



PLANNING AND STRATEGY COMMITTEE OF THE WHOLE MEETING

Council at its meeting of 23 November 2016 resolved (M/N 295/16) as follows:

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*

MINUTES OF THE PLANNING AND STRATEGY COMMITTEE OF THE WHOLE OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 13 June 2018 commencing at 5:30pm.

ATTENDANCE

Councillor: Cr Overall (Chair), Crs Biscotti, Bray AM, Harrison, Hicks, Marshall, Noveska, Schweikert and Taylor.

Staff: P Tegart, CEO/General Manager; G Harlor, A/Portfolio General Manager Natural and Built Character; P Hansen, Portfolio General Manager Community Connections; J Richards, Portfolio General Manager Community Choice; and S Taylor, Service Manager Finance.

Also Present: W Blakey (Clerk of the Meeting) and D Ferguson (Service Manager Governance).

1. APOLOGIES

PLA059/18

RESOLVED (Taylor/Schweikert)

That apologies for non-attendance received from Crs Brown and Winchester, be accepted and leave of absence granted.

The resolution was carried unanimously.

2. PRESENTATIONS/DEPUTATIONS/PETITIONS

The following speakers were heard:

Mr Anthony Macdonald – Item 4.1 - Development Application Modification - 382-2016/A - Commercial Alterations - Royal Hotel - 85 Monaro Street, Queanbeyan

Mr Ian Wallis – Item 4.2 - Development Application Modification 248-2017/A - 14 Kavanagh Street, Jerrabomberra - Erection of a two storey dwelling house: Modification to roof height and minor internal and external changes

Mr Paul Hubbard – Item 4.3 - Development Application - DA 2-2018 - Variation to the Building Envelope - 7 Staunton Place, Googong

Mr Robert Kerr – Item 4.5 - Development Application DA.2018.072 - Advertising Sign - 134 Burrows Lane, Bungendore

Ms Ros Bush – Item 8.1 - Googong Road and Old Cooma Road Intersection

Mr Mick Doyle – Item 8.1 - Googong Road and Old Cooma Road Intersection

3. DECLARATIONS OF INTEREST

PLA060/18

RESOLVED (Taylor/Biscotti)

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

The resolution was carried unanimously.

There were no disclosures.

STAFF REPORTS

4. ENVIRONMENT, PLANNING AND DEVELOPMENT

4.1 Development Application Modification - 382-2016/A - Commercial Alterations - Royal Hotel - 85 Monaro Street, Queanbeyan

PLA061/18

RESOLVED (Taylor/Bray)

That:

1. Approval be granted to a variation to Part 2 of Queanbeyan Development Control Plan 2012 for the following reasons:
 - (a) The non-compliance with the requirements of Clause 2.2 – Car Parking of Part 2 of the DCP in relation to the car parking requirements.
2. Modified development application 382-2016/A for commercial alterations to Royal Hotel to include upstairs meeting and function rooms, kitchen, lift, staircase and toilets on LOT 1 DP 624770,

No. 85 Monaro Street, Queanbeyan NSW 2620 be approved subject to modification of the following existing conditions of consent:

Amend condition 14 as follows:

14. HOURS OF OPERATION FOR FUNCTION CENTRES IN UPPER LEVEL

Operating hours of the function centres in upper level are restricted to the following hours :

Sunday to Wednesday: 9.00am to midnight

Thursday to Saturday: 9.00am to 2.00am

Public holidays: 9.00am to midnight

REASON: To limit the use of function centres and to protect the amenity of the surrounding neighbourhood. (59.01)

Impose condition 14A as follows:

14A. HOURS OF OPERATION FOR FUNCTION CENTRES OPEN AIR COURTYARD AREA

The upper level open air courtyard must not be used by patrons after midnight; with all electrically amplified sound equipment in the upper level open air courtyard area to be turned off at midnight, on any given night, and all doors leading into the upper level open air courtyard to be closed at midnight, on any given night.

REASON: To protect the amenity of the surrounding neighbourhood by limiting the use of the function centre and to ensure compliance with the liquor licence noise conditions. (59.01)

3. Those persons who lodged a submission(s) on the application be advised in writing of the determination of the application.

For: Crs Biscotti, Bray, Hicks, Overall, Marshall, Noveska, Taylor and Schweikert

Against: Cr Harrison

**4.2 Development Application Modification 248-2017/A - 14
Kavanagh Street, Jerrabomberra - Erection of a two storey dwelling house: Modification to roof height and minor internal and external changes**

PLA062/18

RESOLVED (Schweikert/Harrison)

That:

1. Pursuant to clause 4.6 of the Queanbeyan Local Environmental Plan 2012 (LEP), approval be granted to a variation to Clause 4.3 of the LEP to allow part of the dwelling to encroach the 8.5 metre height limit for the following reasons:
 - (a) The proposed variation is only for a portion of the roof equating to approximately 50% of the roof area;

- (b) The design conforms to the amenity of the streetscape and Jerrabomberra area without comprising neighbour's privacy and overshadowing impacts;
 - (c) The increased height will achieve energy efficiency for solar access to the living area located on the second storey; and
 - (d) The proposal meets the objectives of Clause 4.3 of the QLEP2012 – Height of Buildings.
2. Development application 248-2017/A for the Erection of a dwelling house - three storey; Modification: Increase in height, changes to windows, internal wet areas, doors, stairs, garage doors and pergola on Lot 17 DP 1063759, No. 14 Kavanagh Street, JERRABOMBERRA be granted conditional approval.

The resolution was carried unanimously.

4.3 Development Application - DA 2-2018 - Variation to the Building Envelope - 7 Staunton Place, Googong

PLA063/18

RESOLVED (Harrison/Marshall)

That Council take no action noting the community association's decision to refuse the proposed variation to the building envelope, and Council not be party to any legal action should the parties pursue the matter.

The resolution was carried unanimously.

4.4 Development Application DA 75-2018 - Vehicle Sales Premises - 2 Lorn Road, Crestwood

PLA064/18

RESOLVED (Taylor/Harrison)

That:

1. Approval be granted to a variation to Part 8 of Queanbeyan Development Control Plan 2012 to allow for:
 - (a) Reduced car parking numbers
 - (b) Setbacks
 - (c) Fencing
 - (d) Landscaping
2. Development application 75-2018 for a Vehicle Sales Premises on Lot 67 DP 1150423; 2 Lorn Road CRESTWOOD NSW 2620 be granted conditional approval.

The resolution was carried unanimously.

4.5 Development Application DA.2018.072 - Advertising Sign - 134 Burrows Lane, Bungendore

PLA065/18

RESOLVED (Schweikert/Biscotti)

That DA.2018.072 for advertising signage at 134 Burrows Lane Bungendore, be deferred for consideration and suspend any compliance action for 12 months, enabling:

1. An exclusive trial (ie without setting precedence) during that period to:
 - Assess effects of inconsistent application within the zone.
 - Ascertain public acceptance .
 - Assess the efficacy of existing signs within proximity of this development.
 - Provide a guide to prepare Council and other signage designs for town businesses if/when the Bungendore bypass, as listed in Council's structure plan, is approved.
2. Trial results to be presented to Council to inform any amendments to the QPRC Signage Policy and the revised DCP.

For: Crs Biscotti, Bray, Hicks, Marshall, Overall, Schweikert and Taylor

Against: Crs Harrison and Noveska

5. STRATEGIC DEVELOPMENT

5.1 Updating, consolidating and pooling - Local Infrastructure Contributions

PLA066/18

RESOLVED (Marshall/Hicks)

That Council:

1. Receive and note the report on consolidating and pooling local infrastructure contributions.
2. Agree in principle to the pooling of road and associated works developer contributions into a 'local infrastructure contributions plan' subject to initial community consultation being undertaken and the results being reported back to Council.

The resolution was carried unanimously.

5.2 Special Heritage Fund - Request for Extension and Variation

PLA067/18

RESOLVED (Harrison/Schweikert)

That Council, in relation to the Special Heritage Fund grant for St Stephens Presbyterian Church, Queanbeyan agree to:

1. An extension to complete works until 30 September 2018.
2. Approve the expenditure of savings for additional repair work at the Church Manse that was outside the scope of the original grant.

The resolution was carried unanimously.

6. ITEMS FOR DETERMINATION

6.1 Strategies for Review - Part 3

PLA068/18

RESOLVED (Schweikert/Harrison)

That Council:

1. Review the following QPRC strategies and plans within the strategic theme of Capability that were adopted during the period of administration:
 - a. Council Property Strategy
 - b. Procedure for Unsolicited Proposals
 - c. ICT Strategic Plan 2017-2019
 - d. QPRC Financial Strategy;
2. Endorse the documents.

The resolution was carried unanimously.

7. ITEMS FOR INFORMATION

7.1 Queanbeyan Police Station - Redevelopment

PLA069/18

RESOLVED (Taylor/Noveska)

That the report be received for information.

The resolution was carried unanimously.

8. INFRASTRUCTURE SERVICES

8.1 Googong Road and Old Cooma Road Intersection

PLA070/18

RESOLVED (Biscotti/Hicks)

That Council:

1. Approve the signalised design of the intersection of Googong Rd and Old Cooma Rd as proposed by Googong Township Pty Ltd (GTPL).
2. Work with GTPL for a concept design that accommodates a slip lane.
3. Expedite the purchase of the land required for that slip lane, with a report presented to Council on process and timeframes within two months.
4. Consider all funding options including grants, to construct the slip lane in the 2018-19 Operational Plan or if necessary a later Operational Plan.

For: Crs Biscotti, Bray, Harrison, Hicks, Noveska, Overall, Schweikert and Bray

Against: Cr Marshall

8.2 Waste Management Update

PLA071/18

RESOLVED (Marshall/Taylor)

That Council defer this matter to the next Ordinary Council meeting on 27 June 2018.

The resolution was carried unanimously.

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

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

Cr Overall 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.

PRESENTATIONS

There were no presentations.

PLA072/18

RESOLVED (Schweikert/Hicks)

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 10.1 Potential Land Acquisition

"Item 10.1 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

The resolution was carried unanimously.

The meeting then moved into Closed Session at 7.00pm to discuss the matters listed above.

The meeting returned to Open Session at 7.05pm by virtue of Resolution No. PLA074/18 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, the Mayor then read out the decisions of Council made in Closed Session.

10.1 Potential Land Acquisition

That Council finalise the purchase of property as outlined in the report.

The time being 7.07pm, Cr Overall announced that the Agenda for the meeting had now been completed.

**CR TIM OVERALL
MAYOR
CHAIRPERSON**