



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held via Zoom and in the Council Chambers Nellie Hamilton Centre, 257 Crawford Street Queanbeyan, on Wednesday, 23 October 2024 commencing at 5.30pm.

ATTENDANCE

Councillors: Cr Winchester (Chairperson)
Cr Broadbent
Cr Grundy
Cr Livermore
Cr Macdonald
Cr Preston
Cr Schweikert
Cr Taskovski
Cr Waterhouse
Cr Willis
Cr Wilson

Staff: R Ryan, General Manager
M Duff, Director Infrastructure Services
J Richards, Director Community, Arts and Recreation
K Monaghan, Director Corporate Services
R Ormella, Director Development and Environment

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

There were no apologies.

4. CONFIRMATION OF MINUTES**4.1 Minutes of the Ordinary Meeting of Council held on 9 October 2024**

466/24

RESOLVED (Winchester/Taskovski)

That the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Wednesday 9 October 2024 be confirmed.

The resolution was carried unanimously.

5. DISCLOSURES OF INTERESTS

467/24

RESOLVED (Winchester/Grundy)

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

The resolution was carried unanimously.

There were no disclosures.

6. ADJOURNMENT FOR PUBLIC FORUM

At this stage of the proceedings, the time being 5.34pm, Cr Winchester advised that the meeting should now adjourn for the Public Forum.

468/24

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 5.34pm and resumed at 5.40pm.

7. MAYORAL MINUTE

There was no Mayoral Minute.

8. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motions of Rescission.

9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION**9.1 DA.2023.0461 - Proposed Co-living Housing Development - 95 Crawford Street, Queanbeyan****MOVED (Wilson/Macdonald)**

That:

1. Approval be granted to a variation to Section 69 Standard for Co-living housing of State Environmental Planning Policy Housing 2021 for minimum lot size.
2. Approval be granted to a variation to Section 69 Standard for Co-living housing of State Environmental Planning Policy Housing 2021 for side boundary setbacks.
3. Development application DA.2023.0461 for a Co-living housing development including demolition of existing structures on Lot 4 DP 8874, 95 Crawford Street Queanbeyan be granted conditional consent.

The motion was lost.

For: Crs Macdonald, Preston, Wilson and Winchester

Against: Crs Broadbent, Grundy, Livermore, Schweikert, Taskovski, Willis and Waterhouse

PROCEDURAL MOTION

469/24

RESOLVED (Winchester/Preston)

That Council adjourn the meeting for a brief time.

The resolution was carried unanimously.

ADJOURNMENT:

The meeting adjourned for a short recess at 5.58pm and resumed at 6.03pm.

9.2 DA.2023.0465 - 113 Glenrock Drive Googong - Two Lot Subdivision and Development including Child Care Facility, Retail Premises, Service Station, Food and Drink Premises, Signage, Car Park, Access and Infrastructure

470/24

RESOLVED (Wilson/Macdonald)

That development application DA.2023.0465 for two lot Torrens title subdivision and construction of Centre based child care facility, specialised retail premises, food and drink premises with associated drive-thru (McDonalds and KFC), service station, signage, car park, access, landscaping, associated infrastructure and services on Lot 703 DP 1306613 (formerly Lot 705 DP 1293040), No. 113 Glenrock Drive Googong (formerly known as 150 Wellsvale Drive Googong) be granted conditional consent.

The resolution was carried.

For: Crs Broadbent, Grundy, Livermore, Macdonald, Preston, Schweikert, Taskovski, Wilson, Waterhouse and Winchester

Against: Cr Willis

9.3 DA.2023.0313 - 4 Saltbush Parade Tralee - Multi Dwelling Housing and Strata Subdivision

471/24

RESOLVED (Wilson/Macdonald)

That:

1. Approval be granted to a variation to Clause 7.11 – Principal Private Open Space (PPOS) and Landscape Design of Part 7 of South Jerrabomberra Development Control Plan 2015 (SJDCP 2015) to allow all PPOS areas to be located forward of the building line for the following reasons:
 - a. Siting the PPOS forward of the building line is found to have planning and environmental merit as it will have a northerly aspect and receive adequate natural sunlight during mid-winter given the orientation of the allotment, resulted from the subdivision of the parent lot. All PPOS areas comply with the size requirement, orientation and solar access mentioned above.
 - b. The proposed PPOS areas are functional and act as an extension to the living area. Siting the PPOS behind the building line would severely restrict the usability of the PPOS as it would be surrounded by single and two storey walls thereby rendering the space unusable.
 - c. The proposed courtyard fence surrounding the PPOS will provide security, defines the boundaries between public, private and communal land and allows casual surveillance to the street. The proposed see-through type fencing with landscaping within the courtyard areas will provide visual interest and complement the existing and desire future streetscape.
2. Approval be granted to vary the 6m front setback control to Environa Drive (primary frontage) as prescribed under Table 2 of Part 7 of SJDCP 2015 to allow for front setbacks of Units b1-b18 between 4.38m to 4.45m for the following reasons:
 - a. The proposed 3 storey townhouses b1-b18 are presented as attached dwellings on small lots similar to other approved small lot housing in the vicinity of the lot. The front setback applicable to the small lot housing is 3m and the approved front setback for those small lot housing was 4m or less. It is considered that the proposed 4.38m to 4.45m from Environa Drive is acceptable and is consistent with the other approved small lot housing in the locality.
 - b. The proposed development is well articulated and will be constructed of mixed materials and colours, compatible to the existing development in the locality. Recessed walls, windows and balconies on first level add interest to the appearance of the building and reduce the bulk and scale of the whole building. It is not considered to be out of character in the area. It will not reduce the architectural quality of the development.
 - c. The impact on the amenity of the adjoining properties and existing streetscape is considered minimal. The primary

setback is facing Environa Drive, therefore no overlooking impact to neighbouring properties from windows/doors from this side.

- d. The variation is not considered to reflect an overdevelopment of the site and can be supported in this instance.
3. Approval be granted to vary the 60m maximum length of buildings containing Units b1-b18 as prescribed under Table 2 of Part 7 of SJDCP 2015 to allow for the total length of 79.82m for the rear section of the building for the following reasons:
 - a. The proposed 3 storey units b1-b18 are presented as 2 separate buildings when viewed from Environa Drive as they are separated by a 2.6m setback between both buildings at first and upper level and 3m setback at ground level. The lengths of both buildings' façade at ground, first and upper levels facing Environa Drive is less than 60m.
 - b. The proposed encroachment will not have an adverse impact on the existing streetscape. The rear elevation will not be visible from public roads.
 - c. The rear elevation is well articulated and will be constructed of mixed materials and colours compatible with the desired future character of the area. Recessed walls and windows/doors including a single storey garage will add interest to the appearance of the building and reduce the bulk and scale of the wall. The development is not considered to be out of character in the area.
 4. Approval be granted to vary the 6m gap between Units b10 and b11 as prescribed under Table 2 of Part 7 of SJDCP 2015 to allow for building separation between 2.6m - 3m for the following reasons:
 - a. The proposed development adequately addressed the streetscape with modulated building forms, articulated facades, mixed materials and colours and suitable landscaping to ensure that it will not detract from the existing and desire future character.
 - b. The development has been designed to allow sufficient access to natural sunlight and to reduce privacy impact between both units.
 5. Development application DA.2023.0313 for the construction of multi dwelling housing comprising of 24 dwellings, Strata Subdivision, earthworks, landscaping and associated services on Lot 314 DP 1269547, No. 4 Saltbush Parade Tralee be granted conditional consent.

The resolution was carried.

For: Crs Broadbent, Grundy, Livermore, Macdonald,
Preston, Schweikert, Taskovski, Wilson, Waterhouse
and Winchester

Against: Cr Willis

9.4 Planning Proposal to Rezone Land at 7 and 15 Halfway Creek Road, Bungendore

472/24

RESOLVED (Schweikert/Preston)

That Council:

1. Approve the progress of the draft planning proposal to amend the Queanbeyan-Palerang Regional Local Environment Plan 2022 by rezoning the following:
 - a. Lot 2 DP 548291, 7 Halfway Creek Road, Bungendore and the unformed public road dissecting the southern portion of this lot, from zone RE1 Public Recreation to RU1 Primary Production.
 - b. Council-owned community land at 15 Halfway Creek Road, Bungendore (Lot 1 DP 1262898) from zone RU1 Primary Production to RE1 Public Recreation to develop an indoor aquatic centre.
2. Forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI) requesting a Gateway determination.
3. Request delegation of Plan making powers, for this planning proposal.
4. Undertake agency consultation and public exhibition according to any requirements of the Gateway determination.
5. Should no objections be received, undertake the necessary actions to finalise the making of the Queanbeyan-Palerang Regional Local Environmental Plan 2022.

The resolution was carried unanimously.

9.5 Street Naming Proposal - Estate 2 Stage 2B - South Jerrabomberra Urban Release Area at Tralee

473/24

RESOLVED (Preston/Wilson)

That Council:

1. Adopt in principle the following proposed names, Calathea Loop and Pandorea Way, for two new roads created within Stage 2B of Estate 2 at the South Jerrabomberra Urban Release Area.
2. Exhibit the names for public comment for 28 days.
3. Publish a notice in the NSW Government Gazette if no objections are received.

The resolution was carried unanimously.

- 474/24 **9.6 Feedback on Braidwood Community Plan**
RESOLVED (Willis/Waterhouse)
That Council endorse the Braidwood Community Plan.

The resolution was carried unanimously.
- 475/24 **9.7 Renewal of Licence Agreement - Cartel Taqueria - 4-6 Trinculo Place, Queanbeyan**
RESOLVED (Wilson/Preston)
That Council renew the existing licence agreement with Cartel Taqueria in Ray Morton Park for a further five-year term for a fee of \$24,000 ex GST per annum.

The resolution was carried unanimously.
- 476/24 **9.8 HoA for Proposed Lease Agreement with Amplitel Pty Ltd - 32A Severne Street, Queanbeyan**
RESOLVED (Willis/Waterhouse)
That this item be deferred pending receipt of further information.

The resolution was carried unanimously.
- 10. REPORTS TO COUNCIL - ITEMS FOR INFORMATION**
- 477/24 **10.1 Response to QPRC's Proposal for Dunns Creek Road Stage 1**
RESOLVED (Wilson/Waterhouse)
That the report be received for information.

The resolution was carried unanimously.
- 478/24 **10.2 HSEQ Quarterly Report - 1 July to 30 September 2024**
RESOLVED (Preston/Grundy)
That the report be received for information.

The resolution was carried unanimously.
- 11. REPORTS OF COMMITTEES**
- 479/24 **11.1 Local Traffic Committee Meeting Minutes - 8 October 2024**
RESOLVED (Schweikert/Taskovski)
That Council endorse the 8 October 2024 Local Traffic Committee draft meeting minutes and the associated recommendations as follows:

 1. LTC 26/2024 – Approve the Traffic Control Devices Plan, 114 Monaro Street Queanbeyan.
 2. LTC 27/2024 – Approve the Traffic Control Devices Plan, 137 Environa Drive Tralee.

3. LTC 28/2024 – Approve the 2024 Diwali Mela Lantern Festival and the subsequent traffic guidance scheme for the event.
4. LTC 29/2024 – Approve the 2024 Braidwood Community Christmas Party and the subsequent traffic guidance scheme for the event.

The resolution was carried unanimously.

11.2 Queanbeyan Showground Advisory Committee Meeting Minutes - 12 August 2024

480/24

RESOLVED (Macdonald/Wilson)

That Council note the minutes of the Queanbeyan Showground Advisory Committee meeting held on 12 August 2024.

The resolution was carried unanimously.

PROCEDURAL MOTION

481/24

RESOLVED (Winchester/Livermore)

That Council adjourn the meeting for a brief time to give Councillors time to read the late item.

The resolution was carried unanimously.

ADJOURNMENT:

The meeting adjourned for a short recess at 6.38pm and resumed at 6.44pm.

SUPPLEMENTARY REPORT

11.3 Extraordinary Local Traffic Committee Meeting – 2024 Queanbeyan Country Muster Event

482/24

RESOLVED (Winchester/Schweikert)

That Council:

1. Notes the proposed Traffic Management Plan associated with the 2024 Queanbeyan Country Muster Event to be held at Seiffert Oval, which obtained majority support from delegate votes received.
2. Notify in writing to Transport for NSW and NSW Police of its intention to approve the proposed Traffic Management Plan.
3. Continue engagement with Transport for NSW and NSW Police to address matters of concern.

The resolution was carried unanimously.

12. NOTICES OF MOTIONS

There were no Notices of Motions.

13. REPORTS TO COUNCIL - DELEGATES REPORTS

There were no Delegates' Reports.

14. QUESTIONS WITH NOTICE

There were no Questions with Notice.

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

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

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

There were no presentations.

16. REPORTS FOR CLOSED SESSION

483/24

RESOLVED (Winchester/Preston)

That pursuant to Section 10A of the *Local Government Act, 1993* the following items on the agenda for the Ordinary Council meeting be dealt with in Closed Session for the reasons specified below:

Item 16.1 RFT 2024-51 Insitu Stabilisation of Road Pavements - Tender Evaluation

Item 16.1 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 6.48pm to discuss the matters listed above.

16.1 RFT 2024-51 Insitu Stabilisation of Road Pavements - Tender Evaluation

484/24

RESOLVED (Preston/Taskovski)

That Council award Contract No. 2024-51 for Road Rehabilitation Services (via in-situ stabilisation pavement treatment) to Fulton Hogan Australia Pty Ltd for the tendered Schedule of Rates valid until 30 June 2026.

The resolution was carried unanimously.

485/24

RESOLVED (Winchester/Macdonald)

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 7.18pm.

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

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

17. CONCLUSION OF THE MEETING

The time being 7.18pm, the Mayor announced that the Agenda for the meeting had now been completed.

**CR KENRICK WINCHESTER
MAYOR
CHAIRPERSON**