



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, 14 October 2020 commencing at 5.30pm.

ATTENDANCE

- Councillor:** Cr Overall (Chair), Crs Biscotti, Brown, Harrison, Hicks, Schweikert, Taylor and Winchester.
- Staff:** P Tegart, CEO; M Thompson, Portfolio General Manager Natural and Built Character; P Hansen, Portfolio General Manager Community Connections; J Richards, Portfolio General Manager Community Choice and A Knight, Portfolio General Manager Organisational Capability.
- Also Present:** L Ison (Minute Secretary).

1. OPENING

The meeting opened at 5.30pm.

2. ACKNOWLEDGEMENT OF COUNTRY

The Mayor acknowledged the traditional custodians of the land upon which the meeting was held.

3. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

PLA142/20

RESOLVED (Taylor/Hicks)

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

The resolution was carried unanimously.

4. DISCLOSURES OF INTEREST

PLA143/20

RESOLVED (Taylor/Hicks)

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 Biscotti declared a less than significant non-pecuniary interest in Item 8.9: Tender Recommendation for Construction of Essential Energy Network Extension at South Jerrabomberra - Contract No. 2020-40, stating he is known to one of the tenderers.

5. ADJOURNMENT FOR PUBLIC FORUM

At this stage of the proceedings, the time being 5.32pm, Cr Overall advised that the meeting should now adjourn for the Public Forum.

PLA144/20

RESOLVED (Overall/Taylor)

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

ADJOURNMENT:

The meeting adjourned for the Public Forum at 5.32pm and resumed at 5.39pm.

6. MAYORAL MINUTE

There was no Mayoral Minute.

7. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motions of Rescission.

8. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

8.1 DA.2020.1083 - Two Lot Torrens Title Subdivision - 33 Widgiewa Road Carwoola

PLA145/20

RESOLVED (Harrison/Hicks)

That:

1. Council note the recommendation to refuse DA.2020.1083 for Lot 4 DP246882 No.33 Widgiewa Road, Carwoola.
2. Council defer refusal of the development application to give the applicant an opportunity to lodge an amended application providing access to the proposed new lot off Widgiewa Road noting that the amended application will need to be accompanied by the following additional information:
 - a) Detailed information on vehicular access from Widgiewa Road to the proposed lot including details of any crossing over the existing watercourse.
 - b) Documentation required to allow the application to be assessed as integrated development under section 4.47 of the *Environmental Planning and Assessment Act 1979* as the access road will cross over an existing watercourse; and
 - c) Documentation to allow assessment of the application under the provisions of the *Biodiversity Conservation Act 2019*.
3. In the event that an amended application providing access off Widgiewa Road is not lodged by 24 December 2020 development application DA.2020.1083 for a two lot Torrens title subdivision on Lot 4 DP 246882; 33 Widgiewa Road, Carwoola, be refused for the following reason.

Reason for Refusal:

Safe and adequate access is not provided to the proposed Lot 1 therefore the application is not consistent with Clause 6.11(e) Essential Services of the Palerang LEP 2014 and B7 Engineering Requirements of Palerang DCP 2015.

The resolution was carried unanimously.

8.2 DA.2019.083.A - Modification Application - Request to Remove Condition Requiring Payment of Contribution Fees - 47 Elrington Street, Braidwood

PLA146/20

RESOLVED (Overall/Harrison)

That:

1. Modification application DA.2019.083.A to waive contribution fees on Lot 1 DP 869933, No.47 Elrington Street, Braidwood be approved and that the following conditions of consent be deleted on the basis that the development is carried out by a charitable organisation:
 - Conditions 39, 40, 41 and 42
2. Council consider options to fund the contribution with the September quarterly review.

The resolution was carried unanimously.

8.3 Request for Early Lodgement of Development Applications - South Jerrabomberra

PLA147/20

RESOLVED (Hicks/Harrison)

That Council allow the early lodgement and determination of development applications for seed housing comprising the subdivision and construction of 62 single dwellings upon Superlots A1 and A0 and eight dwellings within the display village in the South Jerrabomberra Urban Release Area subject to the following provisos:

- a) Occupation and use of the developments is not permitted until the new allotments on which the developments are proposed to be located have their titles formally registered;
- b) That the applicant be advised that in lodging applications prior to registration of the subdivision they do so at their own risk, recognising that changes to subdivision designs can occur during the construction phase and that such changes may need to be reflected in development applications lodged.

The resolution was carried unanimously.

- PLA148/20
- 8.4 Jerrabomberra Innovation Precinct Infrastructure Planning Agreement - Deed of Variation**
- RESOLVED (Brown/Schweikert)**
- That Council:
1. Note the report.
 2. Publicly exhibit the Deed of Variation for 28 days as required under the *Environmental Planning & Assessment Act, 1979*.
 3. In the event no further submissions are received during the public exhibition, authorise the Chief Executive Officer and Mayor to execute the Deed of Variation on Council's behalf.

The resolution was carried unanimously.

8.5 175 and 217 Tarago Road Bungendore (Ashby) - Timing for Rezoning Land for Residential Development

MOVED (Harrison/Biscotti)

That Council advise the land owners of 175 and 217 Tarago Road, Bungendore that:

1. Any request for the preparation of a Planning Proposal on the land will not be considered ahead of the completion of the short/medium term options for residential growth identified in the endorsed Bungendore Structure Plan 2048, nor before 2025.
2. Should a review of the timing for the land be considered, it be done when the Bungendore Structure Plan is reviewed in 2025.

AMENDMENT (Brown/Hicks)

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 2022, whichever occurs first.

Cr Biscotti's audio-visual link to the meeting failed at 6.24pm and he was therefore unable to continue remote participation in the meeting.

The amendment (or Crs Brown and Hicks) was PUT and LOST.

For: Crs Brown, Hicks and Schweikert

Against: Crs Harrison, Overall, Taylor and Winchester

The motion (of Crs Harrison and Biscotti) was brought forward in an amended form, and as Cr Biscotti was absent from the meeting, the amended motion was seconded by Cr Hicks, PUT and CARRIED.

PLA149/20

RESOLVED (Harrison/Hicks)

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 resolution was carried unanimously.

Cr Biscotti re-joined the meeting at 6.29pm.

8.6 Renumbering of Summerfield Estate at 70 Little River Road Braidwood

PLA150/20

RESOLVED (Harrison/Hicks)

That Council endorse the renumbering of the dwellings (existing and future) within Summerfield Estate, 70 Little River Road, Braidwood, as shown in Figure 2 in this report, to ensure that:

1. Unit addressing complies with the NSW Address Policy.
2. Emergency Services can locate dwellings as quickly as possible in an emergency situation.
3. Deliveries to individual dwellings can be provided in a convenient and logical manner.

The resolution was carried unanimously.

8.7 Introduction of Inspection Program for Underground Petroleum Storage Systems

PLA151/20

RESOLVED (Schweikert/Harrison)

That Council confirm the charging of inspection fees for underground petroleum storage systems in line with Council's Fees and Charges Schedule 2020-21.

The resolution was carried unanimously.

8.8 Braidwood Customer Service Centre and Library

PLA152/20

RESOLVED (Taylor/Harrison)

That Council:

1. Seek public comment on the plans for the Braidwood customer area and library at 144 Wallace Street.
2. Receive a further report following the public exhibition.

The resolution was carried unanimously.

Cr Biscotti declared an interest in the following item and left the meeting at 6.37pm.

SUPPLEMENTARY REPORT

8.9 Tender Recommendation for Construction of Essential Energy Network Extension at South Jerrabomberra - Contract No. 2020-40

PLA153/20

RESOLVED (Taylor/Hicks)

That Council:

1. Award the tender 2020-40 to Ecowise Services (Australia) Pty Ltd for the construction of Essential Energy Network Extension for the contract price of \$2,183,503.33 (inc GST).
2. Allocate a total budget of \$2,500,000 (exc GST) to the project.

The resolution was carried unanimously.

Cr Biscotti returned to the meeting at 6.39pm.

9. REPORTS TO COUNCIL - ITEMS FOR INFORMATION

9.1 Community Meeting - October 2020

PLA154/20

RESOLVED (Schweikert/Hicks)

That the report be received for information.

The resolution was carried unanimously.

9.2 Summer Operations at QPRC Aquatic Venues

PLA155/20

RESOLVED (Taylor/Hicks)

That the report be received for information.

The resolution was carried unanimously.

10. REPORTS OF COMMITTEES

There were no Reports of Committees.

11. NOTICES OF MOTIONS

There were no Notices of Motions.

12. 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.

13. REPORTS FOR CLOSED SESSION

PLA156/20

RESOLVED (Overall/Taylor)

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 reason specified below:

Item 13.1 Request to Defer Payment of Developer Contributions on the Basis of Hardship

Item 13.1 is confidential in accordance with s10(A)(b) of the Local Government Act 1993 because it contains discussion in relation to the personal hardship of a resident or ratepayer 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 6.41pm to discuss the matters listed above.

13.1 Request to Defer Payment of Developer Contributions on the Basis of Hardship

PLA157/20

RESOLVED (Harrison/Schweikert)

That the request for deferral of the payment of contributions on the basis of hardship be supported in this instance subject to:

- a) Contributions being payable in full within twelve (12) months from the date of uplifting of the plan of subdivision or prior to the issue of the subdivision certificate for the next stage of the development, whichever comes first.
- b) Contributions deferred shall be indexed and the contributions paid shall be those applicable at the time of payment.

The resolution was carried unanimously.

PLA158/20

RESOLVED (Overall/Hicks)

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 6.43pm

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.

14. CONCLUSION OF THE MEETING

The time being 6.44pm, the Mayor announced that the Agenda for the meeting had now been completed.

**CR TIM OVERALL
MAYOR
CHAIRPERSON**