



**COUNCIL MEETING NO. 5 – 7 MAY 2009**

**TO BE HELD IN THE MEETING ROOM AT THE BUNGENDORE COUNCIL  
CHAMBERS**

**(10 MAJARA STREET, BUNGENDORE)**

**COMMENCING AT 5.00 PM**

**Contents - items to be deferred shown with yellow highlight**

1. OPENING .....	6
2. APOLOGIES.....	6
3. ORDERS OF THE DAY.....	6
4. CONFIRMATION OF MINUTES.....	6
5. BUSINESS ARISING FROM THE MINUTES .....	6
6. QUESTIONS FROM THE GALLERY .....	6
7. MAYORAL REPORT.....	6
8. MAYORAL MINUTE.....	6
9. ITEMS FOR DETERMINATION .....	7
9.a. GENERAL ITEMS.....	7
<b>Item 9.a.1. Delegate on Braidwood Multi-Purpose Service Advisory Committee .....</b>	<b>7</b>
<b>Recommendation .....</b>	<b>7</b>
<b>Item 9.a.2. Les Reardon Reserve s.355 Committee – Appointment of New Member.....</b>	<b>8</b>
<b>Recommendation .....</b>	<b>8</b>
<b>Item 9.a.3. SEPP(Exempt and Complying Development) 2008 – Variations.....</b>	<b>8</b>
<b>Recommendation .....</b>	<b>14</b>
<b>Item 9.a.4. Road Widening Aquisition – Lower Boro Rd.....</b>	<b>15</b>
<b>Recommendation .....</b>	<b>16</b>
Attachment 1: Plan of survey – Lower Boro Rd .....	17
<b>Item 9.a.5. Bungendore Oval – Upgraded Facilities Project.....</b>	<b>18</b>
<b>Recommendation .....</b>	<b>20</b>

Attachment 1: Concept drawings Bungendore Oval – Upgraded Facilities.....	21
<b>Item 9.a.6. Section 94 Funds – Braidwood and Mongarlowe Brigade Stations .....</b>	<b>22</b>
<b>Recommendation .....</b>	<b>24</b>
<b>Item 9.a.7. GST Compliance Certificate.....</b>	<b>24</b>
<b>Recommendation .....</b>	<b>24</b>
<b>Item 9.a.8. Loan Borrowing Program Report 2008/09 .....</b>	<b>26</b>
<b>Recommendation .....</b>	<b>28</b>
<b>Item 9.a.9. Loan Borrowing Program 2008/9 to 2112/13 .....</b>	<b>31</b>
<b>Recommendation .....</b>	<b>32</b>
Attachment 1 – Loan Borrowing Program for 2008/9 to 2012/13.....	33
<b>Item 9.a.10. Developing a Palerang Signage Policy .....</b>	<b>35</b>
<b>Recommendation .....</b>	<b>36</b>
Attachment 1: Signage project – .....	37
Attachment 2: Sample sign.....	42
<b>Item 9.a.11. Braidwood Sewerage Development Servicing Plan and Pricing Policy .....</b>	<b>43</b>
<b>Recommendation .....</b>	<b>48</b>
<b>Item 9.a.12. Submission to the Joint Standing Committee on Electoral Matters.....</b>	<b>48</b>
<b>Recommendation .....</b>	<b>51</b>
Attachment 1: NSW Joint Standing Committee on Electoral Matters Letter dated 2 March 2009.....	52
<b>Item 9.a.13. Exhibition of 2009/10 draft Management Plan, Budget &amp; Revenue Pricing Policy.....</b>	<b>54</b>
EMERGENCY SERVICES RATE LEVY .....	60
COMMERCIAL WASTE MANAGEMENT ANNUAL CHARGES.....	62
ON-SITE SEWERAGE MANAGEMENT SYSTEM CHARGES .....	63
NON-RATEABLE PROPERTIES WATER, SEWER & WASTE MANAGEMENT CHARGES .....	66
<b>Recommendation .....</b>	<b>68</b>
<b>Item 9.a.14. Quarterly Financial Report as at 31 March 2009.....</b>	<b>69</b>
<b>Recommendation .....</b>	<b>71</b>
<b>Item 9.a.15. Development of a Policy in Response to Climate Change .....</b>	<b>71</b>
<b>Recommendation .....</b>	<b>78</b>
<b>9.b. DEVELOPMENT APPLICATIONS.....</b>	<b>79</b>
<b>Item 9b.1 Application DEV.2008.0091, Proposed Three Lot Subdivision of Lot 2 Sec 1 DP976608, 71 Ellendon Street and vehicle access on Lot 3 Section 1 DP 976608, 73 Ellendon Street, Bungendore.....</b>	<b>79</b>
<b>Recommendation .....</b>	<b>93</b>

Attachment 1: Amended plan and letter received 2 March 2009 for DEV.2008.0091 Lot 2 SEC 1 DP 976608, 71 Ellendon St, Bungendore.....	94
Attachment 2: Submissions received on amended plan for DEV.2008.0091 Lot 2 SEC 1 DP 976608, 71 Ellendon St, Bungendore.....	96
Attachment 3: Amended plan and letter for 73 Ellendon St Bungendore.....	113
Attachment 4: Aerial photograph for DEV.2008.0091 Lot 2 SEC 1 DP 976608, 71 Ellendon St, Bungendore.....	115
Attachment 5: Submissions received for original plan DEV.2008.0091 Lot 2 SEC 1 DP 976608, 71 Ellendon St Bungendore.....	116
Attachment 6: Development engineer’s memo - updated .....	129
Attachment 7: Original layout for DEV.2008.0091 Lot 2 SEC 1 DP 976608, 71 Ellendon St Bungendore.....	136
Attachment 8: Heritage Advisor’s comments DEV.2008.0091 71 Ellendon St, Bungendore.....	137
Attachment 9: Peer review DEV.2008.0091 71 Ellendon St, Bungendore.....	138
Attachment 10: Conditions of consent for DEV.2008.0091 Lot 2 SEC 1 DP 976608, 71 Ellendon St, Bungendore.....	147
<b>Item 9.b.2. Determination under s.80 of the environmental planning &amp; assessment 1979 of Development Application DEV.2009.0061, proposed monopole and ancillary equipment on lot 1031 DP 1090521, Days Hill, Keefe Place, Bungendore .....</b>	<b>160</b>
<b>Recommendation .....</b>	<b>169</b>
Attachment 1: Plan of proposals and aerial photograph DEV.2009.0061, LOT 1031 DP 1090521, Days Hill, Keefe PI Bungendore.....	170
Attachment 2: Submissions received DEV.2009.0061, LOT 1031 DP 1090521, Days Hill, Keefe PI Bungendore.....	173
Attachment 3: Conditions of consent DEV.2009.0061, LOT 1031 DP 1090521, Days Hill, Keefe PI Bungendore.....	190
<b>Item 9.b.3. Development Application DEV.2008.0157 Proposed Five lot subdivision of Lot 51 DP 700408, 786 Macs Reef Road, Bywong .....</b>	<b>193</b>
<b>Recommendation .....</b>	<b>212</b>
Attachment 1: Aerial photograph - DEV.2008.0157, lot 51 DP 700408, 786 Macs Reef Rd, Bywong.....	213
Attachment 2: Plan of proposal - DEV.2008.0157, LOT 51 DP 700408, 786 Macs Reef Road, Bywong.....	214
Attachment 3: Submissions received - DEV.2008.0157, LOT 51 DP 00408, 786 Macs Reef Road, Bywong.....	215
Attachment 4: Biodiversity Layer- DEV.2008.0157, LOT 51 DP 700408, 786 Macs Reef Road, Bywong.....	232
Attachment 5: Conditions of Consent- DEV.2008.0157, LOT 51 DP 700408, 786 Macs Reef Road, Bywong.....	233
Attachment 6: Development Engineer's Memo - DEV.2008.0157, LOT 51 DP 700408, 786 Macs Reef Road, Bywong .....	245
<b>Item 9.b.4. Application POD.2008.0075 to modify the Development Consent in respect of Development Application 2002/DA- 00113 Elmslea Estate (Stage 8 and Stage 13B).....</b>	<b>247</b>
<b>Recommendation .....</b>	<b>257</b>

Attachment 1: Aerial photograph POD.2008.0075 lot 841 DP 1129595 & lot 851 DP 1129595, Simms Drive and McMahon Drive, Bungendore .....	263
Attachment 2: Plan of Proposal POD.2008.0075 lot 841 DP 1129595 & lot 851 DP 1129595, Simms Drive and McMahon Drive, Bungendore .....	264
Attachment 3: Submissions Received POD.2008.0075 lot 841 DP 1129595 & lot 851 DP 1129595, Simms Drive and McMahon Drive, Bungendore .....	266
Attachment 4: Australian Rail Track Corporation Ltd Referral POD.2008.0075 lot 841 DP 1129595 & lot 851 DP 1129595, Simms Drive and McMahon Drive, Bungendore .....	277
<b>Item 9.b.5. Request to Review Conditions of the Consent in Respect of DEV.2008.0142 - One Additional Relocated Unit for a Total of Three on the Site with Strata Subdivision on Lot 8 DP833234, 10 Forster Street, Bungendore .....</b>	<b>279</b>
<b>Recommendation .....</b>	<b>282</b>
Attachment 1: Applicant's letter.....	284
Attachment 2: Original Conditions of Consent that are subject to modification request .....	289
<b>Item 9.b.6 Draft Yarrowlumla LEP 2002 Village Zone .....</b>	<b>295</b>
<b>Recommendation .....</b>	<b>302</b>
<b>10. ITEMS FOR INFORMATION .....</b>	<b>302</b>
<b>Item 10.1. Statement of investments to 28 April 2009 .....</b>	<b>303</b>
<b>Recommendation .....</b>	<b>305</b>
Attachment 1: Graph 1 – level of investments .....	306
Attachment 2: Graph 2 – interest on invested funds .....	307
<b>Item 10.2: Public liability audit results.....</b>	<b>308</b>
<b>Recommendation .....</b>	<b>309</b>
Attachment 1: Chart – 2008 Public Liability Audit Results.....	310
<b>Item 10.3. Funding Agreement for Refurbishment of Bungendore Pool Change Rooms</b>	<b>311</b>
<b>Recommendation .....</b>	<b>311</b>
<b>Item 10.4. Blackspot Funding 2009/10.....</b>	<b>312</b>
<b>Recommendation .....</b>	<b>312</b>
<b>11. COMMITTEE REPORTS AND RECOMMENDATIONS.....</b>	<b>313</b>
<b>Item 11.1. Minutes of the Meeting of the Palerang Heritage Advisory Committee 25 March 2009 .....</b>	<b>313</b>
<b>Recommendation .....</b>	<b>313</b>
Attachment 1: Minutes of the meeting of the Palerang Heritage Advisory Committee.....	314
<b>Item 11.2: Minutes of the Traffic Committee meeting of the Palerang Council held on 16th April 2008 .....</b>	<b>318</b>
<b>Recommendation .....</b>	<b>318</b>
<b>Recommendations.....</b>	<b>336</b>

---

<b>12. NOTICE OF MOTION/RESCISSION MOTIONS.....</b>	<b>339</b>
<b>Item 12.1: Notice of Motion of Rescission: Alcohol Free Zones .....</b>	<b>339</b>
<b>Item 12.2 Notice of Motion: Alcohol Free Zones.....</b>	<b>339</b>
<b>Item 12.3 Notice of Motion: Economic Impact Statement for Council Planning Instrument Changes .....</b>	<b>340</b>
<b>Item 12.4 Notice of Motion: Pecuniary Interest Declarations .....</b>	<b>342</b>
<b>Item 12.5. Notice of Motion of Rescission: Macs Reef Tip Community Workshop.....</b>	<b>343</b>
<b>Item 12.6. Notice of Motion: Wamboin/Bywong/Sutton Future Waste Arrangements....</b>	<b>344</b>
<b>Item 12.7 Notice of Motion: Policy for Recording of Council Minutes .....</b>	<b>346</b>
<b>13. DELEGATES' REPORT.....</b>	<b>346</b>
<b>14. MATTERS OF WHICH NOTICE HAS NOT BEEN GIVEN BUT RULED BY THE CHAIR TO BE CONSIDERED.....</b>	<b>346</b>
<b>15. COUNCILLORS QUESTIONS AND STATEMENTS WITHOUT NOTICE .....</b>	<b>346</b>
<b>16. CONSIDERATION OF BUSINESS IN CLOSED COMMITTEE.....</b>	<b>347</b>
<b>17. CLOSURE .....</b>	<b>347</b>