

P A L E R A N G COUNCIL



COUNCIL MEETING NO. 5 – 27 MARCH 2008

**TO BE HELD IN THE BUNGENDORE COUNCIL CHAMBERS
COMMENCING AT 6.00 PM**

1. OPENING

2. APOLOGIES

3. CITIZENSHIP CEREMONY

- Ms Sheila Graf
- Mr Andrej Falez

4. ORDERS OF THE DAY

5. PRESENTATION : on "The Next Leadership Project"
by Ms Peta Beelen,
Executive Officer
Capital Region Development Board

6. CONFIRMATION OF MINUTES

- **ORDINARY COUNCIL MEETING NO. 4 -
13 MARCH 2008;**

7. BUSINESS ARISING FROM THE MINUTES

8. QUESTIONS FROM THE GALLERY

Members of the public have an opportunity to address Council at this point in the meeting or to indicate that they wish to address a specific item listed in the business paper. There is a time limit of 3 minutes person but Council can, by resolution, provide an extension for any speaker. Councillors and staff will not enter into debate with speakers.

(i) Listed items:

The Mayor will ask if any members of the public gallery wish to address an item listed in the business paper. The people who so nominate will

be given an opportunity to address Council immediately prior to the item being considered by Council.

(ii) Unlisted Items:

The Mayor will provide an opportunity for members of the public to raise issues of a general nature.

9. MAYORAL REPORT

10. MAYORAL MINUTE

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BUNGENDORE CHAMBERS

11.. ITEMS FOR DETERMINATION

ITEM 11.1

SUBJECT	CONSIDERATION OF SOME PRELIMINARY BUDGET ISSUES, INCLUDING SPECIAL VARIATION AND ON-GOING COUNCIL SUPPORT FOR VARIOUS SERVICES		
FILE NO.		DIVISION	General Manager (Mr Peter Bascomb)

SYNOPSIS

This report seeks Council's support to make an application for a Special Variation. The additional funds will be used to lift road rehabilitation from around \$65k to around \$435k. The application does not bind Council to implement the special variation if, after the completion of the Management Plan and Budget community consultation Council determines that it does wish to proceed with the special variation.

REPORT

Councillors are aware, from the relevant workshop, that a preliminary budget has been developed. Neither this budget nor the management plan can be presented for public consideration until Council confirms some issues including whether it intends to apply for a special variation.

A summary of the draft budget is attached for information but the reader is advised that this may change before it is formally placed on public exhibition by Council.

The significant issues in the development of the preliminary budget are:

1. The budget for road resheets and reseals are being increased by the RTA's roads cost index, currently 6.4%, rather than the assumed rate cap increase of 3.5%. This means that additional savings have to be found from other service areas.
2. All the additional funds that would be raised by the special variation are being applied to road rehabilitation. This constitutes major reconstruction and represents further in-roads to the expenditures estimated by Council's preliminary asset management plan. The projects currently proposed to be funded by this special variation are:
 - a. Neringla Bridge replacement stage II \$90,207
 - b. Norton Road rehab \$100,000
(this goes together with an additional \$100,000 from S94)
 - c. Boro Bridge replacement \$100,000
(this goes together with an additional \$50,000 from S94)
 - d. Hoskinstown Road rehabilitation \$140,000

- e. Total \$430,207
(made up of the \$65,000 from last year together with the \$365,207 estimated from the SV)

- 3. Staff are recommending that Council cease subsidising the in-store, the CTC and OOSH. These are currently estimated to require the following subsidies on 2008/09:
 - a. OOSH \$ 8,901
 - b. CTC \$31,825
 - c. Westpac Instore \$14,725

Note: that these subsidies are primarily for salaries do not include “in-kind” support such as rent, power, phone and cleaning.

A draft of the SV application, currently only showing the financial information required, is attached.

The application must be submitted by 31 March, 2008 however the Department of Local Government acknowledges that the submission can only be fully completed when:

1. The Minister has announced the permitted rate cap increase;
2. Council has completed community consultation on its draft management plan and budget.

Staff have supplied two separate recommendations to ensure that the relevant issues are dealt with separately.

RECOMMENDED that Council apply for a special variation to rates to provide for a 9.6% in the total general rate yield, and that such special variation be included in the Management Plan and Budget that will be released for public consultation.

RECOMMENDED that Council

1. Give notice that Council intends to cease subsidising the following services on 1 July 2008:
 - Braidwood WestPac in-store
 - Braidwood Community Technology Centre
 - Braidwood Out of School Hours program
2. Seek community discussion on how the services might be continued without ratepayer subsidy.

ITEM 11.2

SUBJECT	REVISED RAINWATER TANK REBATE POLICY		
FILE NO.		DIVISION	Director Infrastructure Planning (Mr Bill Ellison)

SYNOPSIS

The attached revised rainwater tank rebate policy for application in our towns with reticulated water supply systems has been prepared and is recommended for adoption.

REPORT

The current policy provides for the payment of a \$500 rebate only if home owners retrofit the minimum size rainwater tanks indicated below with such tanks being plumbed to cater for at least toilet flushing, laundry use and outside watering:

3 or more bedrooms	22,500 L
2 bedrooms	13,000L
1 bedroom	9,000L

While these tank sizes are desirable to achieve mains use water savings of about 50%, it is not always possible for such large tanks to be fitted into an established home site or plumbed to obtain maximum advantage where new pipework has to be installed through walls and under low floors or floor slabs. It is accepted by staff administering it that the policy is too rigid and there have been very few applications eligible for rebates.

It is considered that landowners should be encouraged to optimise their retrofitted installations with a sliding scale of rebates to be paid based on the level of water saving that will be achieved. This will involve increasing levels of rebates for:

- Increasing size of tanks above a less onerous minimum; and
- Installations connected for internal uses such as toilet flushing and laundry as opposed to tanks used for outside watering only.

The sliding scale arrangements proposed below, although offering different levels of rebates, are in keeping with the recently introduced NSW policy which also recognises that maximum benefits occur when tank water is used for internal purposes and the savings are made all year round.

REBATES PROPOSED FOR RAINWATER TANK RETRO-FITTED TO EXISTING HOMES

Tank Size	Connection to Outside Watering	Connection to Toilet(s)	Connection to Laundry/Washing Machine	Maximum Total Rebate
4,000–9,999L	\$100	\$150	\$150	\$400
10,000-19,999L	\$150	\$200	\$200	\$550
20,000L or greater	\$200	\$300	\$300	\$800

Another key feature of the revised policy is to not charge DA fees in the towns covered by the policy for all retro -fit rainwater tank applications including those over 10,000L in size which currently require a fee. Charging a fee for the DA would reduce the effectiveness of the rebate.

Proposed Rebate for New Homes

There has also emerged a strong case for the rebate policy to apply to new homes.

The Water Management Strategy for Bungendore which was adopted on 26 April 2007 to ensure that Bungendore has an adequate and sustainable water supply to cater for the town's growth into the future sought to achieve targets of 15% reduction in demand for existing

developments and 40% reduction for future developments. While the rebates offered above for retro-fitted rainwater tanks will assist with the 15% reduction target for existing developments, there has been concern expressed by some in the community and staff that the 40% reduction, that is meant to be achieved by applying BASIX to new DAs for residences, may not be achieved in practice in our area over the longer term. With global warming and a possible significant reduction in rainfall larger tanks are required to capture and store larger supplies of water. The removal of water saving devices in homes and home owners watering larger lawn areas than declared in BASIX are also of concern.

Council's recent approach to the Minister for Planning was not successful in Council gaining an exemption from BASIX to require larger tanks, and thus the emphasis should now switch to the encouragement of new home-builders agreeing to larger tanks being installed with the level of the rebate on offer being an adequate financial incentive.

While Braidwood and Captains Flat can also experience water shortages from time to time and will also benefit from the new policy, it is Bungendore with its higher growth that is the most dependent on an effective rainwater rebate policy (and other Waterwise program initiatives) to reduce long term water mains demand for each new residence.

The new policy has therefore been prepared with the following two objectives:

1. To encourage a greater level of community participation in retro-fitting rainwater tanks by having less onerous requirements on tank sizes to be installed
2. To provide necessary incentive to new home-builders to install larger than the minimum size tanks required to satisfy BASIX.

Some analysis has been undertaken of BASIX certificates received with recent DAs for new residences in Elmslea Estate to assist in setting appropriate criteria for rebates under the second objective above. The examples listed in the following table indicate what each applicant would have needed to do to be eligible for the rebates proposed under this category.

Sample No	Number of Bedrooms	Site Area M ²	Roof Area M ³	Lawn & Garden Area/Low water demand planting area	Fixtures All at least 3 Stars		Roof Area to Rainwater Tank M ²	Tank Size Determined in BASIX Certificate L	Tank Connected to:			BASIX Score (must be at least 40% savings)	Tank Size required for 45% savings	Tank Size required for 50% savings
					Yes	Except			Toilets	Cold water to Clothes Washer	Outdoor Taps			
1	4 BR & Study	1100	365	600/0	Yes		250	15000	Yes	Yes	Yes	42	20,000	28,000
2	4 BR	1620	370	800/0	Yes	Toilets 2 star	360	27000	Yes	Yes	Yes	47	19,000	27,000
3	4 BR	1181	318	400/0	Yes		318	5000	Yes	Yes	Yes	42	9,000	17,000
4	4 BR	1057	327	300/0	Yes		327	10000	Yes	Yes	Yes	48	6,000	13,000
5	4 BR & Study	1202	401	250/250	Yes	4 Star toilets 6 star taps	401 (309 & 92 from house & shed)	2 @ 10000	No	No	Yes	40	Cannot be achieved	Cannot be achieved
6	4 BR & Study	7673	404	200/0	Yes		200	10000	Yes	Yes	Yes	45	10,000	18,000
7	5 BR	1370	350	290/0	Yes		350	16200	No	Yes	No	40	Cannot be achieved	Cannot be achieved
8	5 BR	1157	398	50/50	Yes		115	3300	Yes	No	Yes	40	13,000	Cannot be achieved

Sample No	Requirements to be Eligible for Rebate
1	Would need to install 20,000 L tank for \$250 rebate Would need to install 28,000 L tank for \$500 rebate Could reduce tank size for rebates by increasing roof area connected.
2	Eligible for \$500 rebate
3	Would need to install 10,000 L tank for \$250 rebate Would need to install 17,000 L tank for \$500 rebate
4	Eligible for \$250 rebate Would need to install 13,000 L tank for \$500 rebate
5	Would need to connect rainwater tanks to toilets and laundry and recalculate tank sizes needed using BASIX
6	Eligible for \$250 rebate Would need to install 18,000 L tank for \$500 rebate
7	Would need to connect tank for toilet flushing and laundry and recalculate tank size using BASIX
8	Would need to connect tank for laundry use, increase area allowance for outside watering and recalculate tank size using BASIX.

The purchase price of various standard size rainwater tanks is of the following order:

2250L	\$820
5000L	\$1460
10000L	\$2080
14000L	\$2580
22500L	\$3370

It is proposed that a 2 step rebate be offered to applicants who achieve 45-49% savings - \$250 and for 50% and greater savings - \$500. It is also proposed that the minimum tank size under this category of rebate be 10,000L with the tank also being connected for toilet flushing, laundry as well as outside watering.

The rebates offered would go a long way towards encouraging new home builders who already plan to connect their tanks for internal uses to go to a larger tank size. In the samples above 5 of the 8 planned to connect to toilets and laundry, while another 2 planned to connect to toilets or laundry.

Financial Implications

An amount of \$74,000 has been provided in the annual budget for the Waterwise Program which includes the rainwater tank rebate scheme. Although it is difficult to estimate with accuracy the number of rebate applications that might be received it is expected that the available budget will cater for these.

Policy Implications

It is considered that this new policy will encourage more and larger rainwater tanks to be installed to assist in achieving objectives to reduce demand on the potable water supplies.

There have been a few applications received in the current year which did not meet the rigid requirements of the current policy but do provide significant water savings achieved by retro-fitted rainwater tanks. It is considered that these Category 1 rebate applications should be reconsidered under the new policy, if adopted.

RECOMMENDED that Council adopt the revised Rainwater Tank Rebate Policy - March 2008 as follows:

RAINWATER TANK REBATE POLICY –March 2008

Palerang Council offers rebates for the installation of eligible rainwater tanks on properties connected to Council's urban water supply systems at Bungendore, Braidwood and Captains Flat..

Under the policy a sliding scale of rebates is offered to recognise that maximum benefits from installing a rainwater tank, in terms of water saving and stormwater protection, are generated when the tank water is used for internal purposes such as toilet flushing and clothes washing as well as for garden watering. This provides a way for tank water to replace mains water all year round – internally during cooler months when the garden does not need much water, and outside in the garden as well in the warmer months – thereby increasing the amount of rainwater that can be harvested and used.

Council appreciates that initially there is a cost associated with the purchase and plumbing of the water tanks and associated pressure pumps, and that is why the rebate policy specifically rewards those residents who are prepared to make that extra investment to maximise the water savings from the use of their tanks.

This policy has 2 main objectives:

- 1. To encourage a greater level of community participation in retro-fitting rainwater tanks by having less onerous requirements on tank sizes to be installed*
- 2. To provide necessary incentive to new home-builders to install larger than the minimum size tanks required to satisfy BASIX.*

In keeping with these objectives two Categories of rebates are offered:

- Category 1 Rebates - for retro-fitting rainwater tanks to existing homes*
- Category 2 Rebates - for rainwater tank installations that exceed the requirements of BASIX for new homes*

The level of rebate is set as detailed in the following tables.

REBATES AVAILABLE FOR RAINWATER TANK(S) RETRO-FITTED TO EXISTING HOMES (Category 1 Rebates)

Tank Size	Connection to Outside Watering	Connection to Toilet(s)	Connection to Laundry/Washing Machine	Maximum Total Rebate
4,000 – 9,999L	\$100	\$150	\$150	\$400
10,000 – 19,999L	\$150	\$200	\$200	\$550
20,000L Or greater	\$200	\$300	\$300	\$800

- Notes**
1. Tanks of 10,000 litres and greater size need formal development approval however Council will not charge any development application fees for this.
 2. Connection arrangements shall be in accordance with AS.3500.1 and 2 (1998) and Tallaganda DCP No 5 in Braidwood or Yarrowlumla DCP 2(v) Village Zones in Bungendore and Captains Flat.
 3. The above amounts apply in 2007/08 and will be adjusted for CPI (Sydney) in subsequent years.
 4. The NSW government also provides rebates through the Department of Environment and Climate Change up to a maximum of \$1500. For details refer to website <http://www.environment.nsw.gov.au/rebates>

In addition to rebates for retrofitting of rainwater tanks to existing homes the policy also provides rebates to new home-builders who install rainwater tanks that are larger than those required by BASIX (40% savings); in accordance with the following scale.

REBATES AVAILABLE FOR RAINWATER TANKS THAT EXCEED BASIX REQUIREMENTS FOR NEW HOMES (Category 2 Rebates)

Water Saving According to BASIX	Provided Water Tank Size \geq10,000L and tank is connected for Toilet Flushing (\geq 3 star), Laundry Use and calculations include $>$150 sq metres of Outside Watering from the tank
45-50% saving ¹	\$250
$>$ 50% saving ¹	\$500

- Notes:** 1. To demonstrate this level of water saving will require the submission of a BASIX certificate with the application for rainwater tank rebate.

2. *The above amounts apply in 2007/08 and will be adjusted for CPI (Sydney) in subsequent years.*
3. *The rebates do not apply to rainwater tanks that are required as a condition of a subdivision approval..*
4. *To be eligible under the category the rainwater tank rebate application needs to be approved by Council before installation.*

ITEM 11.3

SUBJECT	PROPOSED §355 COMMITTEE – BUNGENDORE TOWN & TURALLO CREEK GREEN SPACE		
FILE NO.		DIVISION	Director of Planning and Development Services (Ms Louise Menday)

NOTE: Representatives of the Bungendore Chamber of Commerce will make a presentation, not exceeding 10 minutes, on this item.

SYNOPSIS

This report presents a proposal to establish a s355 Committee to develop strategies for the future of the existing village of Bungendore and the Turallo Creek green space. The Committee would be responsible for coordinating studies and development of plans and controls that would achieve identified outcomes.

REPORT

Bungendore Urban Design Concept and Structure Plan

The Bungendore Chamber of Commerce has discussed the possibility of developing an urban design concept plan for the village area of Bungendore. The concept plan would cover the area of the village west of the railway line and include;

- The railway land fronting Majara Street;
- Malbon and Gibraltar streets between Majara and Molonglo Streets;
- Molonglo Street between Malbon and Gibraltar Streets;
- Butmaroo and Ellendon Streets between Malbon and Gibraltar Streets.

The Structure Plan would incorporate aspects of all of the projects listed here and outline the distribution of different uses and connections between these.

The aim of the concept plan is to enhance the physical quality and image of the village. The concept plan will include strategies on improvements such as;

- Better connections between the ‘precincts’ (craft, retail and railway);
- Encouraging pedestrian movement;

- Provision of outdoor space (town centre, outdoor dining) and connections to nearby open space;
- Enhancing the built form, conserving character and managing infill development to fit in with the existing form;
- Landscape plan and appropriate choice of planting species; and
- Other aspects of the urban environment such as public art and integrated signage/promotion.

The concept plan would be complemented by:

Outdoor Recreation and Open Space Plan - that would identify strategies to make full use of the open space between the village and Turallo Creek, the proposed additional playing fields near Turallo Creek, and the vacant land known as Frog Hollow. The plan would include strategies to:

- Maintain these significant buffer areas around the village and enhance connections, again encouraging pedestrian connectivity;
- Improve environmental quality (particularly removal of weed species along the creek, stabilisation and maintenance of water quality).

Built form controls – that would ensure that new building in the village, and alterations and addition, do not have a detrimental impact on the character of the village. This would include an assessment of existing buildings that contribute to the heritage and character of the village and controls for their protection.

Retail and Commercial Strategy – that would determine the need for additional floor space, strategies to protect the viability of the existing village centre and appropriate location of new retail space.

The Chamber of Commerce have undertaken a survey that would feed into the work described above. The survey, to date, has identified positive support for the proposals. The Chamber representatives will outline the key issues arising from the survey.

Financial Implications

When the Committee is established by resolution, costs will be incurred for advertisements to be placed calling for nominations for office-bearers and members. Further reports will be presented to Council seeking endorsement for these new members.

Once the Committee is operational with approved office-bearers, Council staff will provide information and guidance to the office-bearers and any other interested persons regarding the running of s355 Committee. This information will relate to risk management, occupational health and safety, induction of volunteers and general management issues. All committees will be given a copy of the updated Section 355 Committee Guidelines.

The information will provide office-bearers with assistance regarding their responsibilities for financial management and reporting to Council. To this end,

Council's Assistant Manager of Finance has created a financial spreadsheet which, if used by the volunteers on a regular basis, will ensure consistency in this area of reporting.

Consultants will be required to undertake the studies and prepare plans identified above. It is intended that Council staff will co-ordinate consultants and manage the day to day aspects of the projects.

It is intended, however, that interested parties (such as affected businesses and landowners) that will benefit directly from the project provide the funding.

Social Implications

Perceived social outcomes of the suggested program are increased opportunities for interaction, increased facilities and services for the community and cultural tourism based on facilities and services that cater to the local community as well as those from elsewhere.

Environmental Implications

Perceived environmental outcomes include improvement to Turallo Creek and other areas of open space, enhanced built form and improved quality of the urban environment.

RECOMMENDED that Council, under Section 355(b) of the *Local Government Act 1993*:

1. establish a new s355 committee to be known as the "Bungendore Town Centre and Environs Committee";
2. approve the appointment of the following members to the Committee with voting rights:
 - one Councillor
 - the General Manager or his delegate
 - two representatives of the Bungendore Chamber of Commerce
 - one representatives of the Heritage Committee
 - two community representatives (one of whom is involved in local environmental activities);
3. approve the following delegations to those members:
 - assist Council to develop plans, policies and strategies for the future of Bungendore Village, Turallo Creek Corridor and surrounds;
 - Provide input form their representative fields to assist Council and the community in meeting desired aims;
 - Seek funding to undertake studies, prepare and implement plans and undertake projects to meet the desired aims of the committee

ITEM 11.5

SUBJECT	STRATEGIC PLANNING UPDATE		
FILE NO.	LP0016	DIVISION	Manager Strategic Planning (J Wright)

SYNOPSIS

This report presents a revised project schedule for Council's adoption. The new schedule takes into account delays and changes to the project. It is being recommended that Council seek from the Department a six month extension to the new LEP timetable requirement.

Significant events since the last report in December

- The rural lot and holding analysis for the *Rural, Rural Residential and Environmental Areas Discussion Paper* has been completed.
- Delays have been experienced in obtaining Queanbeyan City Council development approval data relating to rural residential areas. QCC data is required for the rural residential supply and demand analysis because the Canberra/Queanbeyan rural residential market is supplied by land in both Palerang and Queanbeyan City local government areas.
- The rural land state environmental planning policy (SEPP) which the Director General of Planning had indicated would come into effect before the end of 2007 has not yet been released. The SEPP will have a significant impact on the rural planning provisions in the new LEP. As previously reported, the SEPP is expected to abolish concessional lots, but will allow councils the option of "either retaining existing minimum lot sizes or seeking to vary minimum lot sizes based on a set of principles in the SEPP". Latest advice from the Department is that savings provisions *will* be included such that current applications will be able to be determined under the planning provisions that applied prior to the making of the SEPP.
- The Department of Environment and Climate Change had not completed its compilation of biodiversity data at the date of preparation of this report. The assistance of the Department is vital to the project. The biodiversity GIS layer being prepared will enable the identification of important areas requiring protection under the new LEP and will also be a useful resource for development assessment under the current LEPs.
- At its meeting of 24 January 2008 Council resolved to seek expressions of interest from suitable consultants to undertake a Land Use Strategy and Structure Plan for Bungendore. The results of this work will be incorporated into the 25 year Strategic Directions Paper. The consultant is to be funded by owners of land adjacent to Bungendore, but Council will supervise the project and is the client for the project. At the date of this report Strategic Planning staff were

finalizing their assessment of the fee proposals. The selected consultant will be appointed when funds to cover the cost of engagement have been deposited with Council by the interested land owners.

- An amended standard LEP came into effect in January. The new template includes changes to the format of the instrument, zone objectives and mandatory uses, some of the standard clauses, exempt and complying development provisions and a number of new and amended definitions.
- At the end of February the Director of Planning and Environmental Services and the Manager of Strategic Planning attended a briefing in Goulburn on the Draft Sydney Canberra Corridor Regional Strategy. Senior Departmental Officers indicated that the Strategy should be finalised by May.
- The Department of Planning has recently been restructured with the result that Palerang is now located within the Department's Southern Region. The Regional Director of the Southern Region is based in Wollongong but the departmental officer responsible for Palerang is located in the Queanbeyan office which is now a sub regional office. The Director General has advised that "the Department's regional teams will now have an increased focus on assisting and advising councils in regard to the preparation of comprehensive local environmental plans (LEPs). Previously, such LEPs were ultimately considered through a Departmental LEP panel however this work will now be done in the Department's regional teams, closer to where councils are situated".

It is understood that the LEP panel process did not work well with comprehensive LEPs. Hopefully these changes will reduce the potential for delay in the later stages of the LEP project, particularly if there are differences of opinion between Council and the department or other government agencies that need to be resolved.

Amendments to Project Schedule

The indicative project timetable (Figure 1) has been amended to account for:

- a) delays and difficulties in obtaining important information:
 - i) biodiversity data
 - ii) asset management
 - iii) rural residential approvals;
- b) external policy changes:
 - i) changes to the Department's rural subdivision requirements
 - ii) Rural SEPP
 - iii) Sydney Canberra corridor strategy
 - iv) Revised standard instrument; and
- c) changes to the scope of work:
 - i) Bungendore Land Use Strategy and Structure Plan.

Requirements of Minister and Department of Planning

The schedule indicates that the Minister's requirement to have the new LEP finalised by 31 March 2009 is not able to be met and it will be necessary to seek an extension from

the Department. Queanbeyan City Council has recently been granted such an extension and it is not likely that such a request from Palerang will be refused.

Financial Implications

As previously advised, at the current rate of expenditure, the point at which the project's original budget of \$570,000 will be fully expended (including the Department's contribution of \$170,000) is likely to be September 2008. Council's applications for funding under Round 5 of the planning Reform Funding Program were not successful.

Because the project is being done in house as much as possible the costs of the project are principally staff costs (strategic planning and GIS) which have been provided for in Council's budget. The proposed consultant work on the Bungendore strategy will be funded by land owners and the heritage survey work is eligible for \$ for \$ funding from the Heritage Office.

Policy Considerations

The new LEP will establish new land use policies.

Social Implications

The new LEP is being prepared with significant community consultation and with the aim of maintaining and enhancing the existing amenity and quality of life of the local community.

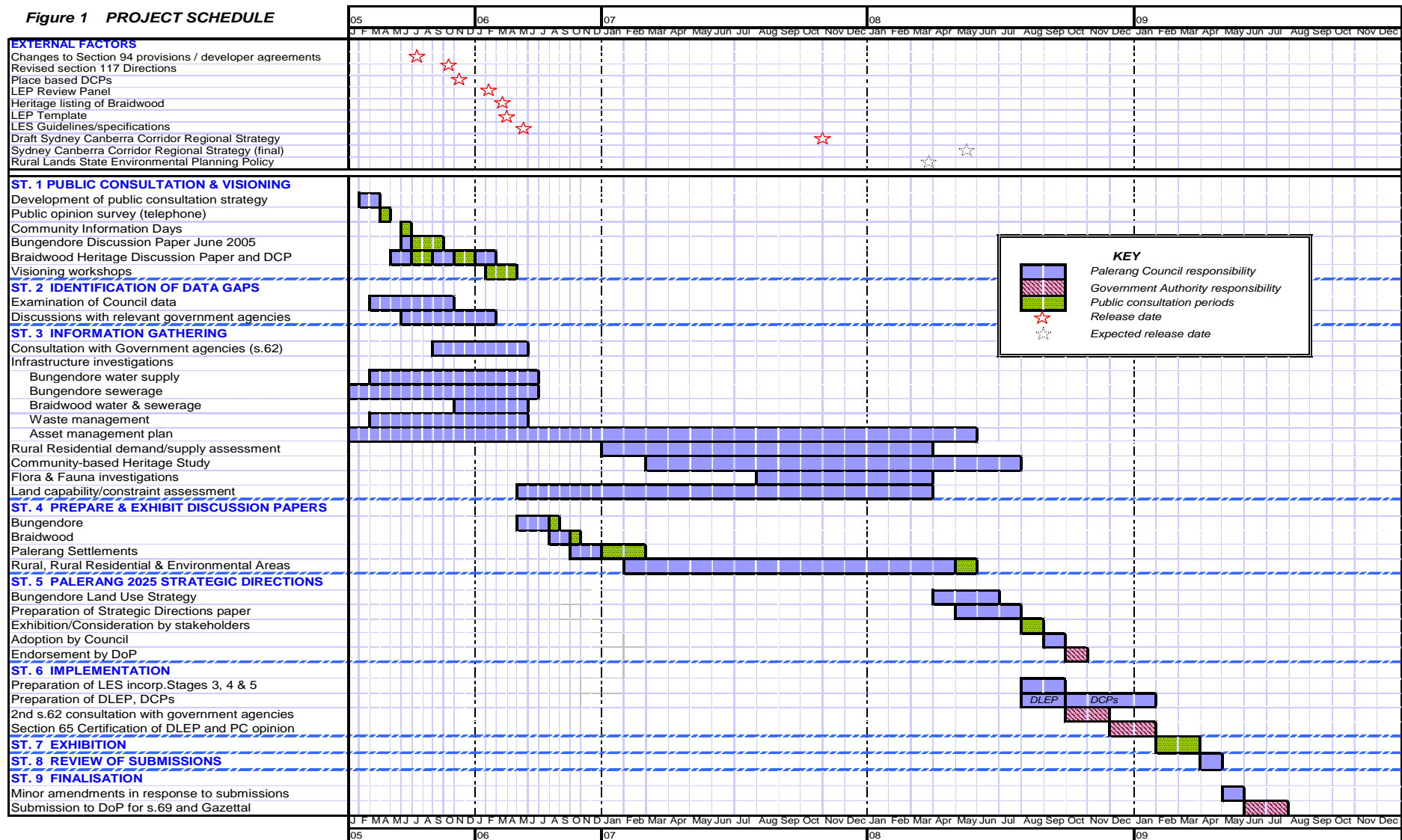
Environmental Implications

The new LEP will encourage the sustainable management, development and conservation of the environment of Palerang.

RECOMMENDED that Council

1. adopt the revised project schedule; and
2. advise the Department of Planning accordingly and seek an extension of six months to the Minister's requirement under section 33B of the Environmental Planning and Assessment Act 1979 for a new LEP in conformity with the standard instrument to be in place within three years of gazettal of the Standard Instrument (LEPs) Order.

Figure 1 PROJECT SCHEDULE



ITEM 11.6

SUBJECT	PALERANG CULTURAL DEVELOPMENT COMMITTEE		
FILE NO.	CR0020	DIVISION	Manager Executive Services (Mrs D Ferguson)

SYNOPSIS

Council's formal approval is sought for the co-option of additional members to the Palerang Cultural Development s.355 Committee for the purpose of the organisation of the 2008 Festival of Braidwood.

Report

The Palerang Cultural Development Committee (PCDC) was formed in November 2007 and has delegated authority to co-opt volunteers as required for the organisation of specific cultural events. One such event is the Festival of Braidwood (formerly the Braidwood Heritage Festival). In the past, the Braidwood Heritage Festival was organised by a s.355 Committee which was subsumed by the new PCDC. A sub-committee of the PCDC has now been formed and the volunteers serving on this require Council's formal approval.

The Festival of Braidwood continues the tradition of the previous Heritage Festival, viz the celebration of Braidwood's heritage, but the name change will allow the Committee some flexibility in the content of future festivals. In addition, it was decided to select a fixed weekend for the festival (that being the first weekend in May each year), rather than holding it during the continually changing state-wide Heritage Week. The date of Heritage Week was subject to its relationship with other movable celebrations such as Easter, which in turn determined the dates of cultural events such as the Braidwood Show and the Two Fires Festival.

For the information of Council, this year's Festival of Braidwood will be held on 3-4 May with the theme "Collections and Collectables".

Policy and Financial Considerations

By virtue of s.355 of the Local Government Act 1993, approved members of committees formed under s.355(b) are covered by Council's insurance when working within their delegations of authority.

Risk Considerations

Council will conduct a risk assessment of the Festival of Braidwood prior to the event to determine possible risks and identify any measures required to ameliorate those risks, subject to acceptance by Council's insurers. Volunteers will be given an induction by Council's OH&S Officer prior to the event.

RECOMMENDED that, under s.355(b) of the Local Government Act 1993, Council approve the following volunteers as co-opted members of the Palerang

Cultural Development Committee for the organisation of the 2008 Festival of Braidwood:

1. Mrs June Weatherstone
2. Mrs Jan Francis
3. Mrs Linda Gannon
4. Mr Noel Francis

12. ITEMS FOR INFORMATION

ITEM 12.1

SUBJECT	ACT WATER SECURITY PLAN – MURRUMBIDGEE RIVER TO GOOGONG PIPLINE PROJECT		
FILE NO.	WS0001	DIVISION	Director, Infrastructure Planning (Mr B Ellison)

SYNOPSIS

Discussions have been held between ACTEW and Council staff on ACTEW's proposals to construct a pipeline from the Murrumbidgee River near Angle Crossing through Palerang Council area to feed Googong Dam.

REPORT

One of the proposals being developed involves a route roughly following Williamsdale Road with some deviations along the way.

ACTEW appreciates that to implement this option there are likely to be environmental issues with flora and fauna that would need to be investigated and addressed.

It also acknowledges that it would have to satisfy landowners who may be affected along the route and also recognises the limited benefit of this project to the local community. It is willing to explore opportunities to provide some community benefit.

Staff have indicated to ACTEW that there are longer term but yet unfunded proposals for Williamsdale Road between Badgery Road and the Williamsdale Quarry entrance to be upgraded and bitumen sealed. A new pipeline therefore would need to be located such that it will not restrict Council's options for the necessary realignment of the road and achievement of the required construction standard.

It has been agreed between the parties that the design of an upgraded Williamsdale Road should proceed as part of any exercise to locate a pipeline in this area. Preferably the pipeline can be located close to and parallel to the side of the road within a wider road reserve so that the footprint of disturbance is minimised.

Staff are currently negotiating arrangements whereby ACTEW would fund the survey and design of the road for which there is otherwise no Council financial resources currently available.

Undertaking the reconstruction of the road prior to or at about the same time as construction of the pipeline would have advantages and make both projects more feasible.

Kath Elliott, a manager with ACTEW's Water Security Program – Major Projects has advised that a Drop In Session for local residents will be held at the Burra Community Hall between 2.30 pm – 7.30 pm on Tuesday 25 March 2008 to ensure the community is aware and involved in the project. An invitation has been forwarded for Councillors and staff to attend.

ACTEW is also prepared to give a presentation to an upcoming Council meeting on its latest proposals under the Water Security Plan.

RECOMMENDED that the report be received and noted.

ITEM 12.2

SUBJECT	STATEMENT OF INVESTMENTS REPORT FOR PERIOD ENDED 29 FEBRUARY 2008		
FILE NO.	FM0011	DIVISION	Manager of Finance (Mr L M Weatherstone)

A statement detailing the investments held by Council in the form of interest bearing deposits (IBD), Term Deposits (TD), Bank Bills (Bills), Government Bonds and 11 a.m. Call Deposits (CALL) is provided in accordance with S625 Local Government Act, 1993 and Clause 212 Local Government (General) Regulation, 2005.

Council's investments have been made in accordance with the Local Government Act, 1993, the Regulations and investment policies.

SUMMARY OF FUNDS INVESTED - 29 FEBRUARY 2008	
INSTITUTION	17,984,350.27
LGFS	4,355,261.54
Westpac	1,494,684.90
Bankwest	0.00
IMB	5,959,797.39
Bendigo	0.00
New Castle Perm	3,300,000.00
Suncorp	2,874,036.43

GENERAL FUND BANK ACCOUNT BALANCES AS AT 29/2/2008

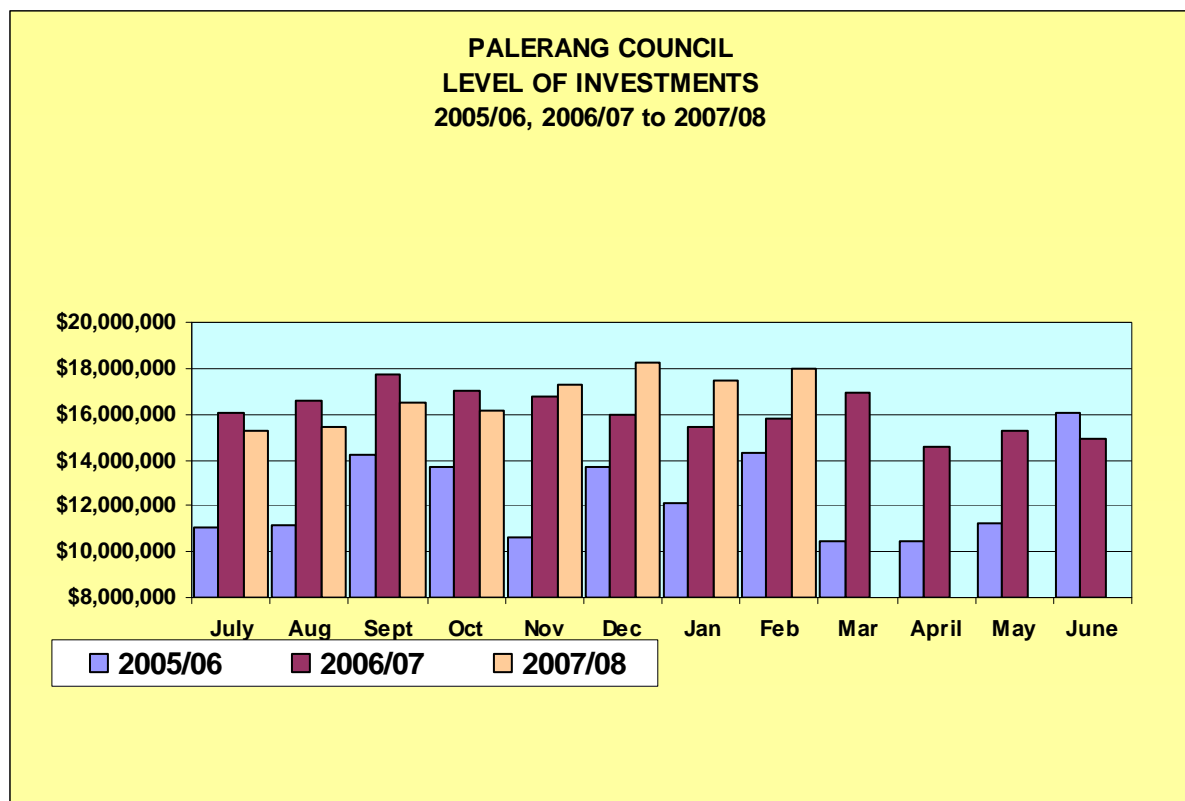
WESTPAC	\$ 352,618.76
BENDIGO	\$ 81,501.91

INVESTMENT REGISTER 2007/08

		LGFS	11 am	101,646.00			
		Westpac	11 am	14,337.51			
		IMB	11 am	653,860.92			
18/08	22-Mar-07	IMB	TD	1,000,000.00	184	7.04%	15-Aug-07
22/08	26-Mar-07	IMB	TD	1,013,712.33	161	7.07%	19-Aug-07

23/08	27-Mar-07	IMB	TD	1,016,280.27	161	7.14%	20-Aug-07
24/08	28-Mar-07	Suncorp	TD	2,085,381.69	161	7.00%	21-Aug-07
25/08	29-Mar-07	LGFS	TD	1,018,756.16	154	7.15%	22-Aug-07
26/08	30-Mar-07	LGFS	TD	1,020,067.95	154	7.28%	23-Aug-07
27/08	31-Mar-07	LGFS	TD	1,021,387.40	154	7.30%	24-Aug-07
28/08	01-Apr-07	New Castle Perm	TD	500,000.00	270	7.47%	25-Aug-07
29/08	02-Apr-07	New Castle Perm	TD	1,000,000.00	149	7.44%	26-Aug-07
30/08	03-Apr-07	LGFS	TD	1,026,500.27	133	7.35%	27-Aug-07
31/08	04-Apr-07	LGFS	TD	167,474.27	133	7.45%	28-Aug-07
32/08	05-Apr-07	Westpac	FRN	500,000.00	90	8.00%	29-Aug-07
33/08	06-Apr-07	IMB	TD	800,000.00	138	7.44%	30-Aug-07
34/08	07-Apr-07	New Castle Perm	TD	800,000.00	128	7.44%	31-Aug-07
35/08	08-Apr-07	Suncorp	TD	400,689.82	120	7.20%	01-Sep-07
36/08	09-Apr-07	New Castle Perm	TD	1,000,000.00	365	7.72%	02-Sep-07
37/08	10-Apr-07	Suncorp	TD	387,964.92	90	7.42%	03-Sep-07
38/08	11-Apr-07	IMB	TD	640,363.93	91	7.82%	04-Sep-07
39/08	12-Apr-07	IMB	TD	835,579.94	91	7.95%	05-Sep-07
40/08	13-Apr-07	Westpac	FRN	980,347.39	90	8.13%	06-Sep-07

A graph of the total investments for the financial years 2005/06, 2006/07 and 2007/08 on a monthly basis is provided below as comparative information of the level of investments h



RECOMMENDED that Council receive and note the Statement of Investments report.

13. COMMITTEE REPORTS AND RECOMMENDATIONS
14. MOTIONS ON NOTICE/RESCISSION MOTIONS
15. DELEGATES' REPORT
16. MATTERS OF WHICH NOTICE HAS NOT BEEN GIVEN BUT RULED BY THE CHAIR TO BE CONSIDERED
17. COUNCILLORS QUESTIONS AND STATEMENTS WITHOUT NOTICE
18. CONSIDERATION OF BUSINESS IN CLOSED COMMITTEE

ITEM 18.1

SUBJECT	REVIEW OF THE GENERAL MANAGER'S CONTRACT		
FILE NO.		DIVISION	The Mayor

RECOMMENDED that in accordance with Clause 60.2 (a) of the code of Meeting Practice 2007, Council form into Closed Sessions and that the press and public and staff, as necessary, be excluded as the matters to be considered relate to:

- (a) personnel matters concerning particular individuals.

19. CLOSURE



P Bascomb
General Manager
27 March 2008