October 2023. At the LDC meeting, a report was presented emphasising the impact on pedestrian and vehicular traffic in the Googong Neighbourhood 2 Town Centre precinct. It also identified the shared arrangement of parking spaces.

The following recommendations from the Local Development Committee meeting on Tuesday 3 October 2023 was received.

“LTC raised concerns regarding the traffic impact assessment report as the “comparable” locations were in completely different areas and surrounds. Changes in surrounding developments may impact available parking. It was noted the Development Team are aware of potential issues and are satisfied they have been addressed.”

Issues raised at the meeting include the study of similar traffic-generating developments. QPRC development engineering highlighted that they do not support the parking requirements based on the study of similar developments. However, the availability of 40 on-site parking spaces, along with 142 car parking spaces in Car Park 2, 20 on-street car park spaces on Glenrock Drive and 4 spaces on Golden Way, will meet the functionality requirements for the development site. Furthermore, it is noted that the likely peak demand of the proposed facility in terms of parking will be outside of peak demand for other premises within the Googong Town Centre.

(e) Waste Comments

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

(f) Trade waste Comments

The application was referred to Council’s Trade Waste for comment. Trade Waste officer advised that C4 & C5 Trade waste applications are required to be submitted for approval. A condition will be imposed to reflect this.

External Referrals

NSW Police

The proposal was referred to the NSW Police (Monaro Police District) with a response received on 25 May 2023 providing no objection to the development subject to a number of conditions. However, due to the premises being a licence premises the hotel will have to abide by the Liquor Act 2007. This also includes conditions imposed by Liquor and Gaming.

Monaro Police District does not support the hours of operation for Googong Hotel extending until 2:00 am. Police submit the risks associated with anti-social behaviour and alcohol related crime increase with premises operating with extended trading. Police also submit that the

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

extended trade would also create a risk of gaming/gambling related harm. The Hotel is advertising themselves as a family and community friendly licence venue within the Googong town centre. Police stated that having close of business at 0200 hours does not reflect their comments as a family and community friendly licence venue. Families are at home at this time of night and other community members may be put at risk due to police detailing with issues due to the late close of business and leaving no police to respond to other jobs. Police suggest that the latest close of business be midnight (12.00am) which would be appropriate for the area in which the Hotel is situated and also address possible pressures on police resources.

The above comments from Monaro Police District were forwarded to the applicant to address. Following the receipt of the feedback from the Monaro Police, a meeting was held between the applicant/tenant and a number of police officers to discuss the matters raised. The outcome of the discussion was as follows:

(a) **Trading Hours** – *It was agreed that the Police would support the following:*

- 7am to 10am trading with no service of alcohol or gaming 7 days a week.
- 10am to 1am Mon to Sat and
- 10am to 10pm Sunday.

(b) **Security** – *It was agreed that if the hotel is trading until 1am, security personnel should be on site from 10pm Monday to Thursday and from 7pm to close Friday and Saturday.*

It is anticipated that the requirement for security would be incorporated in the Plan of Management rather than a requirement of development consent. A Plan of Management is to be developed in consultation with the Monaro Police. It is anticipated that the requirement for the operation of a Plan of Management will be incorporated into a condition of consent.

(c) **Capacity** – *the agreed capacity is 800, rather than 736 as initially proposed by Police.*

Incident Register

NSW Police also suggested that the licensee must maintain a register, in which the licensee is to record the details of any of the following incidents and any action taken in response to any such incident:

- a. *any incident involving violence or anti-social behaviour occurring on the premises,*
- b. *any incident of which the licensee is aware that involves violence or anti-social behaviour occurring in the immediate vicinity of the premises and that involves a person who has recently left, or been refused admission to, the premises,*
- c. *any incident that results in a person being turned out of the premises under section 77 of the Liquor Act 2007,*
- d. *any incident that results in a patron of the premises requiring medical assistance.*

The above recommendation will form part of the conditions of consent and/or will be placed on the development consent as advisory notes.

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

Commonwealth Department of Infrastructure and Regional Development and Canberra Airport

The proposal was referred to Commonwealth Department of Infrastructure and Regional Development and Canberra Airport with a response received on 18 May 2023 providing no objection to the development. Canberra Airport has provided a comment as follows:

“Canberra Airport has conducted an OLS assessment and can confirm that the ground does penetrate at 150 Wellsvale Drive Googong.

Based on this no further assessments or Airspace Protection Approval are required due to being under the Googong development concession.”

No condition of consent has been recommended by Canberra Airport.

Transport for NSW (TFNSW)

The proposal was referred to TfNSW for comment as it was considered as a traffic generating development under S2.122 of the SEPP Transport and Infrastructure 2021 with a response received on 12 October 2023. TfNSW stated that the proposal will have no significant impact on the state road network. TfNSW has provided a comment as follows:

- *TfNSW acknowledge the interrelationship between this DA, and the subdivision and works DA's for the Googong Town Centre (DA.2022.1638 and DA.2022.1637 respectively). TfNSW has provided comments to Council on these DAs earlier this year, where bus infrastructure requirements along Wellsvale Drive were provided as suggested conditions of consent.*
- *Noting the location of the subject DA within the Googong Town Centre, TfNSW does not believe the proposal will have an adverse impact to the state road network.*

No objection has been raised by TfNSW and no conditions are recommended for this DA.

Financial Implications

The proposal does not have any known financial implications.

Engagement

The proposal required notification under the QPRC Community Engagement and Participation Plan from 17/05/2023 to 02/06/2023. No submissions were received.

Compliance or Policy Implications

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

9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre (Author: Ormella/Kunang) (Continued)

Links to QPRC/Regional Strategic Plans

The site is part of the Googong Master Planned Estate and complies with the relevant objective of the estate.

Conclusion









The submitted proposal for the construction of two storey pub containing food and drink premises and function centre on Lot 705 DP 1293040, No. 150 Wellsvale Drive GOOGONG NSW 2620, 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 *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Queanbeyan-Palerang Regional Local Environmental Plan 2022* and *Queanbeyan Development Control Plan 2012* and *Googong Development Control Plan 2010*.

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 structure plan and zone objectives and can be conditioned to mitigate any potential impacts.

Attachments

Attachment 1 	S4.15 - Assessment Report - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)
Attachment 2 	Draft Conditions of Consent - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)
Attachment 3 	Plans - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)
Attachment 4 	Landscape Plans - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)
Attachment 5 	Statement of Environmental Effects - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)
Attachment 6 	Environmental Noise Assessment - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)
Attachment 7 	Transport Impact Assessment - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)
Attachment 8 	Social Impact Assessment - DA.2023.0114 - 150 Wellsvale Dr Googong (Under Separate Cover)

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey (Ref: ; Author: Ormella/Ravi)

File Reference: DA.2023.0051

Recommendation

That development application DA.2023.0051 for the construction of a dwelling house – two storey on Lot 79 DP 755922 & Lot 94 DP 755922, No. 205 Tudor Valley Road Reidsdale be granted conditional approval.

Summary***Reason for Referral to Council***

This application has been referred to Council as the Director of Development and Environment has determined it is in the public interest to have the matter considered by Council, in accordance with clause 10 of the Guidelines for referral of DA's to Council. The applicant joined Council in the last month as a Town Planner within the Assessment Division of Development.

The DA has been processed by a Town Planner internally prior to the officer's commencement at QPRC, and has reached its completion, however as this potential conflict was not relevant until the officer joined Council, this DA was not referred for external assessment. As such the transparency for the decision stage of this DA is best secured through referral to Council.

Proposal:	Construction of a dwelling house – two storey
Applicant/Owner:	Lorba Kelly Drewry / James Lachlan Godbee & Lorba Kelly Drewry
Subject Property:	Lot 79 DP 755922 & Lot 94 DP 755922, No. 205 Tudor Valley Road, Reidsdale
Zoning and Permissibility:	RU1 Primary Production under Queanbeyan Palerang Regional Local Environmental Plan 2022
Public Submissions:	0
Issues Discussed:	Permissibility Height
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made

Background***Proposed Development***

The application seeks Council approval for the construction of a dwelling house – two storey and associated site works.

9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey (Ref: ; Author: Ormella/Ravi) (Continued)

The specific elements of the proposal are:

- Two storey dwelling accommodating multiple bedrooms and home office rooms.
- Southern side of building excavated below existing ground level (due to underlying slope of land)
- Green Roofs
- Installation of an effluent system to support the dwelling
- Installation of three solid fuel heaters

The proposed dwelling is solely located within Lot 94 DP 755922.

Subject Property

The subject site is legally described as Lot 79 DP 755922 & Lot 94 DP 755922 and is commonly known as 205 Tudor Valley Road REIDSDALE. The site is located on the east side of Tudor Valley Road REIDSDALE and has a cumulative area of 65.03Ha (Lot 79 is 16.55 Ha and Lot 94 is 48.48 Ha)

The site is irregular in shape, bisected by Tudor Valley Road which splits the two lots into four different quadrants (Refer to Figure 1 below). The site is undulating in nature and is not characterised by a general slope against any particular direction. The site is generally predominated by native vegetation (Refer to Figure 3-6 below).

The site currently comprises of a shed and relevant rainwater tanks. Vehicular access is provided to the site via an existing driveway from Tudor Valley Road on the west.

Existing development within the locality consists of primarily large rural lots with sparse developments spread across the larger locality.

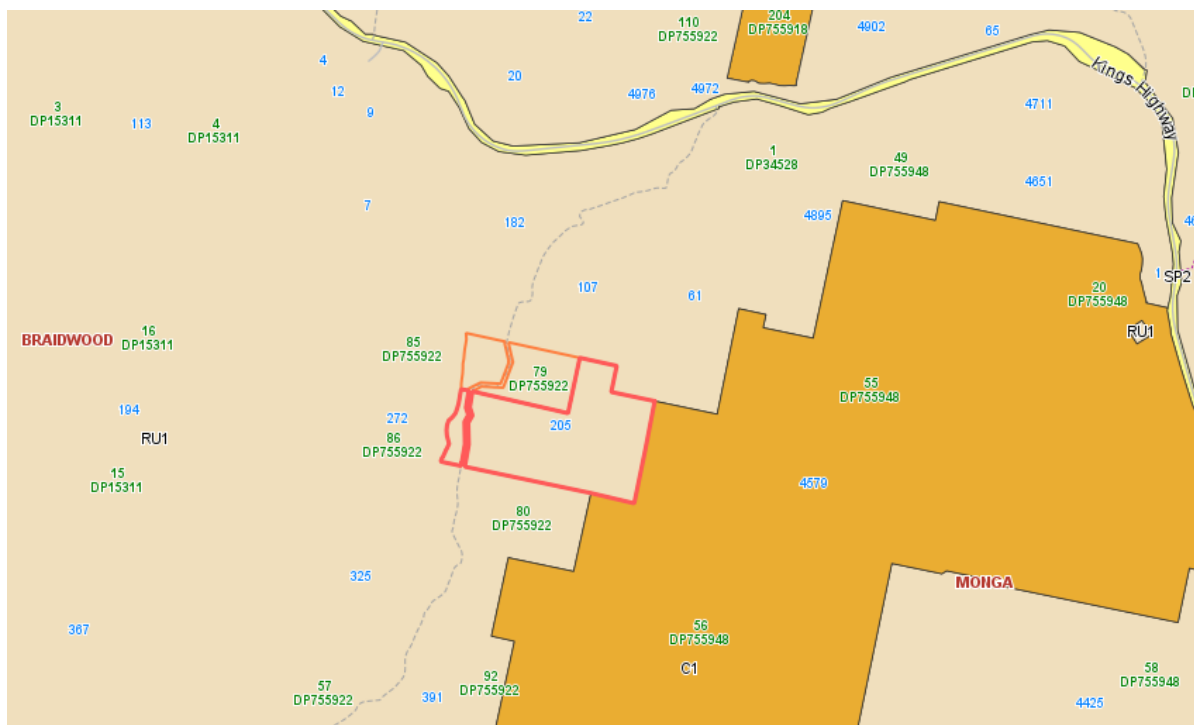


Figure 1: Locality plan

9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey (Ref: ; Author: Ormella/Ravi) (Continued)



Figure 2: Satellite Imagery of the site



Figure 3: Location of the proposed dwelling facing north



Figure 4: Location of the proposed dwelling facing south

9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey (Ref: ; Author: Ormella/Ravi) (Continued)



Figure 5: Location of the proposed dwelling facing west



Figure 6: Location of the proposed dwelling facing east

Planning Requirements

Assessment of the application has been undertaken in accordance with Section 79C(1) 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 (Biodiversity and Conservation) 2021
3. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
4. Queanbeyan Palerang Regional Local Environmental Plan 2022
5. Palerang Development Control Plan 2015

9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey (Ref: ; Author: Ormella/Ravi) (Continued)

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

- (b)** The proposed development is generally consistent with the Queanbeyan Palerang Regional Local Environmental 2022. The matters that are of relevance under Section 4.15 are summarised in the attached *Section 4.15 Table – Matters for Consideration*. **Compliance with DCP**

The proposed development is generally consistent with the Palerang Development Control Plan 2015. The matters that are of relevance under Section 4.15 are summarised in the attached *Section 4.15 Table – Matters for Consideration*.

(c) Other Matters

The application has been referred to Council for the following reasons:

- The applicant for this development application has since joined Council as an employee working in the capacity as a Town Planner within the Assessment Division of the Development Branch.

(d) Other Comments Development Engineer's Comments

Council's Development Engineer reviewed the proposal and does not object to the proposed development subject to recommended conditions which are included in the draft conditions of consent.

(e) Environmental Health Comments

Council's Health Officer reviewed the submitted On-Site Sewage Management Assessment and does not object to the proposed development subject to recommended conditions which are included in the draft conditions of consent.

Financial Implications

Nil

Engagement

The proposal required notification under Council's Community Engagement and Participation Plan. **Zero (0)** submissions were received.

Conclusion






The submitted proposal for the construction of a dwelling house – two storey on Lot 79 DP 755922 & Lot 94 DP 755922, No. 205 Tudor Valley Road Reidsdale is a Local Development and is supported by a *Bushfire Assessment Report* and *On-Site Sewage Management Assessment*. 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-Palerang Regional Local Environmental Plan 2022* and Palerang Development Control Plan 2015.

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

9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey (Ref: ; Author: Ormella/Ravi) (Continued)

Attachments

- | | |
|---|---|
| Attachment 1 | Plans - DA.2023.0051 - 205 Tudor Valley Road Reidsdale (<i>Under Separate Cover</i>) |
|  | |
| Attachment 2 | 4.15 Assessment Report (<i>Under Separate Cover</i>) |
|  | |
| Attachment 3 | Draft Notice of Determination (<i>Under Separate Cover</i>) |
|  | |
| Attachment 4 | Bushfire Assessment Report - DA.2023.0051 - 205 Tudor Valley Road Reidsdale (<i>Under Separate Cover</i>) |
|  | |
| Attachment 5 | On-Site Sewage Management Assessment - DA.2023.0051 - 205 Tudor Valley Road Reidsdale (<i>Under Separate Cover</i>) |
|  | |

9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan (Ref: ; Author: Ryan/Ormella)

File Reference: 11.1.1-06

Recommendation

That Council:

- 1. Prepare a submission generally in accordance with the matters raised in this report.**
 - 2. Endorse the South Jerrabomberra Regional Jobs Precinct Draft Master Plan with appropriate changes as reflected in Council's submission.**
-

Summary

This report provides the basis for making a submission on the South Jerrabomberra Regional Jobs Precinct Draft Master Plan.

In this regard Council has recently received advice there is an extension of time to make a submission to 15 December 2024.

Background

The South Jerrabomberra Regional Jobs Precinct Draft Master Plan (Draft Master Plan) and accompanying documentation was on exhibition between Wednesday 1 November until Friday 1 December, and now extended until 15 December 2023. Refer to Attachments 1 and 2 for the Draft Master Plan and Job Precinct Discussion Paper.

The consultation is run by Department of Regional NSW. Council's Your Voice page has directed our residents to this exhibition material, and information on the exhibition has also been posted on our Facebook page.

Mixed methods have been adopted to secure the highest level of engagement, including a business briefing, drop-in sessions, and a formal opportunity to make a submission through the NSW Planning Portal. QPRC Planning staff were also afforded the opportunity to attend drop in sessions.

On 31 October Department of Regional NSW Office of Regional Economic Development held the South Jerrabomberra Investor Forum which include 125 registrations and several international viewers, and 90 people joining online. The event articulated the challenges and benefits the Regional Job Precinct brings and the competitive advantage of doing business in South Jerrabomberra.

Previously Department of Regional NSW had briefed Council on the South Jerrabomberra Master Plan project at a Council workshop held on 18 October.

The Department of Regional NSW also held community engagement sessions / meetings with identified stakeholders and interested parties, who can also make their own submissions during the exhibition period.

9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan (Ref: ; Author: Ryan/Ormella) (Continued)

One of the stakeholders has shared their submission in confidence with the Council for North Poplars, refer to Attachment 3.

Exhibition Documents

On exhibition were the following documents:

- South Jerrabomberra Regional Job Precinct Draft Master Plan
- Air, Noise and Odour Technical Report
- Biodiversity Report
- Bushfire Assessment Report
- Historic and Aboriginal Cultural Heritage Assessment Report
- Hydrogeology, Water Quality and Water Demand Technical Report
- Intermodal Feasibility Report
- Land Use Considerations Study
- Soils, Geology and Contamination Technical Report
- South Jerrabomberra Regional Job Precinct Discussion Paper
- Traffic and Transport Technical Report
- Urban Design Report
- Utility Infrastructure Technical Report
- Economic Analysis.

These documents can be found at:

<https://www.planningportal.nsw.gov.au/draftplans/exhibition/draft-master-plan-south-jerrabomberra-regional-job-precinct>

Council's submission will focus primarily on the Draft Master Plan, in particular the alignment with the master plan vision principles (Attachment 1 – Sections 4 and 9). It will also focus on the relevant matters from the South Jerrabomberra Regional Job Precinct Discussion Paper (Discussion Paper) which deals primarily with proposed planning changes and their implementation (Attachment 2 - Section 3.2).

It is understood that submissions received will inform the final master plan which is expected to be completed by mid-2024.

The Draft Master Plan is the product of considerable work over the last 26 months by both Regional NSW and Council staff. This was noted in a report to Council's 8 February 2023 meeting (Item No. 10.1) which amongst other things noted at that time:

- *The Regional Jobs Precincts initiative (announced in March 2021) identifies South Jerrabomberra as one of four locations in regional NSW with the potential to activate regional economic development opportunities to support industry growth and create jobs.*
- *This has an area of 950 hectares and includes North and South Poplars, North Tralee, South Jerrabomberra and Environs.*
- *Regional NSW estimates that by 2041 when completed it will enable the creation of almost 4,000 jobs.*
- *Over the past 18 months, QPRC has been working in partnership with the Department of Regional NSW and other relevant state agencies to prepare a Draft Master Plan for the South Jerrabomberra Regional Jobs Precinct. The work built on previous Council work resulting in various rezonings and could result in additional areas being proposed for*

9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan (Ref: ; Author: Ryan/Ormella) (Continued)

rezoning via planning proposals which may include Environa (subject to a secondary access into the ACT and various infrastructure upgrades).

- *Work also included a draft Master Plan for the Precinct supported by a series of technical studies commissioned by Regional NSW. That process has involved field surveys, engagement with key stakeholders including Council staff and a series of workshops with subject matter experts and agency representatives.*

Report**Sections 4 Vision and 9 Alignment with the master plan vision principles**

Section 4 of the Draft Master Plan (Attachment 1) contains the vision, objectives and principles. Section 9 restates these principles and provides some detail on how the Draft Master Plan has given effect to these. The matters raised in Sections 4 and 9 are generally reasonable as well as being well founded for a 20year+ master plan and would be supported in any submission.

Section 4 states that *This section outlines the vision and supporting principles to guide future development and growth for the South Jerrabomberra precinct. The overarching vision seeks to leverage opportunities to expand high-technology development.*

Sections 4.1 (Attachment 1) sets out the vision which is *to enable an agglomeration of high-technology economic development, supported by complimentary light industrial uses, in a well-designed, well-connected, and well-supported location.*

Section 4.2 (Attachment 1) sets down seven objectives for the Draft Master Plan which are:

- *Encourage new investment and create new jobs for regional NSW.*
- *Foster innovation and collaboration and attract new and emerging employment generating industries to grow the region's economy over the next 20+ years.*
- *Maintain a supply of general and light industrial land to service the population and support new and emerging industries.*
- *Connect people and businesses within the region improving cross border connections.*
- *Embed sustainability and resilience in the design of the precinct.*
- *Create an attractive and inviting precinct through high quality urban design.*
- *Provide certainty with a clear vision, appropriate zoning, and infrastructure planning.*

Section 4.3 of the Draft Master Plan (Attachment 1) sets out the guiding principles that were developed at a workshop attended by staff and other stakeholders.

These are:

- *Principle 1 Innovation and technology job precinct - A forward-thinking and innovative business precinct full of opportunities.*
- *Principle 2 Seamless precinct and cross border connectivity - A precinct that promotes connectivity and safety.*
- *Principle 3 High quality urban design and placemaking - Enhanced urban design and placemaking outcomes.*
- *Principle 4 Leading sustainability outcomes - Creating a precinct that gives back.*
- *Principle 5 Be a good neighbour - Minimise impacts on residential neighbours and on workers.*
- *Principle 6 Collaborative Cluster - Innovation led by collaboration and planning.*

9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan (Ref: ; Author: Ryan/Ormella) (Continued)

Section 9 of the Draft Master Plan restates the above six principles along with an explanation of the manner in which the Draft Master Plan achieves each. These explanations are acknowledged and are generally supported in a submission.

Deletion of the Inter Modal Site and its Implications for the Jerrabomberra Innovation Precinct Infrastructure Planning Agreement

Schedule 3 of the Jerrabomberra Innovation Precinct Infrastructure Planning Agreement requires the dedication of land by Poplars Developments Pty Ltd for a rail intermodal site. However, as part of this master planning process a feasibility study was undertaken for an intermodal terminal to support the South Jerrabomberra precinct. The Intermodal Terminal Investigation determined that an intermodal facility would not be feasible for a number of reasons. As a result, this part of the Planning Agreement will have to be renegotiated and varied.

Road Connectivity into the ACT

There is discussion in the Master Plan around the transport needs and road connections between South Jerrabomberra into the adjoining Hume Industrial Estate (ACT), either via Lanyon Drive or Isabella Drive. This connection is significant for the Dunns Creek Road project from South Jerrabomberra to Googong, via Old Cooma Road; on an alignment to be determined by Council.

Council has had informal discussions with ACT Government, Federal and NSW Government funding bodies, Transport for NSW and the Department of Regional NSW; with its preferred route into the ACT via Isabella Drive, which is to the south of Hume. This has received some consensus, and more work needs to be completed before there is cross border and governmental agreement on a way forward.

A proposal to deliver Dunns Creek Road in 2 stages remains worthwhile further investigation, with the potential to deliver Dunns Creek Road Stage 1, from South Jerrabomberra into Hume and Stage 2, from South Jerrabomberra to Googong.

A second connection from South Jerrabomberra into the ACT is also critical for the ongoing performance of Tomsitt Drive and the intersections along Tomsitt Drive with Lanyon Drive, Environa Drive and the Jerrabomberra roundabout. The current capacity of Tomsitt Drive and the various intersections is a significant restriction to achieving the planned vision as additional development will cause significant congestion and low levels of service for road users from Jerrabomberra and Queanbeyan. Even with a second connection, engagement on this matter with Transport for NSW is required to ensure the road network operates appropriately.

The Way Forward – Mechanisms for Implementing the Draft Master Plan

The Draft Master Plan and the Discussion Paper propose implementing these through a number of mechanisms. These are generally supported and include amending the relevant Ministerial Local Planning Direction (which applies when a planning proposal is being prepared) to include a reference to *..the South Jerrabomberra Master Plan. This will ensure that future development within the precinct must consider the South Jerrabomberra Master Plan.* It also involves *..introducing a clause to the Queanbeyan-Palerang Regional Local Environmental Plan 2022 requiring the consent authority to consider the South Jerrabomberra Master Plan prior to granting development consent.*

9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan (Ref: ; Author: Ryan/Ormella) (Continued)

Other mechanisms include additional changes to the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (Q-PRLEP 2022) and changes to the *South Jerrabomberra Development Control Plan* (SDCP).

Proposed changes to Queanbeyan-Palerang Regional Local Environmental Plan 2022

These are mostly detailed in the Discussion Paper (Attachment 2 – Sections 3.2.1 – 3.2.4). Altogether a total of 11 different types of amendments are proposed to Q-PRLEP 2022. The current land zoning and proposed land zoning have been extracted for ease of reference, refer to Attachment 4.

The proposed changes to the zoning plan will enable the Employment Zone Reforms to apply, these were introduced in NSW in April 2023. There are also proposals for RU2 Rural Landscape to change to C2 as well as other rezonings. There are proposed amendments to some of the zone boundaries. It includes certain structures as local heritage items into the LEP. There is an extension to the visual and acoustic buffer to areas of land where the buffer is not currently applied, along the western boundary that adjoins the Hume Estate and Goulburn to Bombala Railway. Other consequential amendments are proposed to improve the legibility of Q-PRLEP 2022.

Discussions with Regional NSW indicate that this Department will be preparing the necessary changes and undertaking the necessary process to amend Q-PRLEP 2022. However, in the longer term any future changes to land within the area of the Draft Master Plan will be the responsibility of Council.

Proposed Changes to the South Jerrabomberra Development Control Plan

These are mostly detailed in the Draft Master Plan (Attachment 1 – Section 7).

Here several changes are proposed to the SDCP. These include consideration of and recommended changes to the following types of matters to achieve particular objectives, as well as in some cases recommendations for future investigation. Matters covered here include transport, utilities, Aboriginal cultural heritage, European heritage, sustainability, biodiversity, flooding, stormwater and groundwater, air, noise and odour, and bushfire.

Regarding these changes to the SJDCP, Regional NSW has offered to prepare a draft DCP incorporating the above with the remainder of the process being undertaken by Council. This offer has been accepted and will also provide an opportunity to review Regional NSW's changes where these matters are already covered in the SJDCP.

Other Matters arising as a consequence of the Draft Master Plan

The Draft Master Plan refers to the ACT-NSW Government MoU for Regional Collaboration notes that it *...is a cross border arrangement between the ACT and NSW Governments, which provides a mechanism for collaboration, action, and delivering economic growth and improved outcomes and services for border communities and to the Capital subregion.*

An agreed secondary access to be constructed is critical for the full potential of the Precinct to be realised. Such an access has been under discussion between Council and the ACT for many years and at this stage is yet to be agreed to.

The cross-border connection remains an advocacy piece of work in which Department of Regional NSW will remain involved. The continued support of the NSW government is an important part of it being achieved and one way in addition to the Draft Master Plan, which

9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan (Ref: ; Author: Ryan/Ormella) (Continued)

could achieve it is to include such an access in the Schedule of works of the ACT-NSW Government MOU for Regional Collaboration.

The Draft Master Plan highlights the need for a detailed infrastructure strategy before Environa sub-precinct can be developed and which accounts for around 60% of the estimated 4,000 jobs to be created in the Precinct. While there is reference to the need for the provision of cross border infrastructure and road connectivity, the Draft Master Plan is silent on who will be responsible for this. The Draft Master Plan has the potential to position the area so that it is able to secure potential future funding sources which will be necessary for the vision to be delivered.

Servicing infrastructure planning requires consultation with Icon Water as the provider of bulk water to Queanbeyan. This Regional Jobs Precinct development will cause a significant load on both the water, sewer and stormwater systems that needs to be properly planned. This work should be completed as early as possible as the outcome may limit the scope of the vision able to be delivered by this plan.

The Draft Master Plan highlights the comparative advantages of the Precinct and makes recommendations to attract investment through the planning system. However, the marketing of it is also necessary for its long-term success. The team from the Regional NSW Office of Economic Development leads on the inward investment promotions of the Regional Jobs Precincts. A marketing strategy should be developed for this Precinct and led by the relevant government departments, and this should be part of Council's submission.

Risk/Policy/Legislation Considerations***Risks***

There are a number of risks arising from the Draft Master Plan. These include risks associated with obtaining a secondary access into the ACT, which the Draft Master Plan indicates is critical for the rezoning and development of the Environa sub precinct or to realise the full potential of the Draft Master Plan. These risks are multifaceted including financial, failure to agree to a suitable access point, time required to come to agreement and to implement.

There are also a number of risks with providing the augmented and additional infrastructure required to support development as envisaged in the Draft Master Plan, particularly for Stages 3 and 4 of it i.e., 11 - 15 years 2036 and 16 – 20 years 2041. These include the need to upsize the existing mains for the augmentation of water and sewer and a lack of space in the Environa Road reserve to accommodate additional water and sewer infrastructure, as well as the timing of the Queanbeyan Sewerage Treatment Plant required to support future development. In regard to these the Draft Master Plan observes *Future development will be reliant on a detailed infrastructure strategy that details planning, provision, funding and implementation of required works and augmentation of water and sewer infrastructure* (Attachment 1 – Section 5.2).

Council will need to seek further funding as and when grants become available as in the absence of such funding, the Draft Master Plan vision may not be fully realised. Council's submission will identify the need for structural infrastructure funds from grants or future Developers for the detailed infrastructure strategy and capital projects, so that the vision can be delivered.

Policy

In regard to policy/legislated changes the Draft Master Plan represents a review of the major part of the *Queanbeyan Residential and Economic Strategy 2031* as well as the *South*

9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan (Ref: ; Author: Ryan/Ormella) (Continued)

Jerrabomberra Structure Plan 2013. It creates the vision and supports the authority in the South Jerrabomberra Regional Job Precinct. These changes will be completed after the Draft Master Plan has been finalised and are generally dealt with the South Jerrabomberra Regional Jobs Precinct Discussion Paper (the Discussion Paper).

A number of the actions and recommendations in the Draft Master Plan also give effect to a range of actions in Council's adopted Local Strategic Planning Statement (LSPS). The Draft Master Plan addresses its relationship with the LSPS as well as with State Government Policy documents as the *Draft South East and Tablelands Regional Plan 2041* and the *Draft South East and Tablelands Transport Strategy*.

Legislation

The measures to give effect to the Draft Master Plan are indicated above and include an amended Ministerial Local Planning Direction, amendments to the Q-PRLEP 2022 as well as to SJDCP. All of these either have a legislated basis or are required to go through a legislated process.

Financial, Budget and Resource Implications

Up to this stage the Draft Master Plan and supporting technical studies have been fully funded by the Department of Regional NSW. However, at the same time over the last 26 months there has also been considerable input from staff involved in reviewing these as well from Council as a whole in considering this project. Regional NSW have also indicated a preparedness to provide assistance with changes to the *Queanbeyan-Palerang Regional Local Environmental Plan 2023* and to *South Jerrabomberra Development Control Plan* to implement the recommendations of the Draft Master Plan although these will also require staff resources.

There will be a need for funding for the infrastructure strategy and budget for internal resource to further the vision in the Draft Master Plan. There will be a need to address funding future infrastructure provision.

The Draft Master Plan also makes it clear that there is no direct funding from the NSW's Government for infrastructure associated with the South Jerrabomberra precinct (Attachment 1 – Section 5.3),

The longer term financial, budget and resource implications for Council are harder to predict but have the potential to be considerable although they will be spread over a 20+ year period and notwithstanding that part of these will have to be met through such things as voluntary planning agreements.

Links to QPRC/Regional Strategic Plans

These are covered above in the Policy section and include a review of part of the *Queanbeyan Residential and Economic Strategy 2031*, the *South Jerrabomberra Structure Plan 2013* as well giving effect to a number of the actions in the Local Strategic Planning Statement.

The Policy section above also refers to a number of Regional Strategic Plans including *Draft South East and Tablelands Regional Plan 2041* and the *Draft South East and Tablelands Transport Strategy*.

9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan (Ref: ; Author: Ryan/Ormella) (Continued)



Conclusion

The Draft Master Plan and background studies generally build and expand on previous work undertaken by Council and can be considered a comprehensive refresh which should be generally supported and endorsed. It has been developed by the Department of Regional NSW, in conjunction with Council staff, NSW and ACT government agencies and other key stakeholders.

The result is the development of a Draft Master Plan that seeks to bring together work undertaken to date to provide a clear framework for future development in the precinct over the next 20+ years.

All matters considered, the Draft Master Plan and Discussion Paper provide a reasonable pathway to the future for the South Jerrabomberra Regional Jobs Precinct. Notwithstanding this, it is also concluded that Council should prepare a submission on the Draft Master Plan in accordance with the matters raised in this report.

Attachments

- | | |
|--|--|
| Attachment 1 | South Jerrabomberra Regional Jobs Precinct Draft Master Plan (<i>Under Separate Cover</i>) |
|  Attachment 2 | South Jerrabomberra Regional Job Precinct Discussion Paper (<i>Under Separate Cover</i>) |
| Attachment 3 | North Poplars Submission Confidential (<i>Under Separate Cover</i>) - CONFIDENTIAL |
|  Attachment 4 | Current and Proposed Zoning Plan (<i>Under Separate Cover</i>) |

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose (Author: Ormella/Blacklock)

File Reference: PJT0061-15-03

Recommendation

That Council not support the progression of this scoping proposal for 175 Tarago Road Bungendore at this time, and receive a further report on Bungendore rezonings and direction and options for the Bungendore Structure Plan.

Summary

The purpose of this report is to seek a decision on whether to progress or not, the Scoping Proposal for the rezoning of 175 Tarago Road Bungendore (Ashby) to allow residential development that is out of sequence with Council's endorsed Bungendore Structure Plan.

Background

Scoping proposals are the preliminary request for rezoning of land or change to Local Environmental Plan (LEP) controls. They offer a way for a proponent to gauge support or otherwise from Council prior to preparing a full Planning Proposal.

This scoping proposal is to rezone land at Lot 1 DP 974724, 175 Tarago Road, Bungendore, from RU1 Primary Production to R2 Low Density Residential to allow subdivision for 36 housing lots with the option for more if services are provided. The location of the site in context of Bungendore is shown in Figure 1.

This land is included in Bungendore Structure Plan for future investigation for residential growth. When Council endorsed the Bungendore Structure Plan, it included a sequence or staging for when the land was to be investigated for rezoning. The staging was separated into Short/medium term lands and long term lands and the intent was for the short/medium term land to be rezoned first before the long term land options being progressed. The land subject to this scoping proposal is included in the long term options.

A request for rezoning of the land for residential development was reported to Council on 14 October 2020 where it was resolved (**Resolution PLA149/20**):

That Council advise the land owners of 175 and 217 Tarago Road, Bungendore that any request for the preparation of a Planning Proposal on the land will not be considered ahead of the completion of the planning proposals for the short/medium term options for residential growth identified in the endorsed Bungendore Structure Plan 2048, nor before 2025, whichever occurs first.

The proponent lodged this current Scoping Proposal on 29 November 2022. A review (Attachment 2) and feedback was provided and an amended Scoping Proposal was submitted to Council on 15 June 2023 and is the subject of this report. The proponent presented the Scoping Proposal to a Councillor Workshop on 15 November 2023. The Scoping Proposal is included at Attachment 1 to this report.

9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose (Author: Ormella/Blacklock) (Continued)



Figure 1 Location of Ashby Estate – 175 Tarago Road Bungendore

Report

The Scoping Proposal seeks to rezoning of land at Lot 1 DP 974724, 175 Tarago Road, Bungendore, from RU1 Primary Production to R2 Low Density Residential to accommodate 36 residential lots with minimum lot size of 5000m² with onsite effluent disposal and water supply via rainwater tanks. The proposal also includes options for additional lots where minimum lot size reduced to 2000m² when connected to reticulated sewerage system and further contingencies if reticulated water is also supplied.



Figure 2 Concept Plan for rezoning anticipated by Scoping Proposal

The scoping proposal identifies the constraints and attributes of the land from flooding, heritage listing, location within the buffer for the Waste transfer Facility, bushfire affectation, road access. Some site specific work has also been done for the site including a biodiversity study and the proposal acknowledges that further studies will be required to support further investigation including Aboriginal cultural heritage, European heritage assessment, traffic studies and contamination assessment. This land is included in Council's project to update the Bungendore Floodplain Risk Management Study and Plan. This work would be required

9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose (Author: Ormella/Blacklock) (Continued)

for any progression to preparing a Planning Proposal, should Council support the scoping proposal.

Currently rezonings in Bungendore are not progressing past their current stages until the water supply issue that was identified this time last year has a solution that is supported by NSW and ACT governments. The solution being followed up is the pipeline option identified in the Palerang Communities Integrated Water Cycle Management Plan 2018. This issue has been previously reported to Council. This situation has prompted the presentation of rezoning for an un-serviced residential subdivision proposal that is the subject of this scoping proposal.

The review of this scoping proposal raises the following matters:

- Timing of proposal
- Fragmentation and lack of highest and best use of the land
- Servicing
- Precedent

Timing of proposal

The Bungendore Structure Plan is the adopted position of Council for the growth of Bungendore. It has adopted a staging of rezoning to achieve change at a rate that was desired by the community. Whilst this proposal is for a relatively small number of lots compared to the overall vision of the Structure Plan, it is still land that is identified for rezoning investigation in the long term.

To this end the rezoning of the land is supported in the timeframe identified in the Bungendore Structure Plan. This is as affirmed in the resolution of Council in 2020. The proposal should progress after the completion of the short/medium term land options. At this point in time Bungendore East rezoning is the short/medium term rezoning that is required to be completed and council resources allocated to this project before the long term growth options of 175, 217 and 266 Tarago Road Bungendore are progressed. This includes Ashby Estate at 175 Tarago Road.

In terms of the argument about water supply it should be noted that steady progress with water security is being made with a pipeline design well underway and the Bungendore Structure Plan is still the endorsed position for future growth of the town.

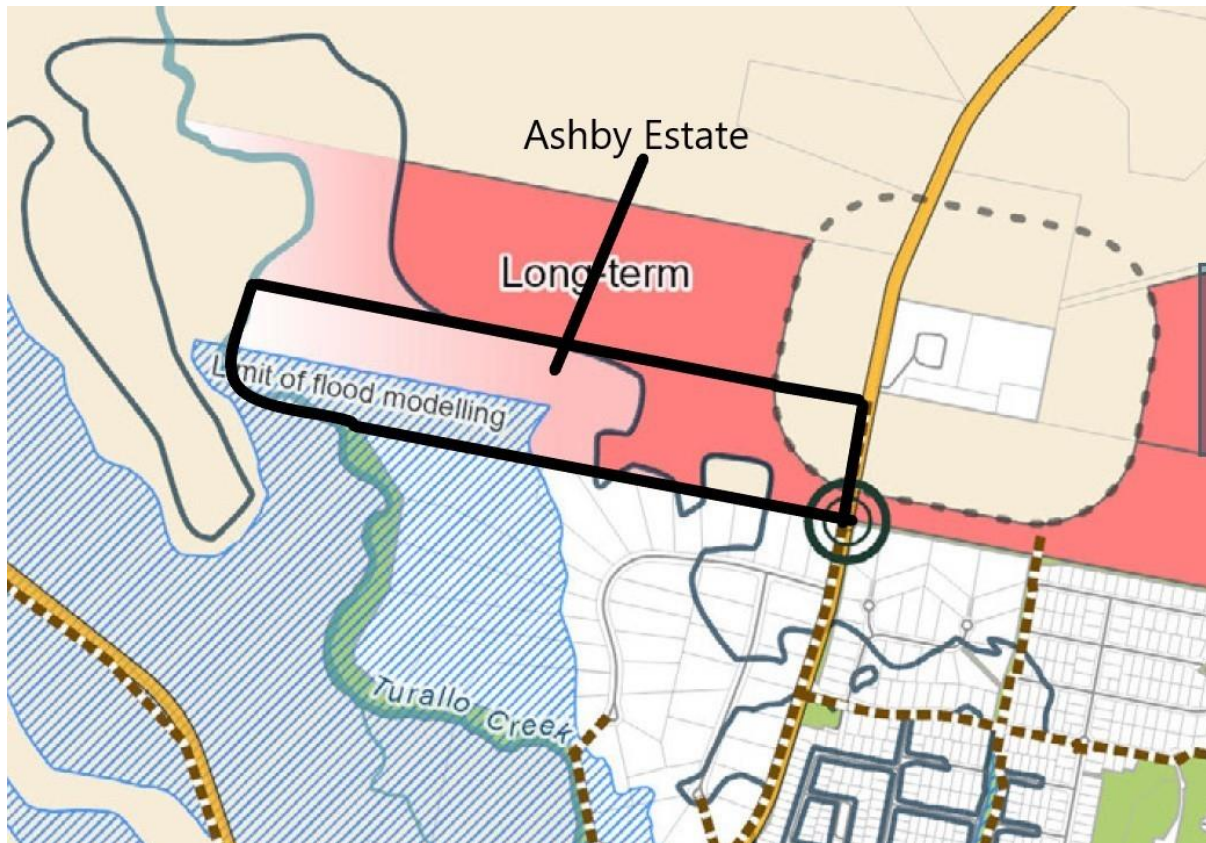
9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose (Author: Ormella/Blacklock) (Continued)

Figure 4 – Bungendore Structure Plan Excerpt

Fragmentation and best use of the land

The Bungendore Structure Plan and forward planning growth policies anticipate and propose the highest and best use of the land. Land is a valuable resource where proposed for growth is investigated for the most effective, economical and highest use to serve the future generations of the town. In this regard the Structure Plan and the growth presented to the Bungendore community was on the basis that is fully serviced with reticulated water and sewer.

A proposal for un-serviced subdivision of the land will result in the land into in 36 lots and landowners. This creates an onerous and expensive task for both Council and the landowners to then retrofit servicing and future subdivision to increase yield at a later time. The more effective solution is to have servicing occur at the outset. This also avoids passing on additional costs to future landowners to connect to urban services of water and sewerage reticulation.

Servicing

Urban development and especially residential development adjoining a town should be connected to reticulated services. This was the basic premise of the growth for Bungendore. Where development is not then it is more akin with rural residential style and this was not put forward nor anticipated for the growth of Bungendore.

9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose (Author: Ormella/Blacklock) (Continued)

- Water supply

The Ashby Estate land is contiguous with reticulated supplied areas on two sides and there is no hydraulic reason that Council could not supply the area when water security is confirmed.

Reliable water supply is also required for fire fighting purposes. Unreticulated areas adjoining the town creates the risk that the town would have an area unable to be defended by the Rural Fire Service using street infrastructure.

As soon as additional water supply is secured, residents would be seeking to connect to the town supply. Retrofitting water supply into the street network would be difficult with all risk residing with Council. The cost for this would be borne by these residents, or the blocks would be subsidised by the wider water rate base. Residents would be responsible for paying the s64 headworks charge, which may be an unexpected burden. Council and ratepayers would come under significant pressure over time.

Climate variability will exacerbate water supply issues and larger tanks would be required, along with more efficient systems to capture the stormwater (as rain will occur in less frequent, more intense events). Given the proximity to the water supply network, tanks would likely be filled by existing town supply

- Sewer

Lower flows arising from tank-supply to residences would likely result in the mains not reaching self-cleansing velocities. This would lead to higher rates of blockages, smells and septicity.

The Ashby Estate land is contiguous with supplied areas on two sides and there is no hydraulic reason that Council could not supply the area when water security is confirmed.

Council would require water infrastructure to serve the sewer pump station(s) that would be needed for the area. Council would not support tank supply for this purpose.

Precedent

This land directly adjoins land identified in the Bungendore Structure Plan for future residential development (217 Tarago Road) and any decision to progress rezoning of land will set a precedent for the adjoining parcel. Both are long term options and both were identified in the resolution of Council in 2020 not to progress until the short/medium term land options of the Structure Plan were completed or by 2025 whichever occurred first. Any decision to progress Ashby Estate will have direct flow on impact for the land north at 217 Tarago Road and north east at 266 Tarago Road.

Risk/Policy/Legislation Considerations

Scoping Proposals are not specifically covered in the legislation that governs Planning Proposals, however they are provided for in the Department of Planning and Environment's guidelines.

The *Environmental Planning and Assessment Act 1979* and Regulations 2021 are the applicable legislative instruments and will apply to the future Planning Proposal(s).

9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose (Author: Ormella/Blacklock) (Continued)

Progressing this Scoping Proposal for Ashby Estate will have risks. These risks have been outlined above in terms of precedent and future costs for owners and council in retrofitting servicing.

The risk of the precedent being set to consider land out of sequence to the adopted staging of the Bungendore Structure Plan will not only set the precedent for the other land identified as long term to be considered for progression ahead of the short term options being completed, it will also fundamentally undermine the forward planning direction of Bungendore and setting a precedent to disregard other Structure Plans in the local government area.

Financial, Budget and Resource Implications

Fees for the Scoping proposal are due and are charged at \$1,846 plus \$185 per hour after 10 hours under council's Fees and Charges. This accounts for time to assess the proposal and accommodate meetings with staff and in this case has included a workshop with Councillors.

Links to QPRC/Regional Strategic Plans

The Bungendore Structure Plan and the Queanbeyan-Palerang Local Strategic Planning Statement are the relevant QPRC strategic Plans. The scoping proposal is not consistent with the endorsed Bungendore Structure Plan. This plan represents the direction and timing for future growth in Bungendore. Structure plans provide the strategic context within which to consider the merit of proposed rezonings. They have been prepared with input from the community and this Plan has been adopted by Council and endorsed by the NSW Department of Planning. Departure from the Plan will undermine the credibility of the Plan itself and the process of Structure Planning in general across the LGA. Note that a Structure Plan is currently being prepared for Braidwood.

Where it becomes evident that a forward planning document like a Structure Plan is affected by circumstances that were not envisaged at the time it is incumbent that the plan is reviewed and the new direction established in the context of the whole town and not on the basis of individual piecemeal requests from land owners. In reviewing the document the growth rate can be reviewed and the impact of water security reviewed in terms of where water capacity should or could be allocated and this is done in a fair and transparent way.

The South East and Tablelands Regional Plan is the relevant regional Strategic Plan. The Bungendore Structure Plan is consistent with this plan.

Conclusion

The Scoping Proposal seeks the rezoning of land at Lot 1 DP 974724, 175 Tarago Road, Bungendore, from RU1 Primary Production to R2 Low Density Residential to accommodate 36 residential lots with minimum lot size of 5000m² with onsite effluent disposal and water supply via rainwater tanks. The proposal also includes options for additional density when additional servicing can be provided.

While the rezoning of the land for residential purposes is identified in Council's forward Planning document the Bungendore Structure Plan, it is debatable that the proposal represents the best use of the land to manage the future growth of Bungendore in the long-run. It is also potentially an undesirable precedent for the future development of other lands surrounding Bungendore by promoting unserviced development as a suitable outcome for addressing housing supply more generally.

9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose (Author: Ormella/Blacklock) (Continued)



The proposal is not considered to be consistent with the Bungendore Structure Plan given it is not proposing serviced urban development on the site. The Structure Plan is fundamentally guided by linking potential growth options to servicing infrastructure and this scoping proposal is inconsistent with that strategic approach.

The scoping proposal also potentially compromises the efficient and economic long-term development of Bungendore township by increasing the fragmentation of potential urban land in a manner that provides little long-term value to the future growth of the township.

The risk of the precedent being set to consider land out of sequence to the adopted staging of the Bungendore Structure Plan, will not only set the precedent for the other land identified as long term to be considered for progression ahead of the short term options being completed, it will also fundamentally undermine the forward planning direction of Bungendore and setting a precedent to disregard other Structure Plans in the local government area.

The progression of the Scoping Proposal is recommended to occur in the sequence and staging identified in the Bungendore Structure Plan. Any change in sequence should be reflected in the review of the Structure Plan to ensure the community and other stakeholders are involved in the future direction of the town. This review can also include the water security issue being dealt with currently.

Attachments

- | | |
|---|---|
| Attachment 1 | Scoping Proposal - Ashby Estate - 175 Tarago Rd Bungendore 15 June 2023 <i>(Under Separate Cover)</i> |
|  | |
| Attachment 2 | February 2023 Review of Scoping Proposal - 175 Tarago Road Bungendore <i>(Under Separate Cover)</i> |
|  | |

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg)

File Reference: PP.2023.0009

Recommendation

That Council supports the progression of the Scoping Proposal for rezoning Lot 11 DP 1266001 (No. 29 Connolly Street); and part Lot 6 DP 1294382 (Wellsvale Drive, Googong) for initial agency consultation.

Summary

The subject of this report is the scoping proposal over part of Lot 11 DP 1266001 (29 Connolly Street, Googong) and Lot 6 DP 1294382 (Wellsvale Drive, Googong), which has been lodged by Eight Mile Planning on behalf of Peet Limited. Councillors and staff were invited to a site inspection on 7 August 2023, with a Councillor workshop being held on the 15 August 2023.

Council consideration and support to the scoping proposal to rezone part Lot 11 DP 1266001 and Lot 6 DP 1294382 being progressed, is sought.

Background

A scoping proposal is the first stage in the process of amending the Local Environmental Plan and provides an overview of planned amendments to allow Council to consider high level issues and whether the proposal can be generally supported. If the scoping proposal is supported a planning proposal will be prepared for submission to the Department of Planning and Environment requesting a Gateway determination. The planning proposal will be required to address any issues that arise as a result of agency and public consultation and may be amended through that process.

In 2002 1,390Ha of land in Googong was identified for residential investigation and a Local Environmental Study was prepared to support the rezoning, however significant areas of the investigation area were excluded from the rezoning on the basis of the biodiversity values under commonwealth legislation, the *Environmental Protection and Biodiversity Conservation Act 1999*.

However, with the introduction of the NSW *Biodiversity Conservation Act 2016* (BC Act) an additional biodiversity assessment was required for the development application for Googong Neighbourhoods 3-5 (NH345). That assessment identified threatened ecological communities (TEC) under the BC Act on land zoned for residential uses. As a result of the assessment, parts of NH345 need to be rezoned to reflect the biodiversity assessment and a scoping proposal to amend the Local Environmental Plan was subsequently prepared.

The scoping proposal and supporting technical studies have been reviewed and form Attachment 1 - 9 to this report. The proposed amendments seek to:

- rezone land from Residential land use zones to Conservation and Recreational land use zones (approx. 49Ha),
- rezone land from Conservation land use zones to Residential land use zones (approx. 11Ha),
- rezone land from Large Lot Residential to General Residential,
- realign the Googong Dam Catchment Boundary, and
- amend the minimum lot size for land proposed to be rezoned.

9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg) (Continued)

A number of technical studies have been prepared, including stormwater management and hydrological assessments, a Biodiversity Certification Assessment Report (BCAR) which indicate that the scoping proposal can generally be supported.

Report

A scoping proposal for the rezoning of part of Lot 11 DP 1266001 (29 Connolly Street, Googong) and part of Lot 6 DP 1294382 (Wellsvale Drive, Googong). has been lodged with Council. The site is located on the south-eastern edge of the Googong township and adjoins the Googong Dam Foreshore. Figure 1 below shows the location of the site in relation to the dam and the Googong township.

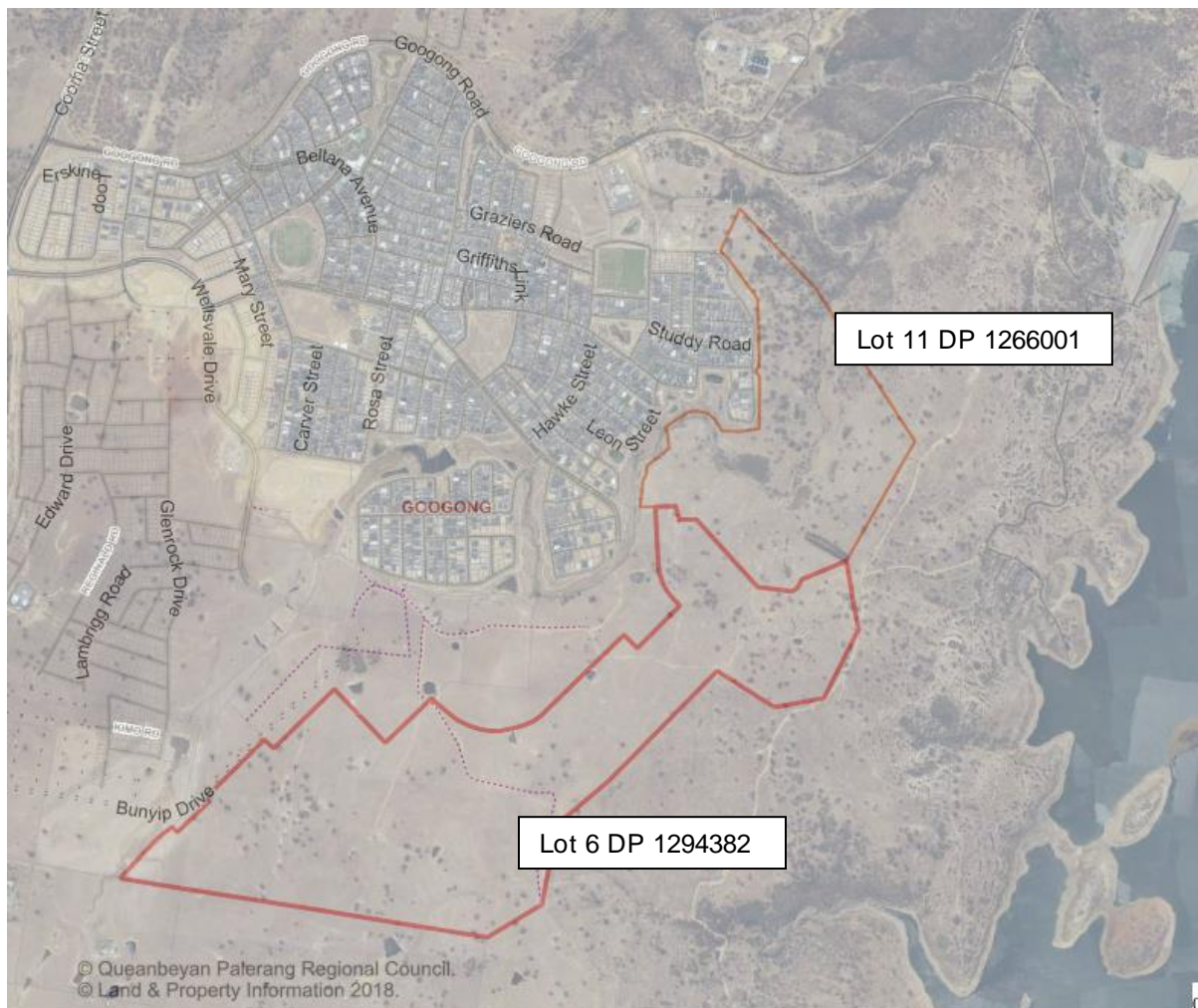


Figure 1 Location of Lot 11 DP 1266001 and Lot 6 DP 1294382 (the subject site)

The scoping proposal seeks to rezone land as follows:

9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg) (Continued)

Current	Proposed	Total Area (Ha)	M ²
R1 General Residential	C2 Environmental Conservation	11.08	
R5 Large Lot Residential	C2 Environmental Conservation	38.14	
C2 Environmental Conservation	R1 General Residential	10.43	
C2 Environmental Conservation	R5 Large Lot Residential	0.57	5,700m ²
C2 Environmental Conservation	RE1 Public Recreation	0.24	2,400m ²
R1 General Residential	RE1 Public Recreation	0.004	40m ²
R5 Large Lot Residential	R1 General Residential	0.19	1,900m ²

The proposed rezoning of land from residential land use zones to a conservation zone aligns with the findings of the BCAR and predominately impacts Lot 11 DP 1266001. Land proposed to be rezoned from a conservation zone to a residential zone was largely excluded from the biodiversity certification process and will require a biodiversity statement to address the impact of the expansion of the urban footprint into areas previously identified as having environmental values. This land is identified as 'Retained land not proposed for Certification' on the Biodiversity Certification map (Figure 7)

In addition, changes are being sought to rezone small areas of land from R1 General Residential to RE1 Public Recreation (40m²) and R5 Large Lot Residential to R1 General Residential (1,900m²) minor amendments subject to advice from the relevant agencies.

LEGEND
R1 - GENERAL RESIDENTIAL
R5 - LARGE LOT RESIDENTIAL
B1 - NEIGHBOURHOOD CENTRE
B2 - LOCAL CENTRE
C2 - ENVIRONMENTAL CONSERVATION
RE1 - PUBLIC RECREATION
SP2 - INFRASTRUCTURE

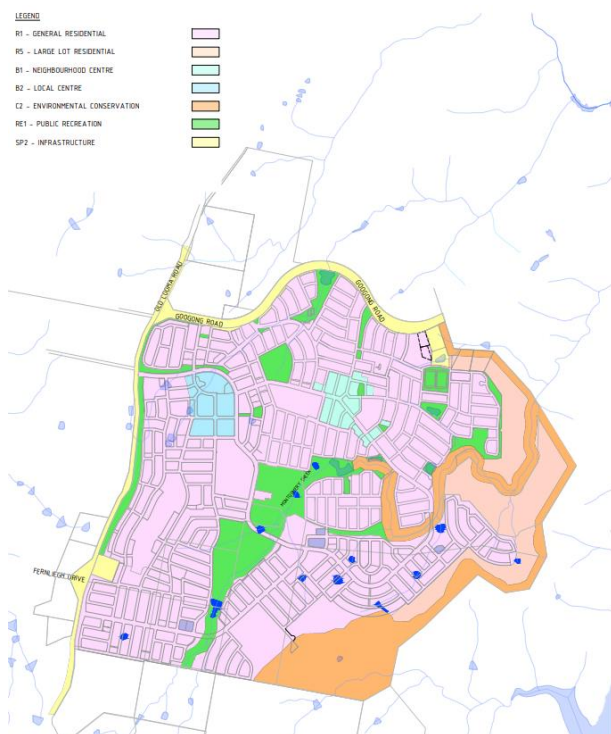


Figure 1 Current Land-Use Zones

LEGEND
R1 - GENERAL RESIDENTIAL
R5 - LARGE LOT RESIDENTIAL
B1 - NEIGHBOURHOOD CENTRE
B2 - LOCAL CENTRE
C2 - ENVIRONMENTAL CONSERVATION
RE1 - PUBLIC RECREATION
SP2 - INFRASTRUCTURE

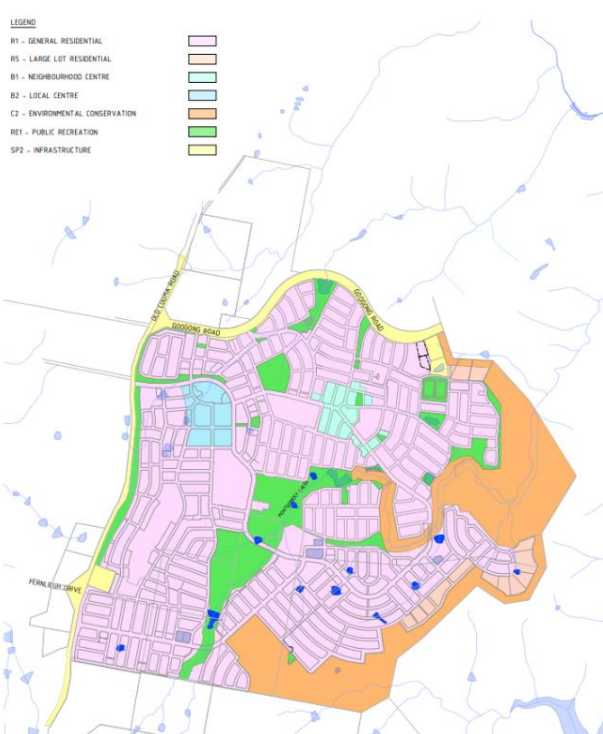


Figure 3 Proposed Land-Use Zones

9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg) (Continued)

Minimum Lot Size

The proposal seeks to make two key changes to the current minimum lot size (MLS). The first proposed change will impact land within the C2 Environmental Conservation zone. Currently land within the site that is zoned C2 Environmental Conservation has a MLS of either 1.5Ha or 80Ha. The proposal is seeking to amend the MLS for all land currently and proposed to be zoned C2 Environmental Conservation to a MLS of 10Ha (refer Figures 4 and 5 below). The rationale for this is to allow for staging of future development of the site and is therefore supported.

The second amendment to the current MLS controls impacts a part of the land retained as R5 Large Lot Residential. The proposal seeks amend the MLS from 15,000m² to 600m². The current MLS of 15,000m² for land zoned R5 Large Lot Residential reflects the objectives of the zone and permissible land uses. It also reflects the location of the land as a buffer to the Googong Dam. Despite these matters, the appropriate MLS and or zoning may be addressed through the preparation of the planning proposal should the scoping proposal be supported.

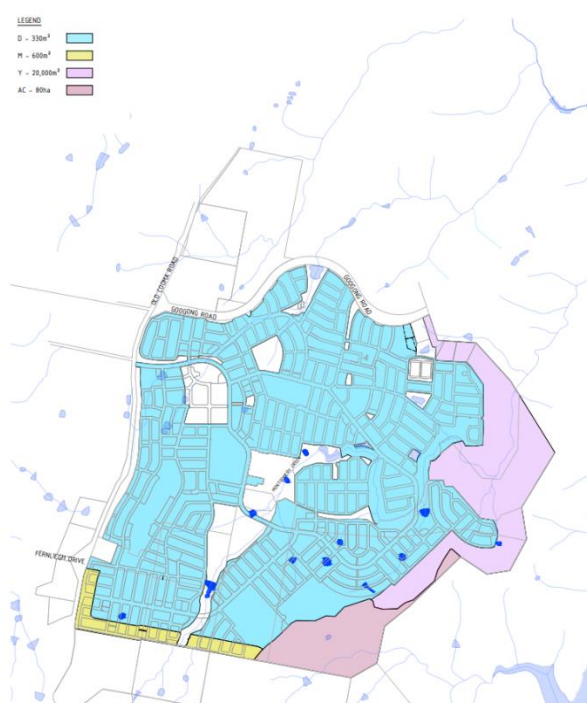


Figure 4 Current Minimum Lot Size

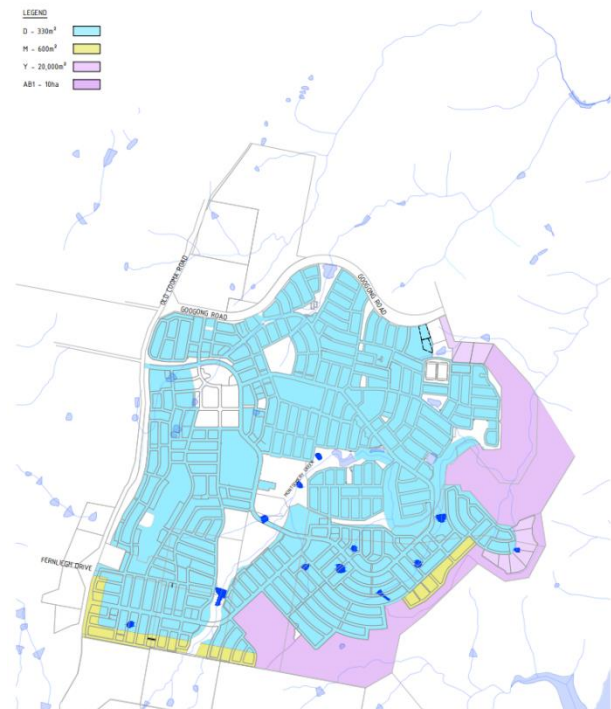


Figure 5 Proposed Minimum Lot Size

Realignment of the Googong Dam Catchment boundary

The scoping proposal seeks to realign the Dam catchment boundary. The realignment of the catchment boundary will allow for additional dwellings and compensates, in part for the rezoning of R5 Large Lot Residential to C2 Environmental Conservation elsewhere on the site. The realignment can be achieved through earthworks, including a permanent bund around the perimeter of the proposed residential area extending into the current catchment, which will divert flows into the adjacent Montgomery Creek Catchment. Figure 6 below indicates the existing and proposed catchment boundary. The Hydrology and Stormwater reports discussed below indicate that concerns raised by Icon Water can be satisfactorily addressed.

9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg) (Continued)

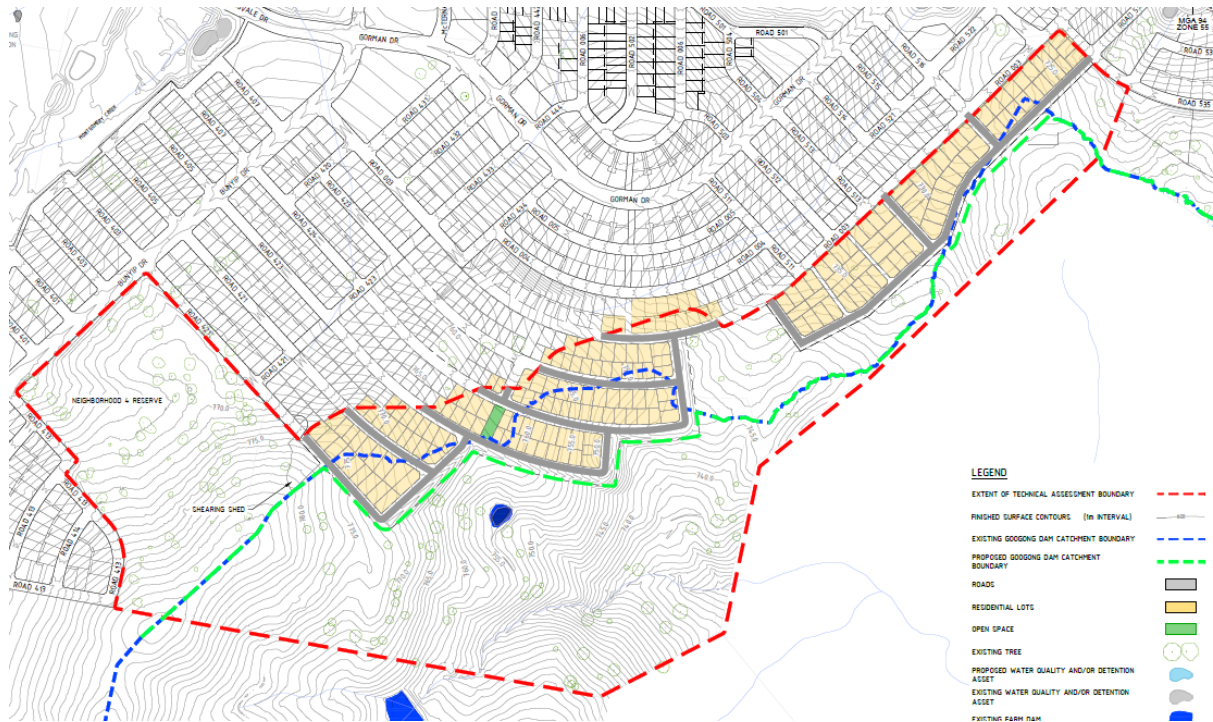


Figure 6 Proposed Realignment of Dam catchment

Biodiversity Certification Assessment Report - Neighbourhoods 3-5

The BCAR notes that the proposed development will result in the clearance of low and moderate diversity native grassland and vegetation, hollow bearing trees and will impact on threatened species habitat resulting the generation of 107 ecosystem credits for the Plant Community Types (PCT) 999; 661 ecosystem credits for the PCT1334 and 31 species credits (as of 11 March 2021) under the NSW *Biodiversity Conservation Act*.

Land identified as 'Retained Land not proposed for Certification' in Figure 7 below has been included in the scoping proposal as land to be rezoned for residential uses and will therefore require a biodiversity statement should the scoping proposal be progressed.

9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg) (Continued)

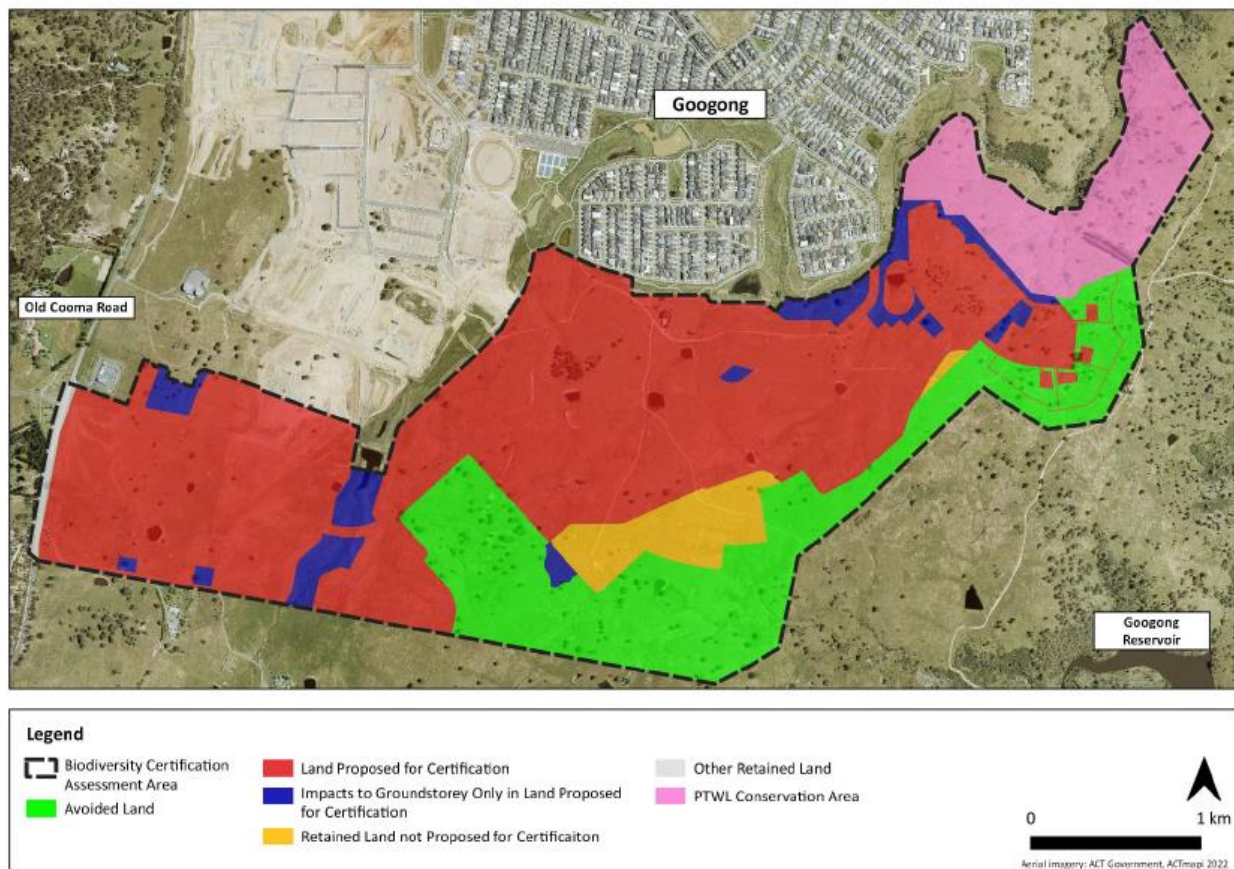


Figure 7 Biodiversity Certification Map

Stormwater

A draft Stormwater Management Report (February 2023) prepared by Spiire was submitted as Attachment B to the scoping proposal. The Report outlines updated information specific to the areas within the Googong Foreshore Interface Management Strategy, including – Catchment plan, stormwater network, water quality assets, groundwater, permanent catchment perimeter bunding and sediment and erosion control information.

A significant permanent control measure for the works within the Googong Dam catchment is the construction of a bund embankment on the perimeter of the development. Once constructed, the bund will prohibit stormwater runoff from flowing to Googong Dam, creating a new catchment boundary, and directing all flows to the Montgomery Creek catchment.

Hydrology

A Hydrological Assessment Report - Googong Foreshore Interface Management Strategy - Neighbourhood 4 and 5 (Attachment C to the scoping proposal) was completed by SMEC (SMEC, 2022) for the Googong Foreshore Interface Management Strategy (GFMIS) area. A critical scope of work for the assessment was a desktop assessment of groundwater in the GFMIS planning proposal area as well as a summary of potential impacts of the development to groundwater.

**9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg)
(Continued)**

The report concluded that the reduction of groundwater recharge from the proposed development is less than 5 %, for the undeveloped catchment recharge in for the catchments that are within the dam catchment protection zone, and less than 1% of the total Googong Township development area recharge.

The report concludes that the potential changes in groundwater level and quality are likely to be within the range associated with natural variation and notes that ground water monitoring is not required; however, it does suggest that visual observations of East Creek be considered during the construction phase.

Contamination

The Preliminary Site Investigation (29 September 2022) prepared by Geotechnique PTY LTD Attachment D to the scoping proposal. The findings of the contamination study are summarised as follows:

- Contaminated material (livestock carcasses) was found on site
- For landfill purposes, the contaminated material is to be removed is classified as 'General Solid waste (Putrescible)
- Potential off-site impacts of contaminants on ground water and waterbodies are considered to be low
- Remediation and validation of the site are required.

The report notes that the site can be made suitable for the proposed residential land use subject to the implementation of the following recommendations, prior to earthworks and site preparation:

- A remedial action plan is to be prepared to devise strategies for remediation and management of the contaminated material
- Site validation is to be carried out following the remediation of the contaminated area

Bushfire

The Bushfire Assessment Report, 12 July 2023 was prepared by Ember consulting and utilises the methodology as per the *Rural Fires Act* 1997. The recommendations are suitable for use in the assessment of the planning proposal. The report found that proposed amendments within the scoping proposal are capable of ensuring that future development can comply with the relevant guidelines, *Planning for Bushfire Protection*, 2019 and can provide adequate infrastructure to support emergency evacuation and firefighting operations. The reports notes that the proposal can be supported.

Traffic Transport and Access Assessment

Assessing the traffic impact of the proposal, the report notes that an additional 190 dwellings could be developed in NH345 with no changes in the planning controls. The assessment identifies that an additional 160 dwellings are made possible by the scoping proposal. In total, the assessment calculated that the total dwellings in the NH345 could increase by 350 dwellings compared to the development application.

The assessment using the proposed subdivision plans to identify the number of dwellings in each of the neighbourhoods for the purpose of establishing the impact on the road network.

9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg) (Continued)

Area	Households	Population
NH12	4,214	13,316
NH345	2,297	7,259
Total	6,511	20,575

During the development of the road network in the development application, the potential additional 350 residential lots was tested to ensure that the road hierarchy would not be affected by the potential increase in dwellings. This testing was able to establish that increases were not sufficient to require an increase in the road hierarchy and would not therefore require any modification during a planning proposal process.

Aboriginal and Cultural Heritage Assessment Report

A report on the Aboriginal Cultural Heritage for the Googong Neighbourhoods 3-5 was prepared by Navin Officer - heritage consultants and forms Attachment G to the scoping proposal. The report includes a table (table 9.1) of the identified Aboriginal site information, anticipated impact, and mitigation actions.

The key recommendations include:

- Adopt the management and mitigation strategies of Table 9.1 in the report,
- Approval for an AHIP prior to commencement of works,
- A program of archaeological salvage should be conducted for surface Aboriginal sites, prior to the commencement of construction of Neighbourhood 3-5, and
- The report should be provided to DPIE of information and records.

Referrals

Following consultation with key stakeholders on an amendment to the Googong Foreshore Interface Management Strategy in 2021, Icon Water provided in principle agreement to the realignment of the Googong Dam Catchment subject to preparation of technical and supporting documentation that demonstrate that the proposal will not adversely impact the Googong Reservoir.

Should the scoping proposal be progressed, consultation with state agencies will be required.

Key agencies include:

- Department of Planning and Environment – Environment and Heritage
- Department of Planning and Environment – Natural Resources Access Regulator (NRAR)
- Department of Planning and Environment – Planning
- ACT Government
- Transport for NSW
- Googong Foreshore Interface Management Strategy Working Group
- Icon Water

**9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg)
(Continued)**

Risk/Policy/Legislation Considerations

The applicable legislative instruments are the *Environmental Planning and Assessment Act 1979* and *Regulations 2021*. These along the Department of Planning and Environment's guidelines on making LEP's, set out the process for preparing and progressing a planning proposal. In addition, the planning proposal will be required to address the NSW Local Planning Directions, including 3.1 Conservation zones. As the proposal overall would increase the amount of land zoned for conservation across the site by approximately 27Ha it may be considered to be consistent with the requirements to protect land with biodiversity values.

Financial, Budget and Resource Implications

Council's Fees and Charges 2023-24 provide for the cost recovery of the review and reporting on scoping proposals. The current fee is \$1,846 plus \$185 per hour after 10 hours. This accounts for time to assess the proposal and accommodate meetings with staff and in this case included a workshop and site inspection with Councillors.

Should that scoping proposal be progressed, the review and progression of the planning proposal will attract the fees and charges for a complex planning proposal. The current fee for a complex planning proposal is \$49,134 plus \$175 per hour after 280 hours.

Links to QPRC/Regional Strategic Plans

The relevant regional Strategic Plan is the South-East and Tablelands Regional Plan. This proposal is consistent with Objective 6 of the draft South-East and Tablelands Regional Plan, which seeks to enhance biodiversity, habitats, and the connections between them, by protecting additional habitat for the Pink-Tailed Worm-Lizard. The Pink-Tailed Worm-Lizard is listed as Vulnerable under the (Cwlth) *Environment Protection and Biodiversity Conservation Act 1999*.

Queanbeyan Residential and Economic Strategy Review

The Queanbeyan Local Environmental Plan (Googong) 2009 was gazetted in October 2009 rezoning the area known as Googong from a rural zone to an Urban Release Area accommodating approximately 6,190 dwellings. The site of the scoping proposal is located within the identified Urban Release Area on the maps in the current QPRLEP 2022.

Conclusion

A scoping proposal to rezone part of Lot 11 DP 1266001 (29 Connolly Street, Googong) and Lot 6 DP 1294382 (Wellsville Drive, Googong) has been lodged by Eight Mile Planning on behalf of Peet Limited.

The proposed amendments seek to:

- rezone land from Residential land use zones to Conservation and Recreational land use zones (approx. 49Ha),
- rezone land from Conservation land use zones to Residential land use zones (approx. 11Ha),
- rezone land from Large Lot Residential to General Residential,
- realign the Googong Dam Catchment Boundary, and
- amend the minimum lot size for land proposed to be rezoned.

The rezoning of land from residential land use zones to conservation land use zones is required to ensure that areas of Threatened Ecological Communities (TEC) are protected. The










9.5 Scoping proposal - Googong Dam Realignment (Ref: ; Author: Ormella/Hogg) (Continued)

realignment of Googong Dam Catchment Boundary and rezoning of land with low biodiversity values from conservation to residential land ensures that the future number of dwellings that may be delivered is generally consistent with Councils' Queanbeyan Residential and Economic Strategy Review. Generally, the technical studies indicate that the scoping proposal can be supported and matters such as the appropriate minimum lot size for small sections of R5 Large Lot Residential land can be addressed through the preparation of the planning proposal and consultation period.

The review of the scoping proposal incurs a fee of \$1,846 plus \$185 per hour after 10 hours. The preparation of the planning proposal will attract the fees and charges for a complex planning proposal. The current fee for a complex planning proposal is \$49,134 plus \$175 per hour after 280 hours.

It is considered reasonable and justifiable that the scoping proposal to be progressed and a planning proposal be prepared.

Attachments

Attachment 1 	Scoping Proposal (<i>Under Separate Cover</i>)
Attachment 2 	Attachment A - Extent of Technical Assessment (<i>Under Separate Cover</i>)
Attachment 3 	Attachment B - Stormwater Management Report (<i>Under Separate Cover</i>)
Attachment 4 	Attachment C - Hydrological Assessment (<i>Under Separate Cover</i>)
Attachment 5 	Attachment D - Preliminary Site Investigation (<i>Under Separate Cover</i>)
Attachment 6 	Attachment E - Bushfire Assessment Report (<i>Under Separate Cover</i>)
Attachment 7 	Attachment F - Traffic and Transport (<i>Under Separate Cover</i>)
Attachment 8 	Attachment G - Aboriginal Cultural Heritage Assessment Report (<i>Under Separate Cover</i>)
Attachment 9 	Attachment H - Biodiversity Certification Assessment Report (BCAR) (<i>Under Separate Cover</i>)

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation (Ref: ; Author: Ormella/Lodder)

File Reference: PP.2023.0001

Recommendation**That Council:**

- 1. Notes the outcome of a recent public exhibition of a Planning Proposal for changes to eight planning maps of Googong township.**
 - 2. Adopts this Planning Proposal identified by NSW Government as PP-2023-912**
 - 3. Agrees to finalise the NSW planning process to update these Local Environmental Plan maps for Googong, noting that this is a map-only amendment to the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.**
-

Summary

At its meeting of 12 April 2023, Council resolved to progress a Planning Proposal to allow further consideration of proposed housekeeping amendments to the *QPRLEP 2022* in respect of the Googong Urban Release area, with the exception of the following measure:

- Change the minimum lot size along the southern part of the Googong Township and Old Cooma Road, as it is based on an assumption about future development south of the Googong Township that has not been determined and, therefore, increased density arising from the proposed change to minimum lot size is not in the public interest at this time (**Resolution No. 112/23**).

The Planning Proposal (Attachment 1) and the associated Gateway determination was open for community comment from Wednesday 25 October 2023 until Tuesday 21 November 2023. Submissions and information lodged with Council during this process may be subject to public access under the *Government Information (Public Access) Act 2010*. There were two submissions to council on the Your Voice website. These were considered and the objections or impacts were not considered of sufficient merit to vary the Planning Proposal.

The purpose of this report is to advise Council of the outcomes of the public exhibition, and to recommend Council now adopts and finalises this Planning Proposal.

Background**Summary of changes in Planning Proposal PP-2023-912**

The Planning Proposal document (Attachment 1) includes the rationale and details of the revisions to eight maps of the current Local Environmental Plan for the Googong township that as listed below:

- Amending to the zone boundaries of lands zoned R1 General Residential and R5 Large Lot Residential near the Neighbourhood Centre of Googong Neighbourhood 5 to align with the housing lot boundaries

9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation (Ref: ; Author: Ormella/Lodder) (Continued)

- Rezoning land zoned R1 General Residential that have been dedicated to Council but not yet zoned RE1 Public Recreation
- Amending the Minimum Lot Size in Googong associated with change above
- Amending the Dual Occupancy Maps in Googong associated with change above
- Amending the Additional Permitted Uses Map to maintain consistency with the Googong Master Plan and endorsed Structure Plan
- Amending the Local Clauses Map to maintain consistency with the Googong Master Plan and endorsed Structure Plan
- Amending the Floor Space Ratio Map associated with the changes to the Additional Permitted Uses Map.
- Amending the Height of Building Map associated with the changes to the Additional Permitted Uses Map.
- Removing the Googong Shearing Shed item I282 from Schedule 5 Environmental Heritage and its location from the Heritage Map following a council decision in 2022.

Attachment 2 includes all of the eight replacement LEP maps proposed for this amendment.

NSW Agencies

Before public exhibition, Heritage NSW was consulted on the heritage change within this Planning Proposal. On 18 October 2022, Heritage NSW: advised Council that it had no comment on this change, noting a council report and decision on this matter in July 2022.

Exhibition of the Planning Proposal

Refer to Attachment 3 for a report on the two responses received by Council. No submissions were recorded on the NSW Planning Portal website during the exhibition period of this Planning Proposal.

ReportQPRC Submission 1. Googong Shearing Shed

The submission was critical of the delisting of the Googong Shearing Shed.

Council considered this at its meeting in July 2022 (**Resolution No 272/22**), whereby Council agreed to the revised design for the relocation and redevelopment of the Googong Shearing Shed, and the delisting of the Shearing Shed Complex as a local heritage item under Council's applicable Local Environmental Plan.

This decision is deemed to address the objection of Submission 1. There is no change as a result of this submission.

QPRC Submission 2. Googong Neighbourhood Local Centre 03

The following comment was received:

Document from "Eight Mile Planning", planning proposal - housekeeping amendment June 2023. Figure 5.8 'Proposed height of buildings' map. Area denoted and marked "M" on the extreme Southern boundary of Googong township allows for 12M high buildings.

9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation (Ref: ; Author: Ormella/Lodder) (Continued)

This will directly impact, not only on the view but personal privacy of the few existing rural neighbours to the immediate South of the boundary. In addition, no thought has been given to rural neighbours performing tractor or other farm implement work in their respective paddocks and consequent visual, air and noise quality that may impact on city type residents. Perhaps being exacerbated for multi-unit type constructions which I gather will be in the "M" zoned areas. The existing M clauses map in the Southern extremity area still has an affect but not to such an extent as that which it will become if moved to that as proposed in the document.

This submission was critical of the building height of Googong Neighbourhood Centre 03 being closer to the nearby residents to the west, southwest and south of the Googong township. This observation is correct. The location of Neighbourhood Local Centre 03 in the proposed HOB map has been measured to be 270 metres closer to the southern Googong Township boundary than the existing HOB map (Figure 1 and Figure 2).

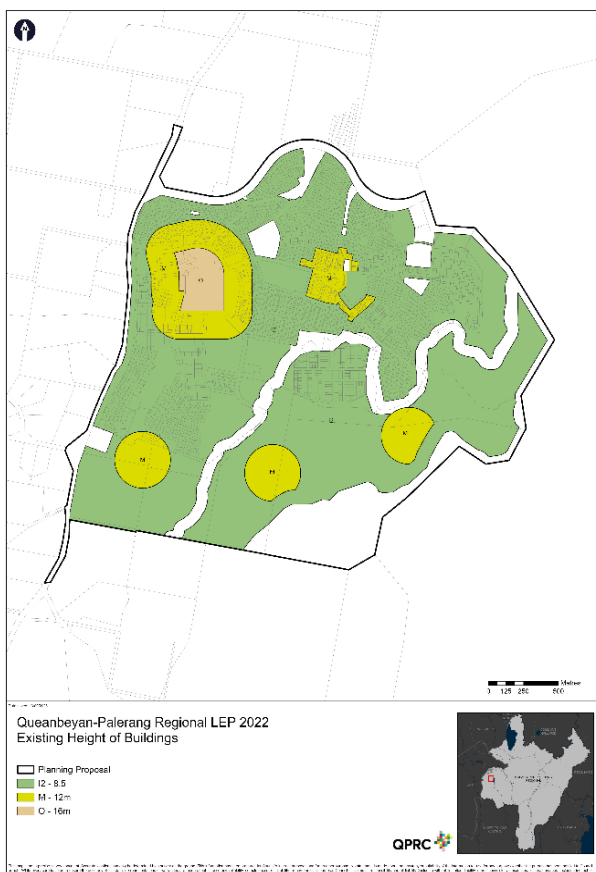


Figure 3. Existing Height of Buildings Map.

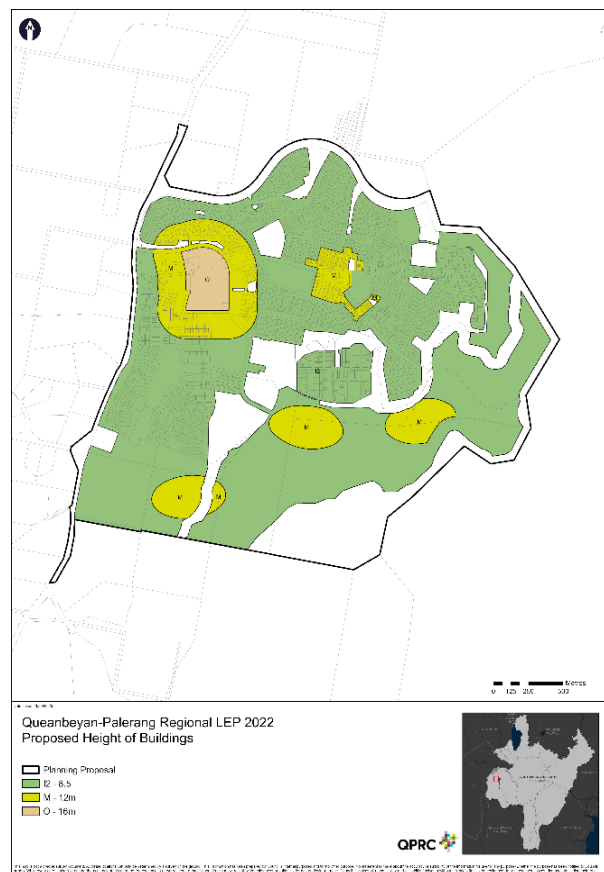


Figure 3, Proposed Height of Buildings Map.

The location of Neighbourhood Local Centre 03 in the proposed HOB map has been measured to be 266m, 343m, 653m and 754m away from four nearby residences (Figure 3).

9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation (Ref: ; Author: Ormella/Lodder) (Continued)



Figure 3. Proximity of existing houses to NH Centre 03.

Current controls in Googong

Googong local centres have been shown as indicative locations during the development of Googong. The locations were based on the original Master Plan adopted by Council on 13 October 2010. In 2023, the proposed location of Neighbourhood Local Centre 03 changed following the determination for the land subdivision of Googong NH3-5 dated 20 September 2022.

Section 10.3 of Googong DCP Part 10 (pp 20- 28) documents the Council's endorsement of the planning controls that apply to Googong Neighbourhood Centres (Attachment 5) that was endorsed by Council resolution 186/23 of 24 May 2023). The building height of 12 metres is to facilitate eight additional permitted uses for land zoned R1 General Residential in the current Local Environmental Plan. They include advertising structures, business premises, food and drink premises, kiosks, markets, office premises, service stations and shops. These additional uses are reasonable expectations of the nearby residents to enjoy the convenience of local services.

Concluding remarks from Submission 2

Two issues are raised by Submission 2:

1. The privacy and views of the rural neighbours to the south, southwest and west of Googong NH Centre 03.
2. The impact of activities from this adjacent land on the residents of Googong NH3.

9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation (Ref: ; Author: Ormella/Lodder) (Continued)

In considering this submission, the following matters are relevant:

- The 12 metre maximum height of the Googong Local Centre 03 is 3.5 metres higher than the permissible height of 8.5 metre buildings in the surrounding residential land of Googong Neighbourhood 3 (Figure 2).
- The distances of the four adjacent houses in that are 266m or 343m or 653m or 754m away from Googong Local Centre 03 (Figure 3).
- Council endorsed the controls applicable to Googong Local Centre 03 in its resolution 186/23 of 23 May 2023. There could be a misinterpretation of this impact because not all of the buildings in this Local Centre will be 12 metres. The Googong Development Control Plan Part 10 includes a control that will:

“allow a range of building heights (up to a maximum of 3 storeys and 12m) with a transition in heights to the surrounding residential areas.” (Attachment 4, p21).

Staff have concluded that the impacts raised by Submission 2 will not be of significant magnitude to either the four rural neighbours or the future Googong NH3 residents to recommend any changes to the existing DCP controls for Googong Neighbourhood Local Centre 03. No change as a result of this submission.

Risk/Policy/Legislation Considerations

The NSW Government Gateway determination dated 8 June 2023 has authorised Council to be the local plan-making authority (LPMA) to exercise the functions under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

This Planning Proposal is a map-only LEP amendment. If Council agrees, staff will request that the Department prepares the legal drafting of this amendment after Council has supplied the proposed map data and proposal information. Once the Department has prepared the legal instrument, Council staff will make the plan under delegation.

Financial, Budget and Resource Implications

The applicants have agreed to pay the cost of processing the Planning Proposal in accordance with Council's current fees and charges. The required fee for the 2022-23 fiscal year is \$7,100 plus \$178 per hour after 40 hours. This approved Planning Proposal has progressed well, two town planners in the Land-Use Planning Branch have allocated an appropriate percentage of their time. This will be offset by the payment of fees by the applicants.

Links to QPRC/Regional Strategic Plans

The Planning Proposal is considered to be consistent with the Queanbeyan Palerang Regional Council Local Strategic Planning Statement 2020 and the Queanbeyan Residential and Economic Strategy 2031.

Conclusion

Planning Proposal PP-2023-912 has now been subject to the single required agency consultation and a public exhibition period in accordance with Council policy.





Council received objections to the planning decisions made to two maps. The first was to Heritage map HER_001E and the other to Height of Buildings Map HOB_001E.

After consideration of the two objections, staff are recommending that no amendments to the Planning Proposal are required.

9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation (Ref: ; Author: Ormella/Lodder) (Continued)

Accordingly, staff are recommending that the Planning Proposal be adopted and finalised.

Attachments

- | | |
|---|---|
| Attachment 1 | Googong Housekeeping Planning Proposal - exhibition document (<i>Under Separate Cover</i>) |
|  | |
| Attachment 2 | Proposed LEP maps for Googong Housekeeping Amendment 2023 (<i>Under Separate Cover</i>) |
|  | |
| Attachment 3 | QPRC Your Voice submissions for Googong Housekeeping Amendment 2023 (<i>Under Separate Cover</i>) |
|  | |
| Attachment 4 | Googong DCP Part 10 extract - Neighbourhood Centres (<i>Under Separate Cover</i>) |
|  | |

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.7 Road Naming - Tirriwirri Lane, Burugun Walk and Galu Way, Tralee (Ref: ; Author: Ormella/Lamont)

File Reference: DA.2021.1537 and 26.4.1-4

Recommendation**That Council:**

- 1. Adopt in principle the names; Tirriwirri Lane, Burugun Walk and Galu Way, Tralee. Created under subdivision development consent DA.2021.1537 Condition #26.**
 - 2. Advertise the proposed road names for public comment for 28 days. Publish a notice in the NSW Government Gazette for the road names Tirriwirri Lane, Burugun Walk and Galu Way, if no objections received.**
-

Summary

Council has worked in conjunction with the developer to name two new walkways and one laneway created as part of a Subdivision - 47 Torrens title residential lots and 2 lots for public reserve, off Elkhorn Road Tralee, as required under Condition #26 of the development consent DA.2021.1537.

Council staff have submitted the names Tirriwirri Lane, Burugun Walk and Galu Way to the Geographical Names Board of NSW (GNB) for pre-approval and it found no issues with the proposal. It is now for Council to endorse and put out for public comment.

Background

Council has received a request to name two new walkways and one laneway created as part of a Subdivision - 47 Torrens title residential lots and 2 lots for public reserve; off Elkhorn Road, Tralee as required under Condition #26 DA.2021.1537. The proposed names Tirriwirri Lane, Burugun Walk and Galu Way are located off Elkhorn Road, Tralee as identified in Map 1. below.

Report

Council has worked in conjunction with the developer to name the two new walkways and one lane way created as part of Subdivision - 47 Torrens title residential lots and 2 lots for public reserve; creation of a public laneway as required under condition #26 of the development consent DA.2021.1537. These roads are located east of Environa Drive off Elkhorn Road, Tralee and identified in Map 1. below.

In accordance with Clause 6.2.2 of Councils Road Names Policy, staff and the developer worked through the Register of Proposed Road Names and were able to select three Indigenous words already endorsed by the Ngambri Land Council (Attachment 1) and meet the requirements of The Geographical Names Board of NSW (GNB).

Any road name must be supported by information on the origin of the name and relevant background.

9.7 Road Naming - Tirriwirri Lane, Burugun Walk and Galu Way, Tralee (Ref: ; Author: Ormella/Lamont) (Continued)

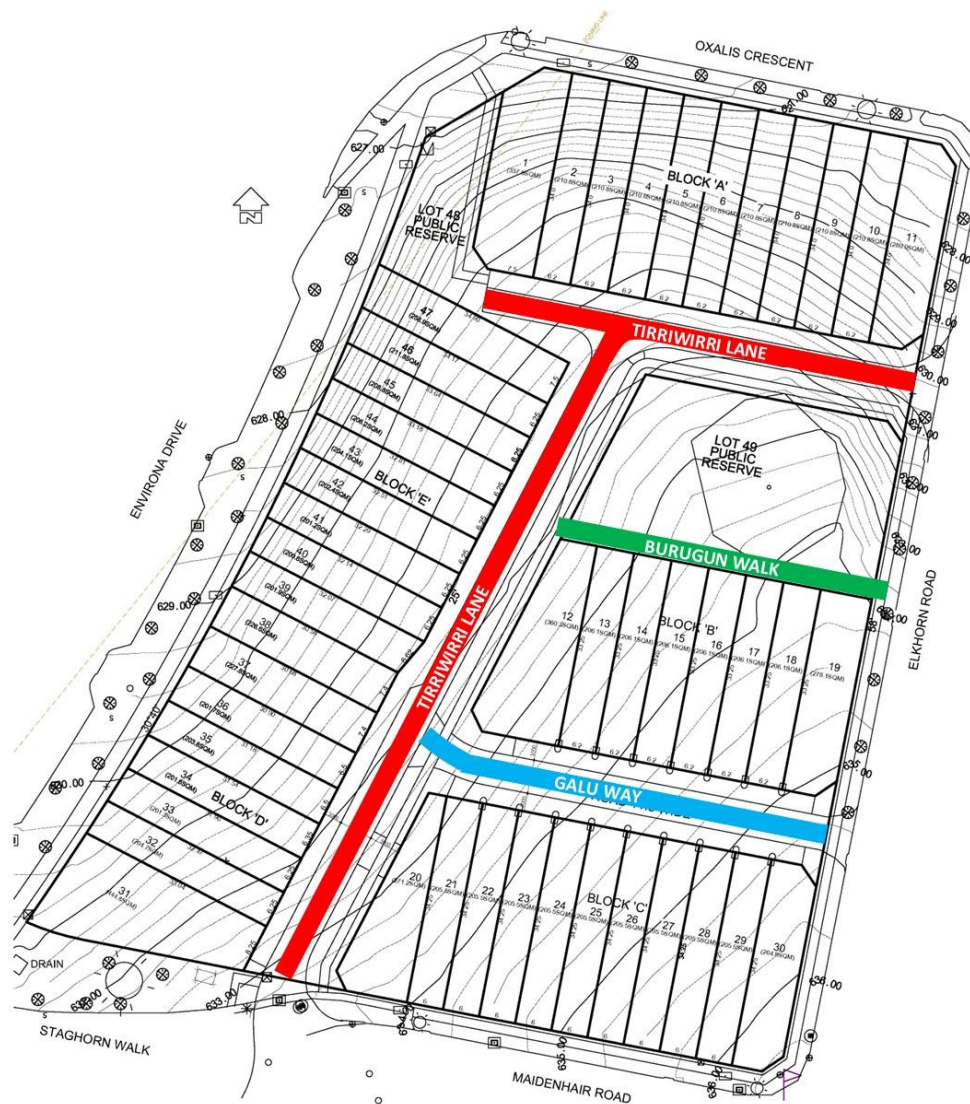
The proposed names are Tirriwirri Lane, Burugun Walk and Galu Way.

Tirriwirri – Ngambri word for Ironbark

Burugun – Ngambri word for Echidna

Galu – Ngambri word for Crane (white)

Map 1.



9.7 Road Naming - Tirriwirri Lane, Burugun Walk and Galu Way, Tralee (Ref: ; Author: Ormella/Lamont) (Continued)

Risk/Policy/Legislation Considerations

The road names *Tirriwirri Lane, Burugun Walk and Galu Way* have been assessed under the following policies:

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

The QPRC Roads Name Policy Clause 6.2.2; specifies that at the land subdivision stage where three or fewer new roads are created, a property developer may select road names from the Register of Proposed Road Names or propose other names in accordance with GNB policies and the criteria referenced in 6.2.1 for consideration and approval.

Criteria for proposed road names can include (but is not limited to) the following:

- a. Promotion and recognition of local First Nations Peoples' language
- b. Recognition of local First Nations People
- c. Recognition of eminent persons connected to the area
- d. Recognition of local history and events
- e. Recognition of the natural environment
- f. Recognition of Australian heritage

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 developer 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

Council has worked in conjunction with the developer to name two new walkways and one laneway created as part of a Subdivision - 47 Torrens title residential lots and 2 lots for public reserve, off Elkhorn Road Tralee, as required under Condition #26 of the development consent DA.2021.1537.

The proposed names *Tirriwirri Lane, Burugun Walk and Galu Way* have been selected in accordance with Council's Road Names Policy and the Geographical Names Board Guidelines for the Naming of Roads. The names *Tirriwirri Lane, Burugun Walk and Galu Way* comprise unambiguous words that are easy to spell and pronounce, are supported by the applicant, endorsed for use by Ngambri Local Aboriginal Lands Council (Attachment 1.) and have preapproval from the GNB. It is recommended that these road names be publicly exhibited for 28 days, following which and subject to no objections being received, that it be published in the NSW Government Gazette.

Attachments

Attachment 1 Ngambri Words Endorsed (*Under Separate Cover*)



REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.8 Road Naming Proposal - Estate 2 Stage 1- South Jerrabomberra Urban Release Area (Ref: ; Author: Ormella/Knight)

File Reference: 26.4.1-04

Recommendation

That Council:

- 1. Adopt in principle the name “Abelia Avenue” as a proposed road name for use in Estate 2 Stage 1 of the South Jerrabomberra Urban Release Area.**
 - 2. Replace the allocation of the approved road name “Ironstone Range Drive” with “Abelia Avenue” in Estate 2 Stage 1 of the South Jerrabomberra Urban Release Area.**
 - 3. Advertise the proposed road name for public comment for 28 days.**
 - 4. Publish a notice in the NSW Government Gazette for the road name “Abelia Avenue” if no objections are received.**
-

Summary

Council has received two requests from the proponents of the South Jerrabomberra Urban Release Area regarding road names:

1. To approve the name “Abelia Avenue” for use in Estate 2 Stage 1 of the South Jerrabomberra Urban Release Area, and
2. Replace the allocation of the approved road name “Ironstone Range Drive” with “Abelia Avenue”.

This report seeks to adopt the road name “Abelia Avenue” as a proposed road name and for it to replace the allocation of the previously approved road name “Ironstone Range Drive”.

Background

Council has previously worked with the applicant’s consultant and the Geographical Names Board (GNB) to generate a pre-approved list of names for this development which differ from those elsewhere in the local government area and meet the criteria for road naming set down by the GNB. The developer has chosen “Abelia Avenue” from this list of pre-approved road names to progress to approved for use.

Council considered a report on 10 November 2021 for the road naming of Estate 2 Stage 1 in the South Jerrabomberra Urban Release Area. The report included assigning the name “Ironstone Range Drive” to the main entry road of Estate 2. Due to realignment of the road and lot layout in Estate 2 Stage 1, the allocation of approved road names requires amending and the proponent of this development has requested the main entry road be allocated the proposed road name “Abelia Avenue”. The name “Ironstone Range Drive” will be removed from use in this stage and be added to the proposed list of approved names for future allocation.

9.8 Road Naming Proposal - Estate 2 Stage 1- South Jerrabomberra Urban Release Area (Ref: ; Author: Ormella/Knight) (Continued)

Report

The South Jerrabomberra Urban Release Area (formerly South Tralee) was approved by the Joint Regional Planning Panel under DA 395-2017 in August 2018. Construction of the first stage of the subdivision (Estate 1) is near completion and road names have been approved and gazetted. The proposed road naming approval process for Estate 2 Stage 1 is now underway.

In accordance with Clause 6.2.2 of Council's Road Names Policy, Council has worked with the applicant's consultant and the Geographical Names Board (GNB) to arrive at a list of names which differ from those elsewhere in the local government area and meet the criteria for road naming set down by the GNB. The developer has chosen to continue with Australian flora as a theme after which the new roads within Estate 2 will be named. The developer has chosen "Abelia Avenue" from this list of pre-approved road names to progress to approved for use.

Abelia grandiflora is an ornamental shrub that is grown for its attractive foliage and exceptionally long bloom time. The eye-catching leaves come in many different colours - from gold to burgundy - that often change throughout the growing season. Fragrant tubular flowers bloom for months, making it a nonstop food source for hummingbirds, butterflies and insect pollinators. Related to honeysuckle, the genus Abelia includes 30 species of deciduous and evergreen shrubs. Glossy abelia (*A. grandiflora*), the most common garden species, produces shiny semi-evergreen leaves in colder zones, while retaining year-round colour in warmer regions. Newer hybrids are bred for unique foliage colour, showier flowers and compact sizes more suitable to small urban lots.

Source: www.anbg.gov.au; www.gardendesign.com/shrubs/abelia.html

The road name "Ironstone Range Drive" was approved in principle by Council at the 10 November 2021 meeting (**Resolution PLA189/21**) for the naming of the roads in Estate 2 Stage 1 development of the Southern Jerrabomberra urban Release Area.

Due to realignment of the road and lot layout in Estate 2 Stage 1, the current allocation of approved road names requires amending and the proponent of this development has requested the main entry road be allocated the proposed road name "Abelia Avenue". The previously allocated name "Ironstone Range Drive" will be removed from use in Estate 2 Stage 1 and be returned to the proposed list of approved names for Estate 2 for future allocation.

Figure 1 shows the amended proposed road layout for the purposes of road naming.

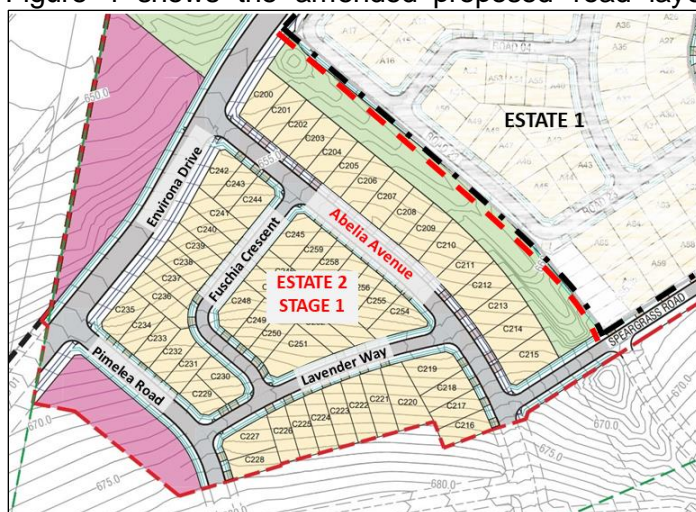


Figure 1 – Amended road name allocation – Estate 2 Stage 1

9.8 Road Naming Proposal - Estate 2 Stage 1- South Jerrabomberra Urban Release Area (Ref: ; Author: Ormella/Knight) (Continued)

Risk/Policy/Legislation Considerations

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

The road name “Abelia Avenue” has been assessed under these policies and meets the requirements of Clause 6.3.4 and 6.2.1(e).

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 that location. The criteria in clause 6.2.1 of the policy states: Community members with connections to the local government area and property developers are encouraged to submit proposed road names to Council in accordance with NSW Government guidelines as set out by the GNB for inclusion in the Register of Proposed Road Names. Criteria for proposed road names can include (but is not limited to) the following:

- (a) Promotion and recognition of local First Nations Peoples’ language
- (b) Recognition of local First Nations People
- (c) Recognition of eminent persons connected to the area
- (d) Recognition of local history and events
- (e) Recognition of the natural environment
- (f) Recognition of Australian heritage

The NSW Address Policy and User Manual.

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.

The name “Abelia Avenue” meets the requirements these policies.

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 developer 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

Council has previously worked with the applicant’s consultant and the Geographical Names Board (GNB) to generate a pre-approved list of names for this development which differ from those elsewhere in the local government area and meet the criteria for road naming set down by the GNB. The developer has chosen “Abelia Avenue” from this list of pre-approved road names to progress to approved for use in Estate 2 Stage 1 of this development.

The proponent of this development has also requested “Abelia Avenue” replace the previously allocated name “Ironstone Range Drive” and reserve Ironstone Range Drive for use in a future stage of this development.

It is recommended that Council endorse the road name “Abelia Avenue” as a proposed road name for use in Estate 2 Stage 1 of the South Jerrabomberra Urban Release Area, replace the allocation of the approved road name “Ironstone Range Drive” with “Abelia Avenue”, advertise “Abelia Avenue” for public comment and subject to no objections being received, publish the notice of the name “Abelia Avenue” in the NSW Government Gazette.

Attachments Nil

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.9 Application for a QPRC Cultural Grant - Australian Dance Party (Ref: ; Author: Richards/Mirowski)

File Reference: Grants 11.10

Recommendation

That Council approve a cultural grant of \$1,500 to Australian Dance Party Ltd towards costs for 'Escape from Plastika' performance in Braidwood in April 2024.

Summary

On 13 November 2023 the Australian Dance Party (ADP) applied for a Council Cultural Grant. The application (Attachment 1) seeks \$1,500 funding towards the cost of staging an interactive theatre and dance production in Ryrie Park Braidwood in April 2024.

Council approval of the grant is sought.

Background

'Escape from Plastika' is a 40-minute youth and family-focused show providing an interactive and educational dance theatre experience centred around the need for sustainability and caring for our environment. The production has been delivered at ACT primary schools and community venues, including at the Floriade Festival. ADP are currently working with councils to create a viable regional tour of the production across Central Western and South-East NSW, to enable access to a free, professional production that is entertaining and educational. The production's Touring Brochure was attached to the online application and is at Attachment 2.

The outdoor show invites the audience to time travel with the 'Anti Disaster Platoon' on an active mission for the future – exploring the problem of plastic. ADF wishes to present two shows at Ryrie Park and one related workshop with the theme 'Reduce-Reuse-Recycle-Replace' which will provide hand-on engagement with different types of plastics, and how we can use/dispose of them. The show is interactive, with audience engagement through dance.

Report

As a company limited by guarantee, The Australian Dance Party meets the eligibility criteria for a Council Cultural Grant. The applicant is a public company registered under the *Corporations Act 2001* and is also registered as a charity with the Australian Charities and Not-for-profit Commission (ACNC). The organisation is in the ACT but is eligible under the Cultural Grants Guidelines because it will be working in, and with, the community of the Queanbeyan-Palerang region, and through the application demonstrating that it is of benefit to the LGA's community through its cultural and artistic outcomes.

The application seeks \$1,500 to pay a portion of performance fees for 3 artists and technical support for 2 shows in Braidwood, and for one or two workshops as desired by the community. The project is eligible under the Cultural Grants Guidelines for a grant of up to \$1,500.

The project will be conducted in partnership with Braidwood Youth Performing Arts Association (BYPAA) who will provide promotional, administrative and financial support. Whilst in Braidwood the ADP will lead a dance/choreography workshop for BYPAA and provide coaching on developing a professional arts practice.

9.9 Application for a QPRC Cultural Grant - Australian Dance Party (Ref: ; Author: Richards/Mirowski) (Continued)

Risk/Policy/Legislation Considerations

Council's Cultural Grants are administered in compliance with the *QPRC Donations Policy*. Under s.356 of the *Local Government Act 1993* QPRC 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

A total of \$15,000 Cultural Grants funding is available for distribution in the 2023/24 financial year. Only one grant of \$1,000 has been approved so far, leaving \$14,000 funds available.

Links to QPRC/Regional Strategic Plans



The project aligns well with the QPRC Community Strategic Plan, and in particular with Strategic Pillar 1 'Community'. It will progress Strategic objective 1.1 'Our community is strengthened through connection and participation that enhances our community and cultural life'.

It will also advance the associated strategy to build cultural capacity through the availability and participation in arts, performance and cultural gatherings, events, and exhibitions.

Conclusion

This project will improve the Braidwood community's opportunities for involvement in cultural and arts activities, and has potential arts capacity building benefits and is recommended for Council approval.

Attachments

- | | |
|---|--|
| Attachment 1 | Cultural Grants Application_Australian Dance Party (<i>Under Separate Cover</i>) |
|  | |
| Attachment 2 | Touring Brochure_Escape from Plastika (<i>Under Separate Cover</i>) |
|  | |

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.10 Quarterly Budget Review Statement for the Quarter Ending 30 September 2023 (Ref: ; Author: Monaghan/Blakey)

File Reference: 43.7.2-26

Recommendation

That Council:

- 1. Receive the September 2023 Quarterly Budget Review Statement.**
 - 2. Adopt the budget variations outlined in the report.**
 - 3. Note the opinion of the Responsible Accounting Officer in relation to Council's financial performance and projected year result is satisfactory.**
-

Summary

The September 2023 Quarterly Budget Review Statement (QBRs) provides a summary of Council's financial performance at the end of the September 2023 quarter and reports on progress made against the original budget adopted by Council in its 2023/24 Operational Plan.

The budget adjustments recommended to Council for approval result in a net increase to the consolidated budgeted deficit before capital items of \$49k.

The revised budgeted operating result for the year to 30 June 2024 is a deficit of \$3.3M comprising a deficit of \$7M in the General Fund and a surplus of \$2.3M in the Water fund and a surplus of \$1.4M in the Sewer Fund.

The impact of the 18% Special Rate Variation (SRV) on the 2023/24 General Fund budget, is an improvement to the financial position of \$5.8m. Without the SRV, Council's projected year end result would be a deficit of \$12.8m. Council's cash position would be negatively impacted which would have flow on effects to service provision and asset renewals.

Background

Quarterly Budget Review Statements provide progress reporting against the original annual budget, and subsequent revisions at the end of each quarter. A detailed list of budget adjustments recommended is provided in the below listed reports included in the September QBRs:

1. Income Statement by fund and consolidated – This is budget summary and shows the actual income & expenditure as at 30 September 2023 against the original annual budget, with proposed budget adjustments and an updated annual budget forecast.
2. Consolidated budget summary by service – Provides the same information for the Council, listed by service.
3. Capital Expenditure Statement – This report is in the same format, with the actual balances as at 30 September 2023 for capital works projects, with proposed budget adjustments and an updated annual budget forecast.
4. Cash and Reserves Budget Summary – This report shows the Council's total cash and reserves and working funds on 30 September 2023

**9.10 Quarterly Budget Review Statement for the Quarter Ending 30 September 2023
(Ref: ; Author: Monaghan/Blakey) (Continued)**

5. Key Performance Indicators – Council's performance as at 30 September 2023 measured against Office of Local Government benchmarks
6. Contracts Register
7. Consultancy & Legal Expenses Overview
8. Loan Summary – Current and proposed loans

Report

See attached report for full details of the QBRs.

Risk/Policy/Legislation Considerations

Council prepares quarterly budget review statements in accordance with clause 203(1) of the Local Government (General) Regulation 2005 which requires that, not later than 2 months after the end of each quarter, excluding the June quarter, the Responsible Accounting Officer (RAO) must submit a budget review statement to Council.

The budget review statement must include or be accompanied by a report as to whether or not the RAO believes that the statement indicates that the financial position of the council is satisfactory, having regard to the original estimate of income and expenditure, and if that position is unsatisfactory, recommendations for remedial action.

In the opinion of the RAO, the September QBRs projects that the financial position as at 30 June 2024 will be satisfactory but at high risk. It is recommended that remedial action be undertaken to reduce this risk, including:

1. A deficit general fund budget, when accumulated with previous years' deficits, is not financially sustainable. Opportunities to improve the general fund's income has begun with the implementation of the special rate variation of 18% for 3 years. Focus needs to be on future year results.
2. Expenditure reductions including opportunities for efficiency savings is a focus of each budget review. This budget review provides a very small increase to unrestricted cash.
3. Confirm Council's objectives:
 - a. that general fund expenditure does not exceed income,
 - b. there is enough available cash to pay current liabilities
 - c. and assets are maintained to a standard that meets community expectations.

Financial, Budget and Resource Implications

Consolidated net budget adjustments of -\$49k will increase the projected June 2024 deficit (after carry forwards) before capital items to \$3.268m.

General Fund net budget adjustments of -\$49k will increase the projected June 2024 deficit (after carry forwards) before capital items from -\$6.918m to -\$6.967m. This is mainly due to the following projects:

- Savings in expenses for Councillor fees due to a councillor resignation \$20k.
- Increase in expenditure due to a refund of grant income for the Boat Ramp Project \$70k offset by reserves funding.

**9.10 Quarterly Budget Review Statement for the Quarter Ending 30 September 2023
(Ref: ; Author: Monaghan/Blakey) (Continued)**

Water Fund net budget adjustments of \$0m will have no effect on the projected June 2024 surplus before capital items remaining at \$2.33m.

Sewer Fund net budget adjustments of \$0m will have no effect on the projected June 2024 surplus before capital items remaining at \$1.369.

Capital Projects

The original capital works 2023-24 budget plus prior year carry over budget is \$104.3m (including loan repayments). Total \$10.2m (10%) has been expended by 30 September 2023. This budget is recommended to be reduced by \$196K at September 2023.

The new proposed capital works program (including loan repayments) is \$104.1m.

The QBRs provides a full list of recommended capital budget adjustments. Some of the major projects are:

- Receipt of Regional Emergency Road Repair program grant income of \$4.322m will be transferred to reserves until a works program is developed.
- Showground Pavilion – this multiyear project requires a budget adjustment of \$402K for expenditure to be incurred this year which will be offset by remaining grant income.
- Rural Fire Services Mulloon Station project will commence. \$775K of expenses is to be offset by a capital contribution from the RFS.
- Tarago Road project - a multiyear project with most of the funding spent in the prior year after the 23/24 original budget was set. This reduction of \$1.542m to this year's budget is to bring this back in line with the total project budget.

Cash Reserves

The cash and reserves summary, reports Council's current total reserve funds, and balance of unrestricted cash that is used for everyday cash flow purposes as at 30 September 2023. Unrestricted cash can move significantly up and down throughout the year based on large cashflow movements for quarterly rates instalments, grant payments and spending on large capital projects. Most of Council's projected year end cash is externally restricted, totalling \$183m and limited in its use to specific purposes by contracts or legislation.

Projected Internal reserves balance of \$24.6m, are used as a device to restrict portions of surplus cash to make them unavailable for general purposes. They are a decision of Council to set aside surpluses for future expenditure, for example, employee leave entitlements, plant purchases, and infrastructure replacement. It is recognised that internal reserves balances are subject to change, via a council resolution, based on the need of Council and may not guarantee that the cash is available for its original intended purpose.

All the internal and external reserves have been reconciled for the actual income and expenditure received and spent for the financial year to date as shown in the Attached Report.

Recommended budget adjustments to reserves include but are not limited to the following:

- A transfer to unexpended grants reserve of \$4.322m for the Regional Emergency Road Repair program that is yet to have a works program developed.
- General Fund receipt of Developer contributions to be transferred to reserve of \$1.893m.

**9.10 Quarterly Budget Review Statement for the Quarter Ending 30 September 2023
(Ref: ; Author: Monaghan/Blakey) (Continued)**

- A net adjustment from reducing councillor fees and donation towards capital works at Riverside Oval will result in approximately \$6k improvement to unrestricted cash.

Cash and Reserves reported are a point in time measure, and as at 30 September 2023 there is a projected year end unrestricted cash balance of \$1.087m.


Links to QPRC/Regional Strategic Plans

This report is part of the Operational Plan 2023-24 reporting and in accordance with the NSW Local Government Regulations, and OLG Annual Reporting compliance requirements.

Conclusion

The September Quarterly Budget Review Statement provides a summary of Council's financial performance and reports on progress against the adopted budget and projected financial position to 30 June 2024 which will be satisfactory in the short term with further action to be taken to secure Council's financial sustainability.

Attachments

Attachment 1


Attachment for 1st Quarter Budget Review September 2023 (*Under Separate Cover*)

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.11 Presentation of 2022-23 Audited Financial Statements (Ref: ; Author: Monaghan/Sligar)

File Reference: 43.6.3-06

Recommendation

That Council accept the audited General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules for the year ended 30 June 2023, and note that public submissions will be accepted until 3 February 2024.

Summary

The Audit of the 2022-23 Annual Financial Statements (the financial statements) has now been finalised.

The audit was completed on 30 November 2023 and the financial statements, as attached were submitted to the Office of Local Government on the same day.

The statements have been published on Council's website, advertising that the NSW Audit Office will be presenting this audit to the Council meeting, at

<https://yourvoice.qprc.nsw.gov.au/qprc-financial-statements-2022-23>

Council is required to accept the audited financial statements for both General Fund and Special Purpose Funds for the year ending 30 June 2023.

Background

The audited financial statements include the qualified opinion from the NSW Audit Office for the general-purpose financial statements. The qualified opinion is due to the non-recognition of NSW Rural Fire service assets (RFS red fleet).

Council does not account for rural fire fighting plant and equipment (and never has) because the assets aren't owned, managed or controlled by Council. This is the second year, the Auditor General has qualified all NSW Councils that have not performed a stocktake and valuation on RFS plant and equipment, and capitalised it within their financial statements, if the value is material. The Audit Office have based their different accounting opinion on a clause of the NSW Rural Fire Services Act which states that RFS red fleet assets are vested in Councils.

A qualified audit opinion poses a reputational risk to Council and could impact its ability to borrow. In expressing his qualified opinion on the general-purpose financial statements, the NSW Audit Office has indicated that no material deficiencies in the accounting records or financial statements have come to light during the audit.

Council referred the financial statements to audit on 25 October 2023. The audit was conducted during the period 20 October 2023 until 24 November 2023. Council applied for an extension to the lodgement date until 30 November 2023.

9.11 Presentation of 2022-23 Audited Financial Statements (Ref: ; Author: Monaghan/Sligar) (Continued)

During the audit the audit team identified a prior period error in relation to the compulsory acquisition of assets at Bungendore by the Department of Education. The date of disposal had been part of discussions and was ultimately determined to have occurred in the 2021/22 financial year.

Report

A summary of the financial statements is provided below

	2023	2022
	\$ '000	Restated \$ '000
Income Statement		
Total income from continuing operations	236,401	262,705
Total expenses from continuing operations	156,960	159,616
Operating result from continuing operations	79,441	103,089
Net operating result for the year	79,441	103,089
Net operating result before grants and contributions provided for capital purposes	11,156	(48)
Statement of Financial Position		
Total current assets	198,069	162,738
Total current liabilities	(63,757)	(61,510)
Total non-current assets	2,318,411	2,101,656
Total non-current liabilities	(147,181)	(112,078)
Total equity	2,305,542	2,090,806
Other financial information		
Unrestricted current ratio (times)	2.14	1.42
Operating performance ratio (%)	5.60%	(1.72)%
Debt service cover ratio (times)	3.87	3.78
Rates and annual charges outstanding ratio (%)	7.75%	8.02%
Infrastructure renewals ratio (%)	99.45%	123.69%
Own source operating revenue ratio (%)	58.13%	46.97%
Cash expense cover ratio (months)	9.50	9.31

A further summary of the financial results and detailed audit observations is contained in the audit report starting on page 73 of the financial statements.

The NSW Audit Office will be in attendance to provide further commentary and to answer any questions from the Council.

Risk/Policy/Legislation Considerations

In accordance with the Council resolution on 25 October 2023, the financial statements were issued by the General Manager and placed on public exhibition on 1 December 2023. Comments and submissions on the contents are open until 3 February 2024.

Sections 413 to 428 of the Local Government Act describe the legislative requirements for the preparation, adoption, auditing, and public presentation of the annual financial statements.

9.11 Presentation of 2022-23 Audited Financial Statements (Ref: ; Author: Monaghan/Sligar) (Continued)

Section 418 requires that as soon as practicable after Council receives a copy of the auditor's report, it must fix a meeting to present the audited financial statements to the public, and that the financial statements must be made available for public inspection at least seven days prior to the Council meeting that they are presented.

Section 420 allows any person to make a submission in writing with respect to the audited financial statements within seven days after this meeting and all submissions must be referred to Council's auditor. In accordance with Council's community engagement policy the closing date for submissions is 3 February 2024.

Operating Result

Council's consolidated operating result (before grants and contributions provided for capital purposes) is a surplus of \$11.2M. The consolidated surplus is further reported by fund; the general fund recorded a \$2M deficit, the water fund recorded a \$5.4M surplus and the sewer fund recorded a \$7.8M surplus. Council's prior year consolidated operating result (before grants and contributions provided for capital purposes) was restated because of a correction of a prior period error from \$4.9M deficit to \$48K deficit – the error related to the compulsory acquisition of assets at Bungendore.

The surplus is driven by several factors, including a significant increase in investment income, a downward revision of the tip remediation provision resulting in recognition of income and a fair value increment on investments.

Cash and Investments

Council recorded a total balance of cash, cash equivalents and investments as at 30 June 2023 of \$233M. After considering external and internal restrictions, Council held unrestricted cash of \$223K. Whilst overall cash and investments increased by \$10M during the year, unrestricted cash remains very low.

Council recorded a net receivables balance of \$40.7M as at 30 June 2023 which is \$2K lower than the restated balance at 30 June 2022 following the correction of the prior period error.

The following unusual or one-off items affected the 2023 operating result.

	2023 \$'000
Operating Result before capital grants and contributions	11,156
<i>Less one-off / unusual adjustments:</i>	
Fair value Increment on investments	(2,350)
Reversal of tip remediation provision	(3,369)
Additional ¼ prepayment of Financial Assistance Grant	(1,863)
Normalised consolidated result	3,574

Performance Measures

The operating performance ratio measure's Council's ability to fund operational expenditure with operational revenue. Council's operating performance ratio is positive, reflecting that QPRC recorded an operating surplus as a consolidated entity for the year ending 30 June 2023.

9.11 Presentation of 2022-23 Audited Financial Statements (Ref: ; Author: Monaghan/Sligar) (Continued)

Own source revenue ratio measures the extent to which Council relies on external sources (i.e., grants and contributions) for revenue. Own source revenue remains below the benchmark of 60%, indicating that Council continues to attract a high level of grants from external organisations to fund local community projects and services, and that it could be at risk of becoming dependent upon external income for the provision of services.

The unrestricted current ratio is a measure of Council's ability to service its current liabilities. Council's unrestricted current ratio has moved above the benchmark this year. This ratio is a critical measure and combined with the general fund operating deficits in subsequent years, indicates a high risk to Council's financial sustainability. Corrective action has been taken to continue the improvement of this ratio.

The debt service ratio measures Council's financial capacity to repay interest and principal on loan repayments. The debt service ratio remains above benchmark.

The rates and annual charges outstanding ratio shows the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of debt collection policy. This ratio remains below the benchmark and is trending downward.

The cash expense cover ratio indicates the number of months Council could continue to pay its immediate expenses without additional cash inflow, it is currently well above the benchmark.

The asset renewal ratio has dropped just below the benchmark this year as a significant number of new assets have now been operationalised.

The asset maintenance ratio is an anomaly and has been affected by high levels of disaster recovery funding used for road, bridge and stormwater maintenance and repair.

Financial, Budget and Resource Implications

Cost of the Audit

The audit fees for the 2022/23 financial year audit are summarised below.

Expense Type	Amount
External Audit Fees – as per Annual engagement plan	\$174,020
External Audit Fees – additional costs	\$17,000
Total	\$191,020

After completion of the audit, the Audit Office have made a claim for an extra \$17,000 for additional unplanned works completed during the audit.

9.11 Presentation of 2022-23 Audited Financial Statements (Ref: ; Author: Monaghan/Sligar) (Continued)

Links to QPRC/Regional Strategic Plans

Financial management, accounting, and reporting are considered in Section 43.6 of QPRC's Operational Plan

Conclusion

The NSW Audit Office conducted the final audit with the provision of a qualified opinion on the general-purpose financial statements. As required by legislation, Council is required to present the audited financial statements to the public.

Attachments

Attachment 1 2022/23 Annual Financial Statements (*Under Separate Cover*)



Attachment 2 Engagement Closing Report (*Under Separate Cover*)



REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.12 Lease Proposal - Land at Highstreet Oval for QCFC Facility (Ref: ; Author: Flint/Turland)

File Reference: 46.1.1-39

Recommendation

That:

1. Council Provide in principle support over a lease to Queanbeyan City Football Club for a 40-year term.
 2. Rate under the proposed lease be set at a nominal rate of \$1 per annum with the intention to review the rent if and when the facility is used for additional purposes other than sporting facilities for the Queanbeyan City Football Club.
-

Summary

The Queanbeyan City Football Club (QCFC) has approached Council with a proposal to enter into a long-term lease agreement over land Lot 2 DP 815887 and Lot 12 DP 816046 near High Street Oval to construct a new facility through the aid of grant-funding.

Councils in principle support is sought for this lease agreement.

Background

In 2014 Council entered into access agreements with both QCFC and the Monaro Panthers for shared use of the facilities at Riverside Oval Pavilion. These agreements were extended in 2017.

Since moving to the High Street Oval, the QCFC has invested volunteer time and resources into improving the facilities at this Council oval, partly on the understanding this field would become a premier home club house and grounds.

Report

QCFC has a long-standing presence in Queanbeyan. After operating under shared-use agreements for use of sporting facilities with other groups, they are now seeking to construct their own facility with the aid of grant funding.

The intention is to build a pavilion to be used as a home base for the QCFC, complete with facilities for both gameplay and spectating. A Development Application for the proposed design has already been approved (DA.2018.568).

The NSW Government has committed up to \$1.9 million in grant funding for the project as part of the budget allocations pledged to local sport teams. The funding deed requires the QCFC to have long term legal access to the land on which this project will be constructed.

The proposed term of the lease is 40 years. QCFC is seeking long-term certainty of their tenure, if they are to commit to spending the funding and receive private financial donations to construct the facility.

9.12 Lease Proposal - Land at Highstreet Oval for QCFC Facility (Ref: ; Author: Flint/Turland) (Continued)

QPRC will not have any maintenance or upkeep obligations as the Lessor. Council is asked to only provide the space to build.

Risk/Policy/Legislation Considerations

The land is classified as Operational under the Local Government Act 1993. This means that QPRC may enter into appropriate lease agreements over the land as Council sees fit.

Financial, Budget and Resource Implications

The rent under the lease is proposed to be set at a nominal peppercorn rate, as a facility for a local community sports organisation, in recognition that use of this facility is ancillary to their annual hire of the oval, for which they pay annual usage charges.

However, QCFC has also expressed an interest in using the facility for other purposes and events, including hire-use agreements with third parties. In the event that the facility is used for purposes other than as a community sports facility, a more commercial rent rate is to be applied.

QPRC/Regional Strategic Plans

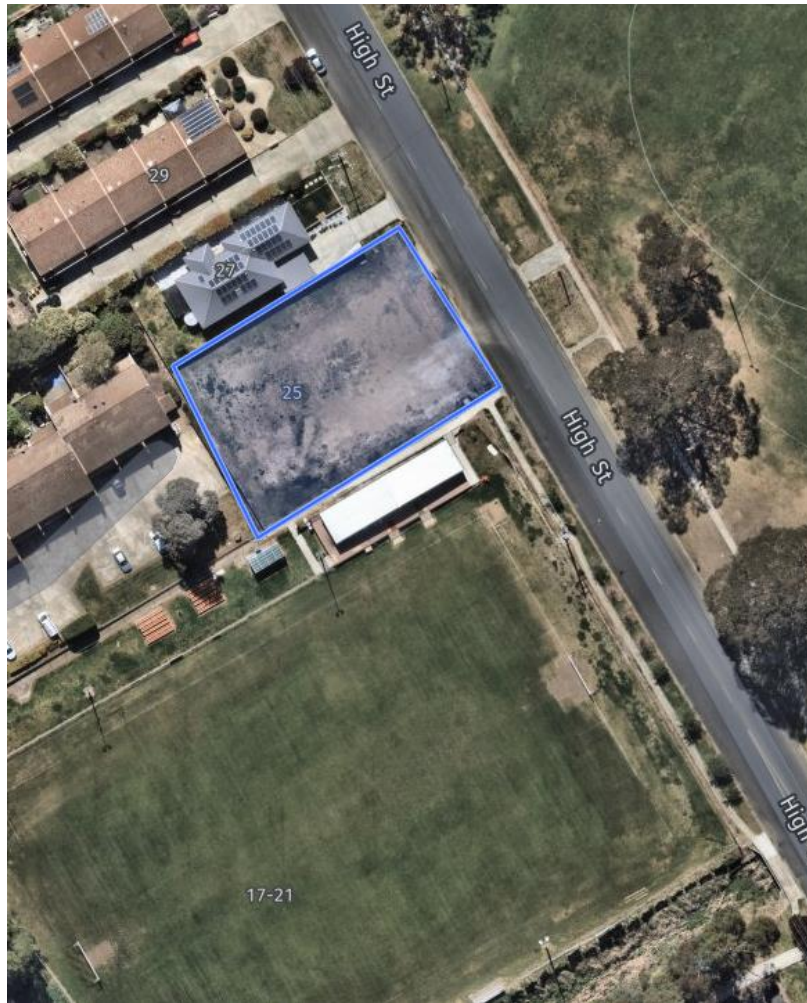
The proposal is consistent with the QPRC Sports Facilities Strategic Plan.

<https://www.qprc.nsw.gov.au/files/assets/public/v/2/resources-amp-documents/plans-and-strategies/sports-facilities-strategic-plan-october-2019.pdf>

Conclusion

Council is asked to provide in principle support for the lease proposal, that will enable the QCFC to access grant and sponsorship funding for the construction of their new clubrooms, changerooms and storage space, including car park.

Annexure A – Map of proposed lease area



Attachments

Nil

**9.13 Renewal of Licence Agreements with Queanbeyan Park Tennis Club -
Campbell/Waniassa Street Courts (Ref: ; Author: Flint/Turland)**

File Reference: 46.1.1

Recommendation

That Council renew the licence agreements between Queanbeyan-Palerang Regional Council and the Queanbeyan Park Tennis Club over the courts; in Campbell Street, Queanbeyan and in Waniassa Street, Queanbeyan East, for a further five-year period subject to the consent from the NSW Minister for Crown Lands

Summary

The Queanbeyan Park Tennis Club (QPTC) has licence agreements with Council over the Campbell Street and Waniassa Street Courts. These agreements are due to expire at the end of the year. A resolution from Council is sought to renew these agreements.

Background

QPTC has a longstanding presence in Queanbeyan. In 2017 the licence agreements over the Courts were renewed for a further five-year period, terminating in December 2023.

Report

QPTC has operated in Queanbeyan for over a hundred years. They organise and host a wide range of community tennis events, including social games, casual court hire, and regional competitions.

The courts are both located on Council managed Crown Land, with Council as the Crown Land Manager.

QPTC currently licences these parts of the Crown Reserves from Council, and have approached Council, expressing an interest to extend these licence agreements for a further five-year term.

Risk/Policy/Legislation Considerations

Queanbeyan-Palerang Regional Council is the Crown Land Manager of the Reserves pursuant to the Council Crown Land Management Act 2016.

There is currently no Plan of Management (PoM) over the Reserves. A licence agreement without a PoM would still be permissible under the Crown Land Management Act 2016 with the consent of the relevant Minister under s70(2)(b) of the Crown Land Management Regulations 2018 as a renewal of an existing lease or licence over the land for a term not exceeding the maximum term with no additional permitted uses of the land.

All agreements over Community Land (including Council Managed Crown Land) of a term of five years or less must be publicly exhibited for community comment.

**9.13 Renewal of Licence Agreements with Queanbeyan Park Tennis Club -
Campbell/Waniassa Street Courts (Ref: ; Author: Flint/Turland) (Continued)**

Financial, Budget and Resource Implications

As a local sporting organisation bringing significant non-economic and social value to the Queanbeyan community, the proposal is to charge the minimum statutory rent under the Crown Land Management Act. This nominal amount is set at \$587 per annum.

It is also worth noting that QPTC has invested considerable amounts of their own funding in maintaining and upgrading the courts as an asset.

Most recently, they have secured funding of \$531,128 under the NSW Governments Stronger Country Communities Program (Round 5) to upgrade of the playing surface for Queanbeyan East Tennis Courts.

Links to QPRC/Regional Strategic Plans

Renewal of these licence agreements is consistent with the QPRC Sports Facilities Strategic Plan.

<https://www.qprc.nsw.gov.au/files/assets/public/v/2/resources-amp-documents/plans-and-strategies/sports-facilities-strategic-plan-october-2019.pdf>

Conclusion

There have been no known issues or problems with the licence agreements in the past. QPTC continue to be cordial and cooperative with Council as tenants.

Further, encouraging regional sport and engagement within the local community is consistent with the broader objectives and aims of Council.

Council is recommended to endorse the renewal of the licence agreements for a further five-year period, subject to consent of the Minister.

Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.14 Deed of Variation Googong Sports Club Memorandum of Understanding (Ref: ; Author: Flint/Turland)

File Reference: 52.4.1

Recommendation

That Council endorse the Deed of Further of Variation to the tripartite Memorandum of Understanding with Googong Township and Googong Sports Club Incorporated.

Summary

Council has been asked to execute a further Deed of Variation of Memorandum of Understanding (MoU) to allow Googong Sport Club Inc. an additional 12 months to demonstrate they have sufficient funds to complete the project.

Background

The original MOU was endorsed by Council in September 2015 (Resolution No. 374/15).

A Deed of Agreement and Agreement to Lease formalising these obligations under the MoU was endorsed by Council in October 2021 (Resolution No. 312/21).

Report

There is a tripartite Memorandum of Understanding (MoU) and Deed of Agreement in place between QPRC, Googong Township Ltd (the Developer), and Googong Sport Club incorporated (the Sport Club).

Under this agreement, developer contributions for a block of land that would have otherwise gone to Council are instead transferred to the Sport Club. In exchange, Googong Sport Club is to build community sporting facilities, usable by the broader public and leased back to QPRC at a nominal rate. In this way, Council is provided with sport facilities and assets for public use, Googong Sports Club Inc. is provided with land on which to build their club house, and the Township are able to discharge their development contribution obligations.

Clause 3.3 of the MoU currently states:

Subject to clause 3.4 and clause 2.1, following registration of the Plan of Subdivision, the Developer will transfer the ownership of the Land to the Club for no monetary consideration by no later than by 31 January 2024 to enable the construction of the Project.

However, under clause 2.2 of the MoU, the transfer is unable to take place until the Club demonstrates there are sufficient funds to complete the project by January 2027.

The Sports Club has been in contact with both the Developer and QPRC and have stated that although they have made significant progress with gathering and sourcing the required funds, they are not going to be in a position to show they have full funding in time for the land to be transferred before January 2024.

Both the Developer and Council have been asked to agree to a 12-month extension of this deadline. This is to be enacted through the attached Deed amending the MoU.

9.14 Deed of Variation Googong Sports Club Memorandum of Understanding (Ref: ; Author: Flint/Turland) (Continued)

Risk/Policy/Legislation Considerations

The primary risk to Council would be that if the project was delayed (or not completed at all), the community would be deprived of the sport facilities promised to QPRC.

However, at this stage there is no indication that the Sports Club will be unable to complete the project. The Club reports significant progress in sourcing grant funding from the NSW Government. The Club also reports that the completion date of January 2027 set out under clause 2.2 is still going to be viable, as the construction itself is expected to be completed approximately 14 months.

In the unlikely event, that the Sports Club is unable to show sufficient evidence of the funding, even with the 12-month extension granted through the amendment to the MoU, the land would revert to QPRC, as it would have done under the original developer contribution plan.

Financial, Budget and Resource Implications

In addition to the MoU, the parties have signed an Agreement for Lease, renting the ground floor of the facilities back to QPRC for a nominal peppercorn rate.


The showers and change facilities for the nearby oval and are intended to be an asset for the benefit of the local community.

Conclusion

Risks to QPRC in granting the Sports Club a 12-month extension to their obligations under clause 3.3 of the MoU are minimal.

Council is recommended to endorse the Deed of Further Variation.

Attachments

Attachment 1 	Further Deed of Variation - Googong Sports Club (<i>Under Separate Cover</i>)
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10.1 Responses to Questions on Notice - Tallaganda Logging Stop-Work Order
(Ref: ; Author: Ormella/Flint)

File Reference: 13 December 2023 Council Reports

Recommendation

That the report be received for information.

Report

The following question was submitted by Cr Willis on 24 November 2023.

Further to resolution 374/23, can staff advise what, if any, information the NSW Environment Protection Authority (EPA) has provided to QPRC about its stop-work order issued in August 2023, and extended in October 2023, to Forestry Corporation NSW concerning logging operations in Tallaganda State Forest; and the progress of EPA investigations in relation to these logging operations?

Response

The NSW EPA has not provided any further details on this matter.

Council wrote to the Minister for Climate Change, Energy, Environment and Heritage (**Resolution No 374/23**) and a reply was received on 1 December 2023. The Minister advised that the NSW EPA has extended the Stop Work Order to the Forestry Corporation NSW to cease harvesting operations in the Tallaganda State Forest, however whilst the investigation is ongoing cannot make any comment.

Attachments

Attachment 1 Response from The Hon Penny Sharpe MLC (*Under Separate Cover*)



REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.2 Question on Notice - Jerrabomberra Pump Track (Ref: ; Author: Richards/Flint)

File Reference: 13 December 2023 Council Reports

Recommendation

That the report be received for information.

Report

The following question was submitted by Cr Grundy on 5 December 2023.

As Waterfall Drive, Jerrabomberra Creek, has been selected as the site for the new Jerrabomberra Pump Track, and as the site is a known wombat habitat and wombats are burrowing animals, what technical reports has Council obtained about the likelihood that wombats will burrow and cause damage to the pump track?

Response

Two environmental reviews have been undertaken on the Waterfall Creek Park. The first by Macrozamia Environmental Consulting, which was included in the original report to Council. The REF notes that:

the land is zoned RE1 Public Recreation and there are no heritage items or conservation areas and no known "Aboriginal" sites in the vicinity of the works area. Should artefacts be discovered, all work would stop, and the Local Aboriginal Lands Council consulted.

The site is mapped as Biodiversity, with a comprehensive assessment report attached to the REF that identifies species, habitat requirements, their likelihood of occurring and their potential impact. The assessment indicates the likelihood of species being impacted during the proposed works is minimal, possibly nil. The REF acknowledges that public consultation has highlighted wombat burrows and grazing lands. The REF addresses the welfare of wombats stating that any resident wombats in the area will vacate the site following consecutive days of noise and vibration and are unlikely to be harmed. Since there is a large area of adequate burrowing and grazing habitat available, any wombats displaced will readily make use of these alternative sites. The report includes safeguards and mitigation measures.

The REF states that since the site has been used as a park for recreation for many years, the areas considered support very little native vegetation or natural habitat and that although the works may disturb existing wombat burrows, it will remove an insignificant area of foraging habitat.

The second report was commissioned after Council determined the preferred location for the pump track. GrassRoots Environmental has been engaged to undertake this assessment on wombat habitat areas at this site, and the report will be provided to Council with the final design on 14 February 2024.

Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.3 Questions on Notice - Various (Ref: ; Author: Ryan/Flint)

File Reference: 52.3

Recommendation

That the report be received for information.

Report

The following questions were submitted by Cr Willis on 29 November 2023.

Ellerton Drive Extension Loan Repayments

1. *For each of the entities/contribution plans required to contribute towards financing the Ellerton Drive Extension, how much had each entity or plan contributed as at 30 June 2023?*
2. *How much was remaining to be paid by each entity/plan as at 30 June 2023?*
3. *The 2014 South Jerrabomberra and Queanbeyan Traffic Analysis identified the Department of Defence through the Headquarters Joint Operations Command as a generator of additional traffic flows and therefore, responsible for contributing towards the cost of constructing the Ellerton Drive Extension. Why then is the Department of Defence not listed as a responsible entity on the Council's Ellerton Drive Extension Loan Fact Sheet?*
4. *Which entity/contribution plan is covering the Department of Defence's financial contribution and what is that sum?*

Disaster Recovery Grant Funding

1. *How much grant funding has QPRC received from state and federal governments for infrastructure repair, property replacement, bushfire recovery, and resilience/disaster preparedness in each of the financial years 2019-20; 2020-21; 2021-22; 2022-23; 2023-24?*
2. *Does Council set aside a percentage of its annual revenue to finance future climate disaster response and repair expenses? If not, has Council considered creating a reserve for this purpose?*

Community Climate Action Plan

1. *What is the 2005 greenhouse gas emissions baseline assumed in the QPRC Community Climate Action Plan 2020-2030?*
2. *Using the assumed baseline, what is the total reduction in community emissions required to achieve the action plan's 50% emissions reduction target by 2030?*
3. *Does Council have LGA greenhouse gas emissions data for the years since the State of the Environment Report was last published, namely: 2020-21; 2021-22; and 2022-23?*
4. *When the data for the years in Question 3 are taken into account, what is the annual emissions reduction achieved since the 2020 plan commenced?*

10.3 Questions on Notice - Various (Ref: ; Author: Ryan/Flint) (Continued)

5. *Based on the average annual emissions reduction achieved from 2020 to 2023, what average annual emissions reduction is needed in the remaining years of the plan to achieve the 2030 target?*

Net Zero Project

1. *Further to responses to Councillors Questions presented to the Council Meeting of 8 November 2023, why did the Canberra Region Joint Organisation decide to focus climate mitigation efforts in QPRC on waste and methane given that waste accounted for 3% of total LG-wide greenhouse gas emissions in each year from 2018-19 to 2021-22, according to data available at <https://snapshotclimate.com.au>*
2. *What actions/activities are proposed for greenhouse gas emissions generated by waste through the CRJO Net Zero Emissions project?*

Response

Staff will provide responses to each of these questions at future Council meetings.

Attachments

Nil

File Reference: 13 December 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 16 November to 6 December 2023, the following workshops were held:

Date	Workshop Items	External Presenter/s (if applicable)
28/11/2023	1. Memorial Garden 2. Council Parks/Lots – 2010-2011	N/A N/A
29/11/2023	1. Response to the Draft Aquatics Strategy and Queanbeyan Aquatics Centre Proposal 2. Cadet and Trainee Program 3. Captains Flat Health Centre Options	From QLSC (affiliated with SwimACT and SwimNSW) and Queanbeyan-Palerang Action Group: Mary O'Hanlon and Steve Daniel N/A N/A
05/12/2023	Queanbeyan Sewerage Treatment Plant (QSTP) Project financial modelling update	N/A
06/12/2023	1. Monaro Rail Trail Project update 2. Heavy Vehicles in Queanbeyan East 3. Community Strategic Plan 2025	From Monaro Rail Trail Inc: Frank Bakker and Dave Byrne; and from Mike Halliburton Associates, Mike Halliburton N/A From Projectura: Karina Dooley

Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.5 Site Inspection - Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose (Ref: ; Author: Ormella/Bogue)

File Reference: PJT0061-15-03

Recommendation

That the report be received for information.

Report

At the Council meeting to be held on 13 December 2023, Council will consider a report on Scoping Proposal, 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose.

A site inspection was arranged to allow the opportunity for Councillors to view the site prior to considering the report at the meeting. This took place at 5.00pm on Thursday, 7 December 2023.

Present were as follows:

Councillors and QPRC staff: Cr Katrina Willis; Cr Mareeta Grundy; Lorena Blacklock (*Coordinator, Land-Use Planning*); Ruth Ormella (*Director, Development and Environment, Minutes Taker*)

Applicant and representatives: Tara Taubenschlag (*Applicant*); Liz Densley (*Consultant*)

Councillors observed on the site the following:

- Heritage Listed Homestead
- Land and floodplain
- Turallo Creek in the distance
- Trees on the boundary
- Tree lined road
- Tree breaks
- Width of a real driveway was raised
- The relationship of the site to North Elmslea, adjacent lots
- Importance of a buffer land to adjacent existing development

The site inspection concluded at 5.45pm.

Attachments

Nil

11.1 QPRC Heritage Advisory Committee Minutes - 16 November 2023 (Ref: ;
Author: Ormella/Grant)

File Reference: 26.5.1-08 / 2333722

Recommendation

That Council:

- 1. Note the minutes of the QPRC Heritage Advisory Committee (HAC) held on 05 October and 02 November 2023 – 31/23.**
- 2. Note recommendations 32/23 to 33/23 from the meeting held on 16 November 2023:**
 - a. QPRC HAC 32/23 - DA.2023.044 - 6 Rutledge Street / 257 Crawford Street Queanbeyan - Demolition and Construction of 2 x 10-storey buildings**

The Committee confirm their prior view regarding the well and reiterate a preference to keep it whole and in situ per QPRC HAC 16/23: *The Committee does not support the proposed development in its current form for the following reasons:*

- 1. The Committee has concerns about the height and bulk of the development adjacent to small-scale heritage assets and the Heritage Conservation Area (HCA). The proposed development has the potential to tower over adjacent buildings, shadow Rutledge Street and create a wind tunnel effect.*
- 2. The scale and bulk of the development is not consistent with the guidelines in the Strategic Masterplan, the relevant Development Control Plan or the aims of the current Local Environmental Plan.*
- 3. The design will not sit appropriately in the street and location and responds poorly in relation to nearby heritage assets and the local area.*
- 4. A redesign featuring smaller, more numerous buildings would be preferred.*
- 5. The Committee confirmed its earlier view that the well should be retained in situ. It is the opinion of the Committee that the well will not survive relocation or being adjacent to development. The Committee noted that the well would likely have been a listed item had its existence been known prior to development of the site.*
- 6. The Committee expressed concern about the dark colour palette.*

The proposed development sets a highly inappropriate precedent for the Queanbeyan town centre and has failed to read the intrinsic values of the town.

Further, the Heritage Advisory Committee notes that it is very disappointed to see the limited changes to the plans based on the submissions received.

- b. QPRC HAC 33/23 - DA.2023.0328 - 49 Antill Street, QBN - Demolition and Construction of medical facility adjacent to heritage item.**

The Committee has no objection to the demolition on heritage grounds.

11.1 QPRC Heritage Advisory Committee Minutes - 16 November 2023 (Ref: ; Author: Ormella/Grant) (Continued)

Summary

This was the tenth meeting of this Committee and was one of general business. There were three recommendations, with two related to Development Applications. The first of these related to a Development Application for proposed works at the corner of Rutledge and Crawford Streets in Queanbeyan that was re-referred to the Committee following changes to the proposal based on community submissions and the Heritage Advisory Committee's prior recommendation from June 2023. The second Development application related to a Development Application at 49 Antill Street in Queanbeyan.


The Committee received a staff report regarding signage controls in Braidwood and upcoming QPRC compliance investigations into signage, with a focus on Braidwood's main street. The Chair led a discussion regarding a review of the merged Committee one year into the merger of the former *Braidwood and Curtilage Heritage Advisory* and *Queanbeyan Heritage Advisory* Committees.

The Committee were provided with updates regarding:

- The resignation of 2 Heritage Advisory Committee members;
- The QPRC Local Heritage Awards 2023-24, due to be advertised an open for nominations from December 2023, this year with an additional sub-category seeking nominations for *Sustainability & Greening of a Heritage Place*;
- The Heritage Advisory Committee standing dates and positions review.

The Committee was advised that Council staff had received a draft of the NSW Department of Planning and Environment's *Braidwood and its Setting State Heritage Listing – 15 Year Management Review*. The Committee will be advised when this review goes on exhibition, and they can provide a response. There were also housekeeping discussions regarding the Heritage Advisory Committee meeting schedule for 2024 and a note that submissions made regarding the Braidwood Structure Plan would be reported to Council at its meeting of 22 November 2023.

Attachments

Attachment 1 Minutes of QPRC Heritage Advisory Committee 16 November 2023
 (Under Separate Cover)

11.2 Local Traffic Committee Meeting - 5 December 2023 (Ref: ; Author:
Hansen/Harris)

File Reference: 31.4.1

Recommendation

That Council:

1. Note the minutes of Local Traffic Committee held on 5 December 2023.
2. Adopt recommendations LTC 32/2023, LTC 34/2023, LTC 39/2023 to LTC 41/2023 from the meeting held on 5 December 2023:

LTC 32/2023:	Proposed Solution: Under Roads Act 1993 approve the proposed road closure for Queanbeyan Community Christmas Party and Carols, with amendment to Traffic Management Plan.
LTC 34/2023:	Proposed Solution: Under Roads Act 1993, approve the proposed road closure for the Braidwood Community Christmas Party & Shop'N'Win Event.
LTC 39/2023:	Proposed Solution: Under Roads Act 1993, approve the temporary traffic control measures as detailed in TCP for Braidwood Car & Bike Show.
LTC 40/2023:	Proposed Solution: Under Roads Act 1993, approve the amended Traffic Control Plan for the Music by the River event.
LTC 41/2023:	Proposed Solution: Under Roads Act 1993, approve the changed line marking for Tarago Road.


Summary

The Local Traffic Committee (LTC) has submitted the minutes and recommendations of its meeting held on 5 December 2023 for Council's information and consideration.

The LTC is a technical review committee with no decision making powers. 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.

Council must refer all traffic related matters to the LTC prior to exercising its delegated functions. 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 - 5 December 2023 (*Under Separate Cover*)

12.1 Establishment of a QPRC Small Business Advisory Committee (Ref: ; Author: Macdonald/Macdonald)

File Reference: 13 December 2023 Council Reports

Notice

Councillor Ross Macdonald will move the following motion:

Motion

That Council establishes an Advisory Committee known as the Queanbeyan-Palerang Regional Council Small Business Advisory Committee (QPRC SBAC).

Comment from Cr Macdonald in support of this Notice of Motion

There are over 2.5 million small businesses, representing 97% of all businesses in Australia meaning small and family businesses are the backbone of the Australian economy by creating wealth and jobs and attracting investment. Small businesses play a major role in strengthening the look, feel and culture of community.

With increasing upwards pressure on all Australians, it is vital that Council understands the issues facing small businesses and understands how to best support business activity in the Local Government Area.

The committee may provide advice to Council on issues relevant to small and family businesses in our region including Council processes, infrastructure development, community events, efforts to grow investment and jobs in the Local Government Area, attracting business and any other related matters.

The committee membership should be comprised of eight members being;

- Three members from the Queanbeyan urban and industrial area;
- One member from Bungendore or surrounds;
- One member from Braidwood or surrounds;
- One expert member; and
- Two Councillors.

Members of the Committee should be owners of or involved in small and family businesses including tourism and hospitality, service providers, trades and agriculture operations and be located inside the Queanbeyan Palerang Regional Council Local Government Area. The expert member should have extensive experience in small business and understand the challenges and opportunities for small business in the Local Government Area.

Staff Comment

Given the Council term will end in September 2024 and the current Advisory Committees will be relieved of their roles in late August, there is limited time for any new Committee to be established and function.

12.1 Establishment of a QPRC Small Business Advisory Committee (Ref: ; Author: Macdonald/Macdonald) (Continued)

A task of the new Council will be to review the continuation of each of the Advisory Committees, as was the process in 2022, with feedback from Committee members about the structure, engagement and format of meetings.

At that time, Council may determine to establish new Advisory Committees, along with approving a Terms of Reference and Delegation of Authority.

If this Notice of Motion is adopted, the proposal will be referred to the incoming Council to consider following the 2024 Local Government elections.

Attachments

Nil

NOTICE OF MOTIONS

12.2 Establishment of QPRC Advisory Committee of Seniors (Ref: ; Author: Macdonald/Macdonald)

File Reference: 13 December 2023 Council Reports

Notice

Councillor Ross Macdonald will move the following motion:

Motion

That Council establishes an Advisory Committee known as the Queanbeyan-Palerang Regional Council Advisory Committee of Seniors (QPRC ACS).

Comment from Cr Macdonald in support of this Notice of Motion

The Australian Bureau of Statistics 2021 Census found that 13.5 per cent of residents in the Queanbeyan-Palerang Regional Council Local Government Area are aged 65 and over. Residents aged over 55 represent 26.1 per cent of those living in the QPRC LGA.

Seniors face a range of unique issues which Council must consider to ensure our services are delivered in an equitable way and that our community remains a seniors friendly place to live.

This committee will enable Council to harness the experience, expertise, depth of knowledge and passion for our region held by seniors in our community.

The committee may provide advice to Council on issues relevant to seniors including efforts to enhance seniors' participation in our community, Council support for seniors' programs, access including housing, infrastructure and transport and any other matters relevant to senior residents.

The committee membership should be comprised of seven resident members being;

- Two members from the Queanbeyan urban area
- One member Bungendore and surrounds;
- One member Braidwood and surrounds;
- One member Captains Flat and surrounds; and
- Two councillors.

Resident members of the Committee should, if possible, be aged over 60

Staff Comment

Given the Council term will end in September 2024 and the current Advisory Committees will be relieved of their roles in late August, there is a limited time for any new Committee to be established and function.

A task of the new Council will be to review the continuation of each of the Advisory Committees, as was the process in 2022, with feedback from Committee members about the structure, engagement and format of meetings.

At that time, Council may determine to establish new Advisory Committees, along with approving a Terms of Reference and Delegation of Authority.

If this Notice of Motion is adopted, the proposal will be referred to the incoming Council to consider following the 2024 Local Government elections.

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 QPRC Internal Audit Service Provider

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 Proposed HoA - QCCP Kiosk

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 Sale of Council Land - Red Hill Road, Majors Creek

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 Proposed HoA - QCCP Level 3

Item 16.4 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.