



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Council Chambers, 10 Majara Street, Bungendore on Wednesday, 23 November 2016 commencing at 5:30pm.

ATTENDANCE

Administrator: T. Overall (Chair)

Staff: P Tegart, Interim General Manager; P Bascomb, Deputy General Manager; M Thompson, Acting Director Environment, Planning and Development; G Cunningham, Acting Director of Works and Utilities; P Hansen, Acting Director Assets and Projects; P Spyve, Acting Director Economic and Community and S Taylor, Acting Executive Manager Systems.

Also Present: W Blakey, Management Accountant (Clerk of the Meeting) and R Potter (Minute Secretary).

1. APOLOGIES

No apologies were received.

2. DISCLOSURES OF INTERESTS

287/16

RESOLVED (Overall)

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

Nil.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held on 9 November 2016

288/16

RESOLVED (Overall)

The Administrator resolved that the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Wednesday 9 November 2016 be confirmed.

4. PRESENTATIONS FROM THE GALLERY RELATING TO LISTED ITEMS ON THE AGENDA AND PETITIONS

Nil

5. MAYORAL MINUTES

Nil

6. NOTICES OF MOTIONS OF RESCISSION

Nil

7. NOTICES OF MOTIONS

Nil

8. DETERMINATION REPORTS**8.1 QPRC Investment Report - October 2016**

289/16

RESOLVED (Overall)

The Administrator resolved that Council:

1. Note the investment income for October 2016 is \$357,363 bringing the total interest earned on Cash and Cash Equivalent Investments for the 2016/17 Financial Year to \$1,966,842 which is \$93,511 above the September adjusted budget;
2. Note the investments have been made in accordance with the Local Government Act 1993, the Local Government General Regulations, and Council's proposed investment policy;
3. Adopt the Investment Report for the month of October 2016.

8.2 Carry Forward/Revote of Expenditure to Financial Year 2016/17

290/16

RESOLVED (Overall)

The Administrator resolved that Council:

1. Note the Carry Forward works funding requirements identified in Attachment 1 proposed to be completed in 2016/2017.
2. Approve the Revote works funding requirements identified in Attachment 1 proposed to be completed in 2016/2017.

8.3 Financial Statement by Council

291/16

RESOLVED (Overall)

The Administrator resolved that:

1. the financial statements to 12 May 2016 for the former Queanbeyan and Palerang Councils be presented for audit and invite submissions for the public.
2. the statement required by Section 413(2)(c) of the Local Government Act 1993 in relation to former Queanbeyan City Council's and former Palerang Council's Financial Statements for the period ending 12 May 2016 be completed on receipt of the Auditor's Certificate.
3. Hill Rogers Auditors be invited (in accordance with regulations) to complete the audit and present to Council.

8.4 Quarterly Budget Review Statement for the Quarter Ending 30th September 2016

292/16

RESOLVED (Overall)

The Administrator resolved that Council:

1. adopt the September 2016 Quarter Budget Review Statement and variations as outlined in this report.
2. note the predicted deficit of \$275k.
3. as a matter of policy, apply thresholds of 10% or \$100,000 (whichever is the greater) in relation to variation reporting.

8.5 Tender T251617HUN Supply and Delivery of Bulk Water Treatment Chemicals

293/16

RESOLVED (Overall)

The Administrator resolved that:

1. the following tenderers as listed by Schedule in the table below be appointed as the preferred supplier to Queanbeyan – Palerang Regional Council for the period 1 January 2017 to 31 December 2018, and
2. a provision be allowed for a 12 month extension based on satisfactory supplier performance, which may take this contract through to 31 December 2019.

Schedule	Product Description	Vendor
A	Chlorine (70 Kgs Cylinders)	Ixom Operations Pty Ltd
B	Aluminium Sulphate (Ltrs)	Nowra Chemical Manufacturers Pty Ltd
C (1)	Sodium Hydroxide 30% (Caustic Soda)	Nowra Chemical Manufacturers Pty Ltd
C (2)	Sodium Hydroxide 25% (Caustic Soda)	Nowra Chemical Manufacturers Pty Ltd
D	Hydrated Lime (BULK)	Ixom Operations Pty Ltd
E	Sodium Hypochlorite 13%	Nowra Chemical Manufacturers Pty Ltd
F	Polymer (LT20) 25kg BAGS	SNF Australia Pty Ltd
G	Acetic Acid 75%	Nowra Chemical Manufacturers Pty Ltd
J	Aluminium Chlorohydrate Solution - ALCHLOR AC	Nowra Chemical Manufacturers Pty Ltd
K	Ferric Sulphate 45%	Omega Chemicals
L	Nitric Acid 68%	Redox Pty Ltd
M	Sodium Fluoride (GRANULAR)	Redox Pty Ltd
N	Potassium Permanganate (25 kg Pail)	Ixom Operations Pty Ltd
O	Sodium Metabisulphite 31%	Ixom Operations Pty Ltd
Q	Sulphuric Acid 70% strength	Redox Pty Ltd
R	Citric Acid 50%	Redox Pty Ltd

8.6 Council Meetings - December 2016 and January 2017

294/16

RESOLVED (Overall)

The Administrator resolved that -

1. the Ordinary Meeting to be held on 28 December 2016 and the Ordinary Meeting to be held on 11 January 2017 be cancelled.
2. advertisements be placed in the local press and the information made available on Council's website in accordance with Council's Code of Meeting Practice.

8.7 Review of Council Meeting Frequency and Council's Meeting Terms of Reference

295/16

RESOLVED (Overall)

The Administrator resolved that:

1. Council replace the first Ordinary Meeting of Council held on the second Wednesday of each month with a "Planning and Strategy Committee of the Whole" meeting as outlined in this report.
2. Council adopt the terms of reference for the Committee, noting the Code of Meeting Practice and Code of Conduct applies to the Committee.
3. The Planning and Strategy Committee of the Whole be delegated authority in accordance with Section 377 of the Local Government Act 1993 to determine matters pursuant to the:
 - Environmental Planning and Assessment Act 1979
 - Local Government Act 1993
 - Swimming Pools Act 1992.
 - Roads Act 1993
 - Public Health Act 2010
 - Heritage Act 1977
 - Protection of the Environment Operations Act 1997
4. The first Planning and Strategy Committee of the Whole meeting be held on the second Wednesday in February, then the second Wednesday of each month thereafter.
5. Council place the changes on exhibition for 28 days.
6. Terms of Reference to include meeting commencement time of 5.30pm and conclude at 7.30pm.

8.8 Vacant Community Representatives - Palerang Heritage Advisory Committee

296/16

RESOLVED (Overall)

The Administrator resolved that nominations be called from persons in the Queanbeyan-Palerang Regional Council local government area to fill the vacant community representative positions on the Palerang Heritage Advisory Committee for the period ending September 2017.

8.9 Nomination of Alternate Councillor as Delegate on Joint Regional Planning Panel for Consideration of Development Application for Solar Farm

297/16

RESOLVED (Overall)

The Administrator resolved that Council advise the Minister for Planning that the Administrator, Tim Overall has stood down as Council's alternate appointee to serve on the Southern Region Joint Regional Planning Panel and that Council has nominated Mr Pete Harrison as an alternate appointee to serve on the JRPP in the event that the council nominated members are unable to sit on the Panel through absence or conflict of interest.

8.10 Canning Close s.355 Committee AGM Minutes - 29 September 2016

298/16

RESOLVED (Overall)

The Administrator resolved that Council:

1. note the unconfirmed minutes of the Canning Close s.355 Committee's Annual General Meeting held on 29 September 2016 and Chairperson's report;
2. approve the following persons as office-bearer and Committee members of the Canning Close s.355 Committee:

Office-bearers:

- a. Peter Evans (Chair and Secretary)

Committee:

- b. Pete Harrison
- c. Toni Cuthbertson (Wamboin Pony Club)

8.11 Greenways s.355 Committee AGM Minutes - 1 November 2016

299/16

RESOLVED (Overall)

The Administrator resolved that Council:

1. note the unconfirmed minutes of the Greenways s.355 Committee's Annual General Meeting and Committee meeting held on 1 November 2016, together with its major works program;
2. approve the following persons as office-bearers and Committee members of the Greenways s.355 Committee:

Office-bearers:

- a. Bill Taylor (Chair)
- b. Pete Harrison (Secretary)
- c. Maria Taylor (Treasurer)

Committee:

- d. Kathy Handel (Landcare)
- e. Kerry Cox (Geary's Gap Pony Club)
- f. Peter Evans

S.1 Captains Flat Floodplain Risk Management Study and Plan

300/16

RESOLVED (Overall)

The Administrator resolved that Council:

1. adopt the Captains Flat Floodplain Risk Management Study and Captains Flat Floodplain Risk Management Plan as attached;
2. thank the Captains Flat Floodplain Risk Management Committee, particularly the community members, for their efforts in assisting to produce the Floodplain Risk Management Plan;
3. pursue funding through the NSW Office of Environment and Heritage Floodplain Risk Management grants process to undertake options identified as High and Medium in the Plan on the basis that Council will provide one-third of the costs in its 2017-18 budget;
4. pursue funding through the NSW Office of Environment and Heritage Floodplain Risk Management grants process to undertake the voluntary purchase scoping study on the basis that Council will provide one-third of the costs in its 2017-18 budget;
5. note the voluntary purchase program is an option of last resort and will refrain from implementing any program until community attitudes are more supportive; and
6. make provision for the construction of the recommended projects in future budgets when funding can be provided by the State and Council under the NSW Office of Environment and Heritage Floodplain Risk Management grants program.

9. INFORMATION REPORTS**9.1 Pre-Gateway Review 3R Kavanagh Street Jerrabomberra**

301/16

RESOLVED (Overall)

The Administrator resolved that the report be received for information.

9.2 2016 Queanbeyan River Festival

302/16

RESOLVED (Overall)

The Administrator resolved that the report be received for information.

10. COMMITTEE REPORTS

Nil

11. DELEGATES' REPORTS

Nil

12. RESPONSES TO COUNCILLORS' QUESTIONS

Nil

13. COUNCILLORS' QUESTIONS FOR NEXT MEETING

Nil

14. NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION

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

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

PRESENTATIONS

No presentations were made.

303/16

RESOLVED (Overall)

The Administrator resolved 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 15.1 Queanbeyan CBD Property Proposal and Queanbeyan Office

Item 15.1 is confidential in accordance with s10(A) (dii) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a competitor of the council and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

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

The meeting returned to Open Sessions by virtue of Resolution No. 305/16 made in Closed Session.

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

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

15.1 Queanbeyan CBD Property Proposal and Queanbeyan Office

The Administrator resolved that Council -

1. Receive the report on the unsolicited proposal to acquire and redevelop Council's Morisset carpark, Council's part Lowe Street Car Park, Council owned properties on the Rutledge Street frontage between Lowe and Crawford Streets and Council owned properties on the Crawford Street frontage between Rutledge and Monaro Streets (the Land).
2. Note that the redevelopment proposal involves a mix of commercial, cinema, office, residential and carpark developments.
3. As a catalyst to investment in QCBD, and to assist funding of public domain works in the CBD. Advise the proponent that Council is prepared to enter into a Heads of Agreement, in conformity with the "Unsolicited Proposals Procedure for Submission and Assessment" adopted on 24 August 2016, and is prepared to deal exclusively with the proponent concerning the sale and development of the Land but on a staged development basis, being stage by stage.
4. Invite the proponent to resubmit its proposal on a staged basis detailing its preferred Stage 1, the associated council land for redevelopment, the consortium involved and the likely sequencing of subsequent stages.
5. Advise the proponent that 253 Crawford Street and Bicentennial Hall be excluded from the proposal.
6. Decline the proposal to acquire 257 Crawford Street, to construct a new office complex with leaseback to Council.
7. Note a masterplan for the proposed sites redevelopment is to be prepared and will inform a planning agreement.
8. Authorise the General Manager to progress design and construction of 257 Crawford Street to accommodate the council offices, library, technology centre and tenancies.
9. Authorise the General Manager to negotiate price for rental or sale of part of 257 Crawford Street in accord with attachment 6.
10. Defer consideration of the possible acquisition of CBD sites for vehicular and pedestrian access until such time as a Heads of Agreement is executed in regard to the proposed Morisset carpark redevelopment.

11. Not accept any cinema development proposal emanating from the EOs for the Morisset carpark and advise the cinema proponents accordingly.
12. Progress a city deal with ACT Government in accord with the Letter of Intent executed with the Chief Minister and the Commonwealth Smart Cities Program
13. Authorise the General Manager to negotiate development uses and contribution options for the council owned Morisset North carpark and the council owned Rutledge carpark, for further reports to council.
14. Note that a probity plan will be prepared in accordance with the adopted framework for the CBD property proposal.

At this stage in the proceedings, the time being 6.30pm Mr Overall announced that the Agenda for the meeting had now been completed and declared the meeting closed.

TIM OVERALL
ADMINISTRATOR
CHAIRPERSON