



Ordinary Meeting of Council

22 March 2023

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEMS 9.8 TO 11.2

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MARCH 2023

ITEM 9.8 INVESTMENT REPORT - FEBRUARY 2023

ATTACHMENT 1 INVESTMENT REPORT PACK - FEBRUARY 2023



Investment Report Pack

Queanbeyan-Palerang Regional Council

At 28 February 2023



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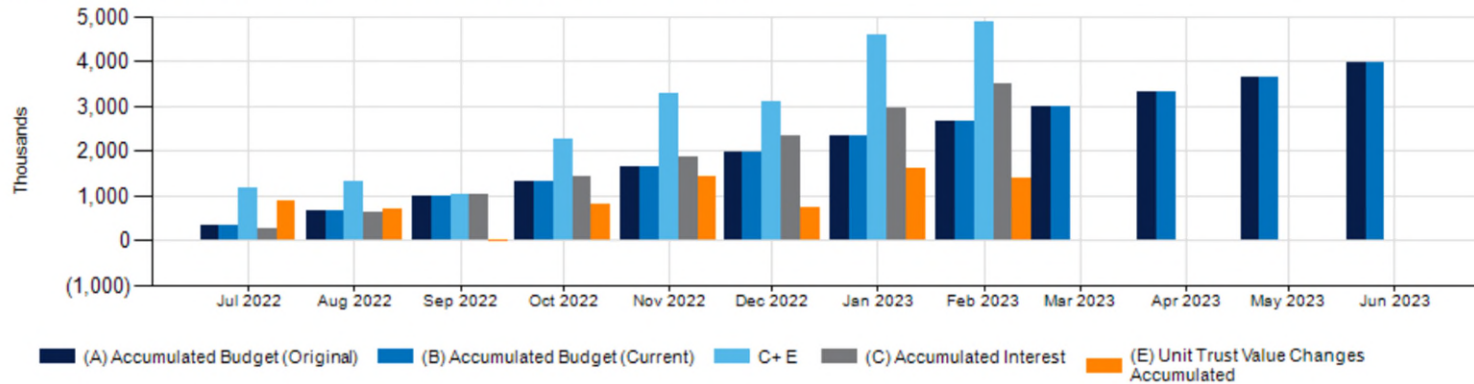


1. Budget vs Actual Interest Income 1 July 2022 to 30 June 2023

Month / Year	(A) Income Interest Budget (Original) Running Total	Interest Income Budget (Current) For Month	(B) Interest Income Budget (Current) Running Total	(T) Interest Income Received/Accrued For Month	(C) Interest Income Received/Accrued Running Total	Accrued Interest Acquired For Month	Accrued Interest Acquired Running Total	(U) Unit Trust Market Value Changes	(E) Unit Trust Market Value Changes Running Total	'Return' For Month (T + U)
Jul 2022	332,064.00	332,064.00	332,064.00	285,276.10	285,276.10	0.00	0.00	892,068.77	892,068.77	1,177,344.87
Aug 2022	664,128.00	332,064.00	664,128.00	345,376.21	630,652.31	0.00	0.00	(191,495.87)	700,572.90	153,880.34
Sep 2022	996,192.00	332,064.00	996,192.00	388,432.77	1,019,085.08	0.00	0.00	(716,656.66)	(16,083.76)	(328,223.89)
Oct 2022	1,328,256.00	332,064.00	1,328,256.00	416,330.48	1,435,415.56	0.00	0.00	825,485.66	809,401.90	1,241,816.14
Nov 2022	1,660,320.00	332,064.00	1,660,320.00	413,311.06	1,848,726.62	0.00	0.00	634,379.94	1,443,781.84	1,047,691.00
Dec 2022	1,992,384.00	332,064.00	1,992,384.00	497,971.07	2,346,697.69	0.00	0.00	(690,353.64)	753,428.20	(192,382.55)
Jan 2023	2,324,448.00	332,064.00	2,324,448.00	615,901.24	2,962,598.93	0.00	0.00	878,003.73	1,631,431.94	1,493,904.96
Feb 2023	2,656,512.00	332,064.00	2,656,512.00	532,312.91	3,494,911.84	0.00	0.00	(226,540.54)	1,404,891.40	305,772.37
Mar 2023	2,988,576.00	332,064.00	2,988,576.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apr 2023	3,320,640.00	332,064.00	3,320,640.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
May 2023	3,652,704.00	332,064.00	3,652,704.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Jun 2023	3,984,768.00	332,064.00	3,984,768.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			3,984,768.00		3,494,911.84		0.00		1,404,891.40	4,899,803.24

Notes on Table Above
1A. The numbers shown in Column T are the accrual interest amounts for that month combined with the At Call Deposit, Unit Trust and Unassigned interest and distribution income received during that month.
1B. The accruals shown in this section have been calculated using each security's coupon schedule.

Accumulated Budget vs Actual (Accruals Based Upon Coupon Payment Schedules)





2. Portfolio Valuation At 28 February 2023

Fixed Interest Security	Security Rating	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Unit Price Notional	Unit Count	Market Value	% Total Value	Running Yield	Weighted Running Yield
At Call Deposit													
AMP QPRC At Call	S&P ST A2		875,060.06	1.00000000	875,060.06	100.000	0.000			875,060.06	0.36%	1.50%	
BENAU At Call	Moodys A3		17,401.33	1.00000000	17,401.33	100.000	0.000			17,401.33	0.01%	3.30%	
BENAU transaction At Call	Moodys A3		168,987.12	1.00000000	168,987.12	100.000	0.000			168,987.12	0.07%	0.00%	
NAB At Call	S&P AA-		13,295,294.06	1.00000000	13,295,294.06	100.000	0.000			13,295,294.06	5.40%	3.65%	
NAB General At Call	S&P AA-		6,347,973.78	1.00000000	6,347,973.78	100.000	0.000			6,347,973.78	2.58%	3.35%	
NAB Links At Call	S&P AA-		736,053.54	1.00000000	736,053.54	100.000	0.000			736,053.54	0.30%	3.35%	
			21,440,769.89		21,440,769.89					21,440,769.89	8.71%		3.43%
Covered Floating Bond													
ING 0.98 08 Dec 2025 COVEREDFLO	Moodys Aaa	AU3FN0074175	3,500,000.00	1.00000000	3,500,000.00	100.509	0.922			3,550,085.00	1.44%	4.10%	
			3,500,000.00		3,500,000.00					3,550,085.00	1.44%		4.10%
Fixed Rate Bond													
MACQ 1.7 12 Feb 2025 Fixed	S&P A+	AU3CB0270387	6,000,000.00	1.00000000	6,000,000.00	94.082	0.075			5,649,420.00	2.29%	1.66%	
NTTC 0.8 15 Jun 2024 - Issued 16 Mar 2021 – Queanbeyan-Palerang Regional Council Fixed	Moodys Aa3		5,000,000.00	1.00000000	5,000,000.00	100.000	0.565			5,028,250.00	2.04%	0.80%	
NTTC 1.1 15 Dec 2024 - Issued 16 Sep 2020 Fixed	Moodys Aa3		3,000,000.00	1.00000000	3,000,000.00	100.000	0.226			3,006,780.00	1.22%	1.10%	
NTTC 1.1 15 Jun 2025 - Issued 16 Mar 2021 – Queanbeyan-Palerang Regional Council Fixed	Moodys Aa3		5,000,000.00	1.00000000	5,000,000.00	100.000	0.778			5,038,900.00	2.05%	1.10%	
SunBank 2.5 25 Jan 2027 Fixed	S&P A+	AU3CB0285955	5,000,000.00	1.00000000	5,000,000.00	91.134	0.235			4,568,450.00	1.85%	2.66%	
			24,000,000.00		24,000,000.00					23,291,800.00	9.46%		1.49%
Floating Rate Deposit													
Westpac 1.01 17 Apr 2024 1827DAY FRD	S&P AA-		3,000,000.00	1.00000000	3,000,000.00	100.000	0.130			3,003,901.23	1.22%	4.32%	
Westpac 1.29 Apr 2024 1827DAY FRD	S&P AA-		4,000,000.00	1.00000000	4,000,000.00	100.000	0.000			4,000,000.00	1.62%	4.38%	
Westpac 0.98 03 Jul 2024 1827DAY FRD	S&P AA-		5,000,000.00	1.00000000	5,000,000.00	100.000	0.286			5,014,286.30	2.04%	4.17%	
			12,000,000.00		12,000,000.00					12,018,187.53	4.88%		4.28%
Floating Rate Note													
Auswide 1.05 17 Mar 2023 FRN	Moodys Baa2	AU3FN0053567	2,500,000.00	1.00000000	2,500,000.00	100.011	0.827			2,520,950.00	1.02%	4.25%	
CBA 0.93 16 Aug 2023 FRN	S&P AA-	AU3FN0044046	1,500,000.00	1.00000000	1,500,000.00	100.254	0.145			1,505,985.00	0.61%	4.40%	
CBA 1.13 11 Jan 2024 FRN	S&P AA-	AU3FN0046561	5,000,000.00	1.00000000	5,000,000.00	100.629	0.588			5,060,850.00	2.05%	4.47%	
CBA 1.15 13 Jan 2028 FRN	S&P AA-	AU3FN0074514	3,500,000.00	1.00000000	3,500,000.00	100.926	0.563			3,552,115.00	1.44%	4.46%	
HSBCSyd 0.83 27 Sep 2024 FRN	S&P AA-	AU3FN0050498	4,000,000.00	1.00000000	4,000,000.00	100.139	0.692			4,033,240.00	1.64%	4.08%	



HSBCSyd 1.1 25 Aug 2027 FRN	Moodys Aa3	AU3FN0071015	3,750,000.00	1.00000000	3,750,000.00	100.437	0.013		3,766,875.00	1.53%	4.65%
MACQ 0.84 12 Feb 2025 FRN	S&P A+	AU3FN0052908	3,000,000.00	1.00000000	3,000,000.00	100.069	0.178		3,007,410.00	1.22%	4.34%
MACQ 0.48 09 Dec 2025 FRN	Moodys A2	AU3FN0057709	2,000,000.00	1.00000000	2,000,000.00	99.039	0.801		1,996,800.00	0.81%	3.61%
NAB 0.93 26 Sep 2023 FRN	S&P AA-	AU3FN0044996	3,000,000.00	1.00000000	3,000,000.00	100.321	0.709		3,030,900.00	1.23%	4.18%
NAB 1.04 26 Feb 2024 FRN	S&P AA-	AU3FN0046777	2,000,000.00	1.00000000	2,000,000.00	100.623	0.013		2,012,720.00	0.82%	4.59%
NAB 0.92 19 Jun 2024 FRN	S&P AA-	AU3FN0048724	3,200,000.00	1.00000000	3,200,000.00	100.594	0.802		3,244,672.00	1.32%	4.12%
NAB 0.72 25 Feb 2027 FRN	S&P AA-	AU3FN0066528	4,000,000.00	1.00000000	4,000,000.00	99.423	0.012		3,977,400.00	1.61%	4.27%
NAB 1.2 25 Nov 2027 FRN	S&P AA-	AU3FN0073896	4,400,000.00	1.00000000	4,400,000.00	101.130	0.013		4,450,292.00	1.81%	4.75%
SunBank 0.93 22 Aug 2025 FRN	S&P A+	AU3FN0070892	2,200,000.00	1.00000000	2,200,000.00	100.365	0.073		2,209,636.00	0.90%	4.45%
SunBank 0.48 15 Sep 2026 FRN	S&P A+	AU3FN0062964	2,000,000.00	1.00000000	2,000,000.00	98.539	0.749		1,985,760.00	0.81%	3.65%
SunBank 0.78 25 Jan 2027 FRN	S&P A+	AU3FN0065694	5,000,000.00	1.00000000	5,000,000.00	99.259	0.376		4,981,750.00	2.02%	4.04%
SunBank 1.25 14 Dec 2027 FRN	S&P A+	AU3FN0074241	2,850,000.00	1.00000000	2,850,000.00	101.002	0.916		2,904,663.00	1.18%	4.40%
			53,900,000.00		53,900,000.00				54,242,018.00	22.02%	4.27%
Term Deposit											
AMP 1 08 Mar 2023 364DAY TD	S&P ST A2		2,000,000.00	1.00000000	2,000,000.00	100.000	0.975		2,019,506.84	0.82%	1.00%
BOQ 1.65 29 Mar 2023 364DAY TD	Moodys ST P-2		10,000,000.00	1.00000000	10,000,000.00	100.000	1.514		10,151,438.40	4.12%	1.65%
BOQ 3.7 08 May 2024 728DAY TD	Moodys A3		10,000,000.00	1.00000000	10,000,000.00	100.000	2.970		10,297,013.70	4.18%	3.70%
BVIC 4.5 12 Jul 2023 183DAY TD	S&P ST A2		10,000,000.00	1.00000000	10,000,000.00	100.000	0.604		10,060,411.00	4.08%	4.50%
CBA 3.91 15 Mar 2023 91DAY TD	S&P ST A1+		10,000,000.00	1.00000000	10,000,000.00	100.000	0.814		10,081,413.70	4.09%	3.91%
CBA 4.08 12 Apr 2023 92DAY TD	S&P ST A1+		30,000,000.00	1.00000000	30,000,000.00	100.000	0.548		30,164,317.80	12.25%	4.08%
MYS 1.1 08 Mar 2023 364DAY TD	Moodys ST P-2		5,000,000.00	1.00000000	5,000,000.00	100.000	1.073		5,053,643.85	2.05%	1.10%
MYS 3.08 10 May 2023 364DAY TD	Moodys ST P-2		10,000,000.00	1.00000000	10,000,000.00	100.000	2.472		10,247,243.80	4.16%	3.08%
NAB 0.65 04 Oct 2023 728DAY TD	S&P ST A1+		6,000,000.00	1.00000000	6,000,000.00	100.000	0.258		6,015,493.14	2.44%	0.65%
NAB 0.8 28 Aug 2024 1098DAY TD	S&P AA-		3,000,000.00	1.00000000	3,000,000.00	100.000	0.408		3,012,230.13	1.22%	0.80%
Westpac 1.11 10 Nov 2023 730DAY TD	S&P ST A1+		7,000,000.00	1.00000000	7,000,000.00	100.000	0.055		7,003,831.80	2.84%	1.11%
			103,000,000.00		103,000,000.00				104,106,544.16	42.27%	3.03%
Unit Trust											
NSWTC Long Term Growth Fund UT	S&P AA+		16,407,019.58		16,407,019.58		0.9743	16,840,321.0410	16,407,019.58	6.66%	
NSWTC Medium Term Growth Fund UT	S&P AA+		11,231,710.47		11,231,710.47		0.9535	11,779,825.7612	11,231,710.47	4.56%	
			27,638,730.05		27,638,730.05				27,638,730.05	11.22%	
Portfolio Total			245,479,499.94		245,479,499.94				246,288,134.63	100.00%	3.31%
Note: For holdings in unit funds and similar securities, the face value (original and current) columns will display market values.											



3. Portfolio Compliance At 28 February 2023

Short Term Issuer/Security Rating Group	Market Value	% Total Value
A2	38,407,303.95	15.59%
A1+	53,265,056.44	21.63%
Portfolio Total	91,672,360.39	37.22%

Market Value by Security Rating Group (Short Term)



Long Term Issuer/Security Rating Group	Market Value	% Total Value
BBB+ to BBB-	2,520,950.00	1.02%
A+ to A-	37,787,291.15	15.34%
AA+ to AA-	110,757,448.09	44.97%
AAA	3,550,085.00	1.44%
Portfolio Total	154,615,774.24	62.78%

Market Value by Security Rating Group (Long Term)





Issuer	Market Value	% Total Value
AMP Bank Ltd	2,894,566.90	1.18%
Auswide Bank Limited	2,520,950.00	1.02%
Bank of Queensland Ltd	20,448,452.10	8.30%
BankVic	10,060,411.00	4.08%
Bendigo & Adelaide Bank Ltd	186,388.45	0.08%
Commonwealth Bank of Australia Ltd	50,364,681.50	20.45%
HSBC Sydney Branch	7,800,115.00	3.17%
ING Bank Australia Limited	3,550,085.00	1.44%
Macquarie Bank	10,653,630.00	4.33%
MyState Bank Ltd	15,300,887.65	6.21%
National Australia Bank Ltd	46,123,028.65	18.73%
Northern Territory Treasury Corporation	13,073,930.00	5.31%
NSW Treasury Corporation	27,638,730.05	11.22%
Suncorp-Metway Ltd	16,650,259.00	6.76%
Westpac Banking Corporation Ltd	19,022,019.33	7.72%
Portfolio Total	246,288,134.63	100.00%

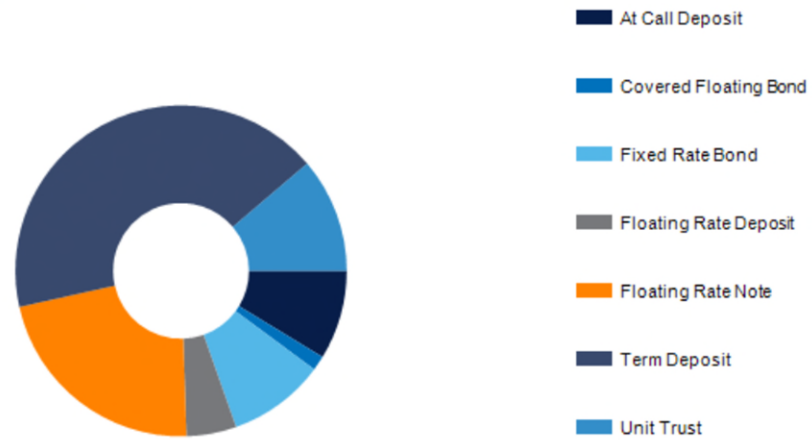
Market Value by Issuer





Security Type	Market Value	% Total Value
At Call Deposit	21,440,769.89	8.71%
Covered Floating Bond	3,550,085.00	1.44%
Fixed Rate Bond	23,291,800.00	9.46%
Floating Rate Deposit	12,018,187.53	4.88%
Floating Rate Note	54,242,018.00	22.02%
Term Deposit	104,106,544.16	42.27%
Unit Trust	27,638,730.05	11.22%
Portfolio Total	246,288,134.63	100.00%

Market Value by Security Type





Market Value by Term Remaining





Term Remaining	Market Value	% Total Value
0 to < 1 Year	154,008,205.27	62.53%
1 to < 3 Years	62,092,624.36	25.21%
3 to < 5 Years	30,187,305.00	12.26%
Portfolio Total	246,288,134.63	100.00%

Note: Term Remaining is calculated using a weighted average life date (WAL) where appropriate and available otherwise the interim (initial) maturity date is used.

Investment Policy Compliance

Legislative Requirements	Fully compliant
Issuer	Fully compliant (34 limits)
Security Rating Group	Fully compliant (9 limits)
Term Group	Fully compliant (4 limits)



4. Portfolio Statistics For Period Ending 28 February 2023

Trading Book	1 Month	3 Month	12 Month	Since Inception
Queanbeyan-Palerang Regional Council				
Portfolio Return (1)	0.13%	0.62%	1.23%	2.00%
Performance Index (2)	0.24%	0.76%	1.76%	0.99%
Excess Performance (3)	-0.11%	-0.14%	-0.53%	1.01%

Notes

- 1 Portfolio performance is the rate of return of the portfolio over the specified period
- 2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)
- 3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

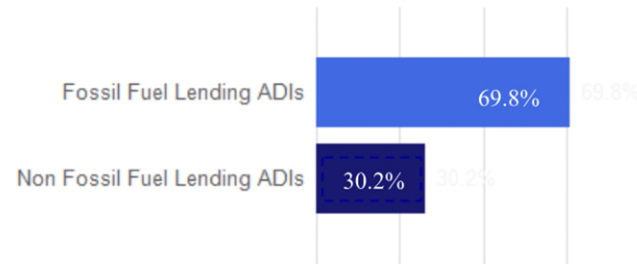
Trading Book	Weighted Average Running Yield
Queanbeyan-Palerang Regional Council	3.31



5. Portfolio Fossil Fuel Summary For Period Ending 28 February 2023

Portfolio Summaries At 28 February 2023

Portfolio Summary by Fossil Fuel Lending ADIs					Fossil Fuel vs Non-Fossil Fuel Lending ADI
ADI Lending Status	% Total	Current Period	% Total	Prior Period	
Fossil Fuel Lending ADIs					
AMP Bank Ltd	1.3%	2,875,060.06	1.3%	2,873,946.68	
Bank of Queensland Ltd	9.2%	20,000,000.00	9.3%	20,000,000.00	
Commonwealth Bank of Australia Ltd	23.0%	50,000,000.00	23.3%	50,000,000.00	
HSBC Sydney Branch	3.6%	7,750,000.00	3.6%	7,750,000.00	
ING Bank Australia Limited	1.6%	3,500,000.00	1.6%	3,500,000.00	
Macquarie Bank	5.1%	11,000,000.00	5.1%	11,000,000.00	
National Australia Bank Ltd	21.1%	45,979,321.38	17.0%	36,434,861.51	
Westpac Banking Corporation Ltd	5.1%	11,000,000.00	5.1%	11,000,000.00	
	69.8%	152,104,381.44	66.5%	142,558,808.19	
Non-Fossil Fuel Lending ADIs					
Auswide Bank Limited	1.2%	2,500,000.00	1.2%	2,500,000.00	
BankVic	4.6%	10,000,000.00	4.7%	10,000,000.00	
Bendigo & Adelaide Bank Ltd	0.1%	186,388.45	0.1%	160,415.83	
Credit Union Australia Ltd t/as Great Southern Bank	0.0%	0.00	0.5%	1,100,000.00	
Members Banking Group Limited t/as RACQ Bank	0.0%	0.00	0.9%	1,850,000.00	
Members Equity Bank Ltd	0.0%	0.00	0.9%	2,000,000.00	
MyState Bank Ltd	6.9%	15,000,000.00	7.0%	15,000,000.00	
Newcastle Permanent	0.0%	0.00	0.6%	1,250,000.00	





Building Society Ltd					
Northern Territory Treasury Corporation	6.0%	13,000,000.00	6.1%	13,000,000.00	
Suncorp-Metway Ltd	7.8%	17,050,000.00	8.0%	17,050,000.00	
Westpac Banking Corporation Ltd	3.7%	8,000,000.00	3.7%	8,000,000.00	
	30.2%	65,736,388.45	33.5%	71,910,415.83	
Total Portfolio		217,840,769.89		214,469,224.02	

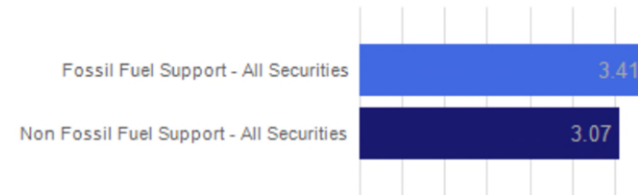
All amounts shown in the table and charts are Current Face Values for fixed interest holdings and Market Values for unit trust holdings (if included).
 The above percentages are relative to the portfolio total and may be affected by rounding.
 A fossil fuel lending ADI appearing in the non-fossil fuel related table will indicate that the portfolio contains a "green bond" issued by that ADI.

Running Yields by Fossil Fuel At 28 February 2023

Trading Book	Weighted Average Running Yield
Queanbeyan-Palerang Regional Council	3.31
Fossil Fuel Support - Simple Interest Only	3.03
Non-Fossil Fuel Support - Simple Interest Only	3.49
Fossil Fuel Support - All Securities	3.41
Non-Fossil Fuel Support - All Securities	3.07

Note: If unit trust holdings are included in the report and multiple trading books hold the same unit trust security, reported IRRs can be misleading.

Fossil Fuel vs Non-Fossil Fuel Running Total





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LAMINAR CAPITAL PTY LTD
ACN 134 784 740
WWW.LAMINARCAPITAL.COM.AU

MELBOURNE OFFICE: LEVEL 5 RIALTO NORTH, 525 COLLINS STREET, MELBOURNE, VIC 3000 T 61 3 9001 6990 F 61 3 9001 6933
SYDNEY OFFICE: LEVEL 18 ANGEL PLACE, 123 PITT STREET, SYDNEY NSW, 2000 T 61 2 8094 1230
BRISBANE OFFICE: LEVEL 15 CENTRAL PLAZA 1, 345 QUEEN STREET, BRISBANE QLD, 4000 T 61 7 3123 5370

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MARCH 2023

ITEM 9.10 SALE OF PART OF 93 ELLERTON DRIVE

ATTACHMENT 1 SUBMISSION TO QPRC FROM GOSPEL CHURCH TRUST ON
THE PROPOSED SALE

PURCHASE OF PART OF 93 ELLERTON DRIVE BY CANBERRA GOSPEL TRUST

Canberra Gospel Trust approached Council in 2018 to explore the possibility of purchase of a portion of land adjoining their existing church premises at 91 Ellerton Drive. This land, which is mostly included in an easement for Essential Energy powerlines was being used by the EDE contractor to assist in managing stormwater runoff and was quite degraded.

Prior to the construction of EDE, when the church held larger functions, we were able to use the quiet, wide Ellerton Drive cul-de-sac for overflow parking. With the imminence of the new road and the traffic this would generate, this parking option was no longer viable, and it was this that prompted our enquiry. In the following months, QPRC staff considered our request, and we then made a formal request to purchase some land. Council obtained an independent valuation, and the Trust agreed to purchase it for this price.

This purchase was approved by Council on 28 August 2019, subject to our submission of an acceptable Development Application. The Trust prepared a Development Application, with professional input from town planning, survey and engineering consultants, and our DA.2020.1676 was approved by Council on 14 July 2021. We have spent over \$30,000 on the preparation of the DA, including costs of professional design services and reports.

The contract of sale contained a provision that completion of the purchase was contingent on completion of the development works, and this caused some concern with the Trust as it entailed using the funds of the Congregation to construct works on land to which we had no title. This concern, and discussions with our legal advisors on it, has caused a delay in the signing of the contract, but the trustees have taken the decision to proceed in good faith, trusting Council to also act in good faith to honour their obligations under the Contract.

It was on advising Council of our decision to proceed that the Trust was advised of the requirement to re-submit the matter to a Council meeting.

We are committed to the purchase and development of the land in accordance with the approved DA, and this will result in landscaping and improvement of a degraded piece of land, and remove the need for any overflow parking on Ellerton Drive.

We believe our acquisition and development of this land has the following benefits to Council and the Community:

- Fire buffer to adjoining properties including Geebung Place
- Improvement of the aesthetics of the area.
- Erosion and weed control.
- Flood mitigation by control of stormwater
- Improved security to adjoining properties including Geebung Place

John Myhill Jnr	Phil Pridham	Adrian Brewer	Anthony Sutton	Daniel Pridham
048 031 700	0437 909 228	0437 013 606	0428 993 622	0437 909 408

13 March 2023

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MARCH 2023

ITEM 9.11 PROPOSED ACQUISITION NOTICE - LEASEHOLD INTEREST
IN PART OF BUNGENDORE POOL

ATTACHMENT 1 PROPOSED ACQUISITION NOTICE TO QPRC

Form 1

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

SECTION 11

Proposed Acquisition Notice

This is a proposed acquisition notice for the purposes of section 11 of the *Land Acquisition (Just Terms Compensation) Act 1991* ("the Act"), which provides you written notice of the intention of the Acquiring Authority specified below to acquire land by compulsory process.

To: Queanbeyan-Palerang Regional Council
council@qprc.nsw.gov.au
PO Box 90
QUEANBEYAN NSW 2620

1. The Minister for Education and Early Learning ("the Acquiring Authority") proposes to acquire the land described in the schedule to this notice.
2. The land will be compulsorily acquired as soon as practicable after 90 days from the giving of this notice and, in any event, within 120 days from the giving of this notice, unless you and the Acquiring Authority agree in writing to a longer period (see sections 13 and 14 of the Act). The acquisition will be effected by the publication of an acquisition notice in the NSW Government Gazette.
3. When the acquisition notice is published, the legal effect will be that the land described in the notice will be vested in the Acquiring Authority and, because your interest in the land will be divested, extinguished or diminished by the acquisition notice, you may be entitled to be paid compensation by the Acquiring Authority.
4. If you wish to claim compensation for the acquisition you are requested to lodge with the Acquiring Authority a claim for compensation. If you wish to lodge a claim for compensation you must lodge it before 3 May 2023 (see section 15(e)).
5. A claim for compensation, should you wish to make one, must be in the form which accompanies this notice and is entitled Claim for Compensation.
6. Compulsory acquisition of land is a significant matter and you may wish to consult a lawyer and consider the terms of the Act as to your rights (a link to a website which has the Act is www.legislation.nsw.gov.au). You may wish to contact the Acquiring Authority for further information and you may find that there is further information publicly available on the website of the Acquiring Authority or at www.propertyacquisition.nsw.gov.au.

SCHEDULE

A lease on the terms contained in Annexure A to this Notice over that part of Bungendore Oval, being Lot 2 in DP 1276282, as identified in Annexure B to this Notice.


The Hon Sarah Mitchell, MLC

Minister for Education and Early Learning

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

SECTION 39

Claim for Compensation

TO: New South Wales Department of Education
schoolinfrastructure@det.nsw.edu.au
GPO Box 33
SYDNEY NSW 2001

FROM: Queanbeyan-Palerang Regional Council
council@qprc.nsw.gov.au
PO Box 90
QUEANBEYAN NSW 2620

1. Description of land

a) Address

Part of Bungendore Oval as identified in Annexure B

b) Title particulars

Part Lot 2 in DP 1276282.

2. What is your interest in this land?

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Registered Proprietor | <input type="checkbox"/> Mortgagee |
| <input type="checkbox"/> Lessor | <input type="checkbox"/> Licensee |
| <input type="checkbox"/> Lessee | <input type="checkbox"/> Other |
| <input type="checkbox"/> Residential Tenant | |

3. If you ticked box "Other" provide full details here of your interest in the land.

4. Are you aware of any other persons or corporations that may have an interest in this land?

Tick appropriate box

- YES
 NO

5. If you ticked the "YES" box in 4, provide here full details including name, address, nature and extent of interest.

6. Compensation for your interest in the land that has been compulsorily acquired will be determined by the Valuer-General. You may provide here details of any matters that should be taken into account by the Valuer-General when determining the amount of compensation payable to you.

You should consider each of the following compensation items and where appropriate indicate the amount claimed:

- | | |
|---|----|
| a) the market value of the land on the date of its acquisition | \$ |
| b) any special value of the land to the person on the date of its acquisition | \$ |
| c) any loss attributable to severance | \$ |
| d) any loss attributable to disturbance | \$ |
| e) the disadvantage resulting from relocation | \$ |
| f) any increase or decrease in the value of any other land of the person at the date of acquisition which adjoins or is severed from the acquired land by reason of the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired | \$ |
| g) any other matter | \$ |

Total compensation claimed:

\$

7. State short description of documents of title (leases, mortgages, etc.) which support your claim to your stated interest in the land.

8. Provide the following information:
 - a) Names and addresses of persons having custody of the above documents.
 - b) Where can the above documents be inspected?
 - c) If documents are held or in the custody of someone other than the claimant, in what capacity does that other person hold or have custody of the documents?
 - d) Name and address of your solicitor or agent.

Signature(s) of claimant(s)

Date

The following statutory declaration must be completed by the claimant(s):

STATUTORY DECLARATION

OATHS ACT 1900, NINTH SCHEDULE DECLARATION

NEW SOUTH WALES

Name in Full I/we,

Residence of.....

do hereby solemnly declare and affirm that the information supplied by me/us in paragraphs 1 to 8 above is correct.

And I/we make this solemn declaration, as to the matter (or matters) aforesaid, according to the law in this behalf made – and subject to the punishment by law provided for any wilfully false statement in any such declaration.

TAKEN and declared at in)
[include State] this day of)
..... 20 before me)
CLAIMANT(S)

.....
Qualified witness

NOTES

1. If this Notice of Claim is not returned to this Authority by [insert date] the Valuer-General will determine your interest without the benefit of information you may have been able to provide.
2. The services of a solicitor, qualified valuer and/or accountant may be of assistance in providing information relating to question 6. Where appropriate claims should be supported by relevant business records.
3. No compensation will be payable to you until you have satisfactorily completed this Claim for Compensation form and returned it to the Department of Education.
4. It is a criminal offence to supply false information in this Claim for Compensation.
5. A qualified witness for the purpose of declaring or affirming this declaration is a person stated in s21 of the *Oaths Act 1900* to be so qualified. These persons are the Registrar-General, a Deputy Registrar- General or any justice of the peace, notary public, commissioner of the court for taking affidavits, Australian legal practitioner authorised by s27(1) of the *Oaths Act 1900* to

take and receive any affidavit, or other person by law authorised to administer an oath.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MARCH 2023

ITEM 9.11 PROPOSED ACQUISITION NOTICE - LEASEHOLD INTEREST
 IN PART OF BUNGENDORE POOL

ATTACHMENT 2 ANNEXTURE A - CONSTRUCTION OF LEASE

MEMORANDUM OF LEASE

RECITALS

- A The Lessor is the proprietor of the freehold interest in the Land.
- B The Minister for Education and Early Learning (**Minister**) has compulsorily acquired a lease of the Land for the Term and upon the conditions set out in this Lease.

OPERATIVE PROVISIONS

1. INTERPRETATION

- 1.1 In this Lease, unless inconsistent with or repugnant to the context, the following words and expressions shall have the respective following meanings:

"**Authorised User**" means Minister and every person authorised by Minister, including but not limited to the invitees, contractors, sub-lessees, licensees and the duly authorised employees or representatives of Minister or any contractors engaged for or on behalf of Minister;

"**Authority**" means a Commonwealth, State or local government authority or department, a Minister, body, instrumentality, trust or public authority in the exercise of a governmental regulatory function;

"**Bungendore High School**" means the new high school to be constructed on Lot 1 in Deposited Plan 1276282 and the surrounding lands pursuant to State Significant Development Application SSD-14394209.

"**Bungendore Swimming Pool**" means the swimming pool and associated pool improvements and equipment situated on Lot 1 in Deposited Plan 1276282 and Lot 2 in Deposited Plan 1276282.

"**Business Day**" means a day that is not a Saturday, Sunday or public holiday in the New South Wales.

"**Commencing Date**" means the date on which the notice of acquisition as referred to in section 20 of the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW) is published in the New South Wales Government Gazette;

"**Conveyancing Act**" means the *Conveyancing Act 1919* (NSW)

"**GST**" means the same as in the GST Law.

"**GST Law**" means the same as 'GST law' means in *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

"**Land**" means that part of Lot 2 in Deposited Plan 1276282 marked (A) in the Plan, which is the subject of this Lease;

"**Lease**" means this lease and includes all annexures, appendices and schedules to this lease;

"**Lessor**" means The State of New South Wales being the registered proprietor and Queanbeyan-Palerang Regional Council being the Council Crown Land Manager seized of the freehold in the Land;

"**Lessor's Fixtures**" means the plant, equipment, fixtures, furniture, furnishings, window coverings, and light fittings in or on the Land from time to time supplied by the Lessor.

"**Minister**" means the Minister for Education and Early Learning, as constituted by the *Education Act 1990* (NSW) or as constituted from time to time, and includes its successors and assigns and any administrator thereof or other person appointed by or on behalf of the New South Wales Government or any Minister thereof and any body in which Minister is merged or which as at the relevant time substantially fulfils the functions of Minister;

"**Permitted Use**" has the meaning given to it in clause 8.1.

"**Plan**" means the plan included at Annexure A illustrating the Land.

"**Services**" means all services or any one or more of such services including but not limited to water, irrigation, gas, electricity, telephone, sewerage, drainage, security and monitoring, lighting, optic fibre transmissions, private communications, closed circuit security monitoring, closed circuit television monitoring, video and audio services.

"**Servicing**" will have a comparable meaning;

"**Structure**" or "**Structures**" means all structures, erections, improvements, apparatus or any one or more of those things constructed or installed or to be constructed or installed on, over, under or through the Land necessary or appropriate (in the absolute discretion of Minister) for the Permitted Use;

"**Term**" means the period commencing on the Commencing Date and expiring on the Terminating Date;

"**Terminating Date**" means the date being 18 months after the Commencing Date;

"**Work**" or "**Works**" means all excavation, erection, demolition and other work necessary or desirable (in the absolute discretion of Minister) for the purposes of this Lease or to facilitate the proper enjoyment of this Lease or to enable the carrying out of the obligations of Minister, including but not limited to laying down, constructing, placing, operating, examining, relaying, removing, altering, renewing, cleaning, repairing, testing and using the Structures in any manner.

1.2 Construction

Unless expressed to the contrary;

(a) words importing;

(i) the singular includes the plural and vice versa;

(ii) any gender includes the other gender;

(b) if a word or phrase is defined cognate words and phrases have corresponding definitions;

(c) a reference to;

- (i) a person includes a partnership, joint venture, firm, unincorporated association, corporation and a government or statutory body or authority;
- (ii) a person includes its legal personal representatives, successors and assigns and any persons substituted by novation;
- (iii) a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (iv) a right or obligation of the Minister applies to any Authorised User as if the reference to the Minister included a reference to any Authorised User;
- (v) a right includes a benefit, remedy, discretion, authority or power;
- (vi) an obligation includes a warranty or representation and a reference to a failure to observe or perform an obligation includes a breach of warranty or representation;
- (vii) provisions or terms of this document or another document, agreement understanding or arrangement include a reference to both express and implied provisions and terms;
- (viii) time is to local time in Sydney;
- (ix) "\$" or "dollars" is a reference to the lawful currency of Australia;
- (x) this or any other document includes the document as varied or replaced and notwithstanding any change in the identity of the parties;
- (xi) writing includes any mode of representing or reproducing words in tangible and permanently visible form, and includes facsimile transmission;
- (xii) any thing (including, without limitation, any amount) is a reference to the whole or any part of it and a reference to a group of things or persons is a reference to any one or more of them;
- (xiii) the word "week" shall mean calendar week; and
- (xiv) "includes" means includes without limitation.

1.3 **Headings**

Headings do not affect the interpretation of this document.

2. **EXCLUSION OF STATUTORY PROVISIONS**

2.1 **Statutory Provisions Negatived**

The covenants, powers and provisions implied in leases by virtue of Sections 84, 84A and 86 of the Conveyancing Act shall not apply to this Lease and are expressly negatived.

2.2 **No Short Form Words**

In this Lease any of the forms of words contained in the first column of Part 2 of Schedule 4 to the Conveyancing Act shall not imply any covenant under Section 86 of the Conveyancing Act.

2.3 No Moratorium

To the extent permitted by law the application to this Lease of any moratorium or other relevant legislation whether State or Federal having the effect of extending the term, reducing or postponing the payment of rent, or otherwise affecting the operation of the terms of this Lease is expressly excluded and negated. The Minister agrees to waive and abandon the benefit of any claim which the Minister may now or at any time have under any such law.

3. LEASE TERM

3.1 Commencing Date and Terminating Date

(a) The term of this Lease shall commence on the Commencing Date and expire on the Terminating Date.

(b) Subject to clause 8.3, on the Terminating Date, the Minister and its Authorised Users must vacate the Land and return it to the Lessor.

4. RENTAL

4.1 Rental

The Minister shall pay, as a rental, compensation:

(a) in the amount agreed between the lessor and Minister in writing prior to the Commencing Date; or

(b) in the absence of agreement on compensation (in accordance with the preceding subclause (a)), in the amount determined by the Valuer-General pursuant to the provisions of the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW), or, failing subsequent agreement between the lessor and Minister as to the amount of compensation, compensation as determined in any proceedings brought by the Lessor in the Land and Environment Court.

5. OUTGOINGS

5.1 Outgoings

The Minister shall pay any amounts levied or charged by:

(a) Queanbeyan-Palerang Regional Council or any other Authority providing water, drainage or sewerage services; and

(b) Essential Energy or any other Authority providing electricity services,

to the Land during the Term, provided the amounts levied are related to the Minister's use of the land.

6. ASSIGNMENT/SUBLETTING

6.1 Assignment or Sub-Lease

The Minister may, in its absolute discretion:

(a) sub-let or assign its interest in this Lease, and/or the Land;

- (b) part with possession of the Land;
- (c) permit any Authorised User to enter into possession of the Land; and/or
- (d) permit any Authorised User to enjoy its rights under this Lease.

7. MAINTENANCE REPAIRS ALTERATIONS AND ADDITIONS

7.1 Minister's Discretion as to Maintenance

The Minister shall take such action as it considers, in its absolute discretion, appropriate for the maintenance and cleaning of the Land.

8. USE OF PREMISES

8.1 Permitted Use

The Minister may, during the Term, occupy and use the Land:

- (a) for the establishment, construction, operation, support and maintenance of or in connection with the construction of Bungendore High School;
- (b) to demolish and dispose of the buildings and improvements located on the Land including disconnecting and capping all Services to those buildings and improvements; and
- (c) to demolish and dispose of the Bungendore Swimming Pool and associated structures and improvements and disconnect and terminate Services supplying Bungendore Swimming Pool,

in accordance with this Lease including but not limited to such rights as may, in the absolute discretion of the Minister, be necessary for:
 - (d) the demolition works set out in 8.1(b) and 8.1(c) above;
 - (e) the construction, operation, functioning or maintenance of any Structure;
 - (f) access to any Structure;
 - (g) the conduct of any Works including the works set out in this clause 8.1 and the disposal of those Works;
 - (h) the support of;
 - (i) the construction of Bungendore High School;
 - (ii) any Structure; and
 - (iii) any land occupied by Bungendore High School or any Structure or upon which Bungendore High School or any Structure relies for support;
 - (i) the construction, operation, functioning and maintenance of Services;
 - (j) the passing and re-passing of vehicles;
 - (k) car parking for workers working at the Land; and

(l) any investigative or preparatory work for the purpose of or in connection with any of the above.

8.2 Alterations to the Land

Subject to clause 8.3, the Minister may alter the physical characteristics of the Land, including but not limited to the sub-surface and surface of the Land and in accordance with the Permitted Use, remove and dispose of improvements including associated Services from the Land on a permanent basis.

8.3 Minister's obligations

(a) Except where the surface of the Land or any Structure is entitled to remain following the Terminating Date pursuant to any agreement between the Minister and the Lessor made prior to the Terminating Date or pursuant to some other right benefiting the Minister, the Minister shall, prior to the Terminating Date:

- (i) restore the surface of the Land to a level site with landscaping consistent with the surrounding park land;
- (ii) remove any Structures from the surface of the Land; and
- (iii) make good any damage (if any) to the Land caused by the carrying out of the Works.

(b) All buildings and improvements including the Bungendore Swimming Pool removed from the Land in accordance with the terms of this Lease do not need to be reinstated at the expiry of this Lease and the Landlord releases the Tenant from any liability, loss or claim relating to the removal and disposal of those improvements from the Land.

(c) The Minister shall at its own cost remove from the Land prior to the Terminating Date all of its plant and equipment, materials, waste and rubbish unless such plant and equipment, materials, waste and rubbish is entitled to remain following the Terminating Date pursuant to any agreement between the Minister and the Lessor made prior to the Terminating Date or pursuant to some other right benefiting the Minister.

(d) The Minister will not be required to comply with the obligations imposed by clause 8.3(a) where any damage to the Land has been caused by an act of the Lessor or its employees, agents, contractors, or any negligence for which the Lessor is responsible.

9. LESSOR'S COVENANTS

9.1 Quiet Enjoyment

The Minister may peaceably possess and enjoy the Land during the Term free from any interruption or disturbance from the Lessor.

10. REMOVAL OF LESSOR'S FIXTURES

(a) The Lessor must within 14 Business Days of the Commencing Date remove all Lessor's Fixtures from the Land.

(b) In such removal and restoration, the Lessor must:

- (i) comply with the conditions about removal and make good works reasonably required by the Lessee;

- (ii) take proper steps to prevent damage to any part of the Land; and
- (iii) remove all rubbish and leave the parts of the Land used in removing the Lessor's Fixtures clean and in good condition.

(c) The Lessor may only enter the Land after the Commencing Date to comply with this clause 10. The Lessee will act reasonably in providing its prior consent for the purpose of complying with clause 10 on the basis that clause 1.1 applies and that the policies in clause 1.1 are current.

11. TERMINATION

The Lessor shall not be entitled to terminate this Lease without the prior written consent of the Minister which may be withheld in its absolute and unfettered discretion.

12. ENCUMBRANCES

The Minister's interest in the Land created pursuant to this Lease shall not be subject to any prior encumbrance.

13. INDEMNITY

The Minister acknowledges that it occupies the Land entirely at its risk and the Minister indemnifies and agrees to keep indemnified the Lessor from and against any claim or for loss or damage, expense or compensation in respect of any harm or injury whatsoever sustained or incurred by any person or caused to any property relating to the use of the Land by the Minister except in circumstances where any of the foregoing results from the wilful or negligent act or omission of the Lessor or its employees, agents, contractors or a third party.

14. INSURANCE

14.1 Minister's insurance

The Minister is not obligated to take out policies of insurance under this Lease while:

- (a) the Minister is a member agency of the NSW Government's risk management self-insurance scheme known as the Treasury Managed Fund; or
- (b) the Minister otherwise self-insures on the basis that its liability in respect of any insured event will be satisfied out of the assets of the NSW Government.

14.2 Contractor insurance

- (a) The Minister must cause to be effected by each of its contractors:
 - (i) a public liability policy of insurance which covers any liability for personal injury or property damage arising in connection with Works or the Permitted Use for not less than \$20 million per occurrence and in the annual aggregate. The policy must name as insured parties, the Lessor, the Lessee and the contractors and be maintained for the Term.
 - (ii) other insurances which are required by law are effected and maintained by each and every contractor engaged for or on behalf of Minister.
- (b) The insurance policies under this clause 14.2 must:

- (i) cover any liability under this Lease, or otherwise at law, in connection with the Works being carried out under this Lease;
- (ii) be with an insurer and on terms approved by the Minister (who must act reasonably); and
- (iii) cover events occurring while the policy is current, regardless of when claims are made.

15. GST

(a) In addition to paying any rent payable under clause 4 (which is exclusive of GST), the Minister must:

- (i) pay to the Lessor an amount equal to any GST for which the Lessor is liable on any supply by the Lessor under this Lease, without deduction or set-off of any other amount; and
- (ii) make that payment as and when the rent or other consideration or part of it must be paid or provided.

(b) Each party making a taxable supply under this Lease must issue a tax invoice to the other party for each taxable supply within 14 days of making the taxable supply.

(c) If a party is obliged to make a payment under an indemnity or is required to reimburse a party for a cost (for example a party's obligation to pay another party's legal costs) on which that other party must pay GST, the indemnity or reimbursement is for the cost plus all GST (except any GST for which that party can obtain an input tax credit).

9.11 Proposed Acquisition Notice - Leasehold interest in Part of Bungendore Pool
Attachment 2 - Annexure A - Construction of Lease (Continued)

ANNEXURE A



LEGEND
(A) PROPOSED LEASE AREA
(B) AREA OWNED BY THE DEPARTMENT OF EDUCATION

CSA
CONSULTANTS SOUTH AUSTRALIA
150 RIVERSIDE DRIVE
MELBOURNE VIC 3000
TEL: 03 9586 3000
WWW.CSA.COM.AU

MEASUREMENT
ALL DIMENSIONS IN METRES
UNLESS OTHERWISE SPECIFIED
SCALE: 1:1000
DATE: 21/11/2019
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 21/11/2019

MEASUREMENT (BUNDLING)

<p>DATE OF SURVEY 08/12/19</p> <p>CHECKED BY [REDACTED]</p> <p>SCALE 1:1000</p> <p>DISCLAIMER THIS DRAWING IS A REPRESENTATION OF THE CURRENT STATE OF THE LAND AND IS NOT INTENDED TO BE USED AS A BASIS FOR ANY LEGAL OPINION OR AS A BASIS FOR ANY INVESTMENT DECISION. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY AND RELIABILITY OF THE INFORMATION PROVIDED TO THE SURVEYOR AND FOR THE RESULTS OF THE SURVEY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYOR OR THE RESULTS OF THE SURVEY.</p>		<p>CLIENT HINDMARSH</p>		<p>DRAWING NO. ASP230098-ID-01(A)</p>	
<p>SURVEYOR [REDACTED]</p>		<p>PROJECT BUNGENDORE HIGH SCHOOL</p>		<p>DRAWING TITLE LEASE AREA PLAN DEPARTMENT OF EDUCATION</p>	
<p>www.dialbeforeyoudig.com.au</p> <p>DIAL 1100 BEFORE YOU DIG</p>		<p>geosurv with you from beginning to end</p>		<p>REVISION A SIZE A1</p>	

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MARCH 2023

ITEM 9.11 PROPOSED ACQUISITION NOTICE - LEASEHOLD INTEREST
 IN PART OF BUNGENDORE POOL

ATTACHMENT 3 AREA OF LEASE

9.11 Proposed Acquisition Notice - Leasehold interest in Part of Bungendore Pool
Attachment 3 - Area of Lease (Continued)



LEGEND
(A) PROPOSED LEASE AREA
(B) AREA OWNED BY THE DEPARTMENT OF EDUCATION

<small>SOURCES: SURVEY DATA CONTAINED IN THIS PLAN IS MANAGED (LEGISLATION) IT IS NOT THE PREVIOUS DATA TRANSFORMATION BASED ON USMAM (IT IS THE RESPONSIBILITY OF ANY USER OF THIS DATA TO OBTAIN ANY OTHER DATA BEING INTERESTED IN THE SAME COORDINATE SYSTEM)</small>			
GDA 2020 ORIGIN	PM46271	E 722242.554	N 6095779.814
GDA 2020 ORIENTATION	PM46271 - PM46276	217° 26' 09"	- 520.756
AHD ORIGIN	PM46276, RL 896.187	CLASS	LB



MGA2020 (GDA2020)

SURVEYOR PROJECT SURVEYORS	DATE OF SURVEY 09.02.23
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PROJECT BUNGENDORE HIGH SCHOOL
CLIENT HINDMARSH

DRAWING TITLE LEASE AREA PLAN DEPARTMENT OF EDUCATION
DRAWING No. ASP230098-ID-01[A]
REVISION A
SIZE A1

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MARCH 2023

ITEM 10.1 MAJORS CREEK AND ARALUEN GREENWASTE OPTIONS -
CONSULTATION

ATTACHMENT 1 MAJORS CREEK AND ARALUEN GREENWASTE OPTIONS
CONSULTATION REPORT



Majors Creek and Araluen Greenwaste Options

qprc.nsw.gov.au

REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Executive Summary of engagement report:

Consultation on the Majors Creek and Araluen Greenwaste Options was undertaken between 7 November 2022 and continued to 16 January 2023. Consultation was extended following a request from the community.

Council received 26 submissions through Council's Your Voice platform and a further five (5) unique submissions via email and/or letter.

Of the responses received:

- Majors Creek preferred Option 1 – close the existing facilities and provide no replacement service
- Araluen preferred Option 3 – build replacement facilities in each area

It is recommended that the community consultation outcomes be considered as part of the wider assessment of the Majors Creek and Araluen greenwaste options.

Participation in engagement:

The consultation period commenced on 7 November 2022 and continued to 16 January 2023. Consultation was extended following a request from the community to do so. Consultation was undertaken via Council's Your Voice platform. Emails were sent to the Araluen Progress Association and Majors Creek Progress Association at the start of the consultation period alerting them to the consultation process. Senior Council staff were also available to respond to questions at the Braidwood Community Meeting held on 15 November 2022.

Project Highlights	
Total Visits to Consultation Page	203
New Registrations	13
Document Downloads	50
Submissions received via Your Voice	26
Submissions received via email/letter	6
Total submissions received	32

Comments received:

Response ID	Submission:	Preferred Option	Locality	Staff response
4585486	If you remove the green waste facility from Araluen there will be more dumping of green waste and more burning off to deal with the issue. What hasn't been considered is that most properties in Araluen are not small blocks of land but larger lots with more vegetation to dispose of therefore the FOGO will always be inadequate to deal with the volume of green waste generated. Given that we do not have	3	Araluen	Option 3 allows for the construction of the requested facility but the facility cannot be constructed or operated without a change to rates.



REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	<p>sewerage or water and supply all of those ourselves increasing the rates to cover a new facility that not everyone will use will not be popular either. Also given the state of the one access road in and out of the valley and the lack of support to open the rd to Moruya or the road to Majors Creek or to address the huge pothole issue on the Araluen rd any increase in rates will be met with a lot of opposition.</p> <p>A new facility in the valley where we could purchase mulch and woodchips would be acceptable to the community and would help to cover the cost of the construction.</p> <p>As an outlying area of QPRC with very little representation these issues are not well represented at Council. I am sure the same applies to Majors Creek.</p>			
4586852	The only problem is for people who do not have the use of a trailer. I also think that this information should be put out in printed for for those who do not have computer facilities.	1	Majors Creek	No response required
4588923	No comment made	3	Araluen	No response required
4591567	No comment made	3	Araluen	No response required
4596942	Leave the existing Gardens Organics sites open!	3	Araluen	The existing facility does not meet regulatory requirements. Option 3 allows for the construction of the requested facility but the facility cannot be constructed or operated without a change to rates.
4606056	You can modify and improve the existing depot at Araluen, no doubt more cheaply than a new one. We desperately need a suitable depot in Araluen. We receive very little Council assistance here. Waste pick up is about all.	3	Araluen	Costs associated with upgrading the facility are covered in the consultation material provided. Any facility must comply with relevant environmental and safety legislation and these add significant cost. The existing site is not able to be utilised due to its proximity to a dwelling.
	<p>I would like to express my opinion on the proposals for the Majors Creek green waste options.</p> <p>Option 2 Green waste bins supplied to those already with a red and yellow bin collection.</p> <p>I oppose this option as many in the community are part time residents that use the bin compound or take their rubbish away with them.</p>	1	Not stated	Under Option 3, the General Waste Charge would need to rise immediately to build sufficient capital to undertake the works, a loan would be required or a mix of both. Deferral of the rate increase will make future increases more significant.



REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	<p>It simply would not work for green waste bins to be installed in the bin compound as other people would fill them.</p> <p>The few that may like this option would disadvantage the rest of the community with the rates increase to cover the cost of the service.</p> <p>Option 3, if Council could find suitable land, the establishment would take some time, we would be using Braidwood transfer station in the interim, but would we be paying the extra rates to cover the new facility as well?</p> <p>I oppose this option as it means a big increasing rates to cover costs.</p> <p>I would prefer to see the green waste closed as it a fire risk and everyone take their green waste to Braidwood.</p>			
4643546	With the proposed rates increase add cost is not an option.	1	Karabar	No response required
4660890	No comment made	2	Googong	No response required
4661297	An increase in fees may put extra financial burden on ratepayers	1	Majors Creek	No response required
4668439	It's unrealistic to think that the people without kerbside bins will be happy with nothing. They will end up illegally dumping in the bins owned by the people with kerbside collection.	1	Majors Creek	Management of the bin compound area is not covered in this consultation. However, the location, operation and security of the facility will be examined to ensure that the bin compound is only accessible to those that pay for the service
4671504	No comment made	1	Unknown	No response required
4680871	There are always complaints about residents doing the wrong thing with the waste site. It is not far to Braidwood Transfer station if we need to use this, without adding additional costs to residents.	1	Majors Creek	No response required
4703858	<p>Consideration should be given that we live in a rural area and don't have a special service like a city has for the verges.</p> <p>The blocks of land are larger and have a greater amount of greenery than city blocks.</p> <p>Our verges and nearby verges are full of black wattles that are old and diseased and drop there branches regularly.</p>	Not stated	Majors Creek	Management of roadside vegetation is a matter for Council's Transport section and is beyond the scope of this consultation.

REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	<p>The trees need to be removed as they are a potential fire hazard as well as dangerous to roads and public. We currently look after the verges in Elrington Lane outside our fence line as best we can but if you close the Green Waste area in Majors Creek we can no longer collect the fallen branches and take them to Braidwood. Eastern end of Seymour St also has this problem. What will the Council do in this regard ?</p> <p>These impacts above need to be carried out in line with the closing of the Green waste area before the new Green Waste measures come into play.</p> <p>We have several earthmoving contractors in Majors Creek that would be very helpful to Council to do this work.</p>			
4705102	<p>I worry that option 1 is going to cause some people to possibly dump green waste in surrounding bush land . Option 2 would be a good option for some residents who don't have utes or trailers. But, as most of us have relatively large blocks of land, we utilise the tip quite a lot when pruning back and would find a bin very inadequate.</p>	3	Majors Creek	Option 3 allows for the construction of the requested facility but the facility cannot be constructed or operated without a change to rates.
4706777	<p>It's not hard to take it to Braidwood</p>	1	Majors Creek	No response required
4706817	<p>Hi, this survey is quite flawed, as there should be the option of indicating none of the proposals are preferred by me.</p> <p>Option 1 is ill considered, as the proposal would keep the facility open in the current location for use by those with rubbish and recycling bins. This is short sighted- people will continue to dump green waste at this out of sight location.</p> <p>Any proposal to close the green waste facility should consider relocating the bin compound site. Perhaps co-located with another community facility such as the rfs shed. People coming and going will encourage correct use of the facility through their very presence- unlike at the current location which is out of sight.</p>	2	Araluen	Management of the bin compound area is not covered in this consultation. However, the location, operation and security of the facility will be examined to ensure that the bin compound is only accessible to those that pay for the service.

REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	<p>I've selected option 2 as the preferred option, but this solution has exactly the same issues as option1- while ever the current location is still being used for rubbish and recycling bins, the area will continue to be used as a site where green waste can be left. Even if the bin compound is fenced off, there is a large verge area outside the current facility that will become a dumping ground.</p> <p>I understand council is in financial difficulties but these three options are inadequate, and iif council had genuinely engaged with the Araluen community better options could have been presented. It's not too late to do that, and the Progress Association remains keen to engage with council despite some fairly patronizing and dismissive behavior from staff.</p> <p>Come on QPRC, can't we work together on this?</p>			
4706843	<p>Majors Creek households currently have no kerbside organics bin service or garden waste collection. Preference is for council to provide a green waste option that aligns with the Australian governments commitment to halve the amount of organic waste sent to landfill by 2030, and provide FOGO services to all households under the National Waste Policy Action Plan.</p> <p>Knowing that The NSW government is aiming for all 128 councils across the state to be providing FOGO services by 2030, option 3 may be considered a waste of ratepayers money and time given that FOGO services will still be implemented at some point.</p>	2	Majors Creek	No response required
4713855	No comment made	1	Majors Creek	No response required
4716652	<p>As a community we are anxious to work with council. I'm aware that the existing facility will close. Araluen is a small village but still a vibrant growing area. I am sure that council will be open to suggestions. As not all people can access service as they are more isolated could we relocate to where council currently stores gravel etc. This is opposite campground. If this is feasible council could</p>	3	Braidwood	Option 3 allows for the construction of the requested facility but the facility cannot be constructed or operated without a change to rates.



REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	work with community to make it viable and how best to operate this and ways to put greenwaste and perhaps recycling there and those who have bins at existing facility will have easier access and perhaps as community we could put in shrubs to hide it or fenced and then shrubbery. Thank you for taking us into consideration.			
4716768	No comment made	1	Majors Creek	No response required
4719736	Most people in Araluen are proud of their gardens, we need a place to put the green waste. My husband and I are in our 80s to drive to Braidwood towing a trailer full of green waste would not be easy. This is why we have chosen option 3.	3	Araluen	No response required
4722539	Option 1 cheapest and the best to do. This world is too expensive now to do option 2 or 3. It would be a huge waste of everyone's money doing anything other than option 1. This is a country town and we do not need new facilities especially when there is a brand new facility in the town of Braidwood that we can all access. This is not a big decision, option 1 is the way to go. be smart and save money. Majors Creek is a Country town we do not need it. PICK OPTION 1	1	Majors Creek	No response required
4723838	Araluen has very limited council services and the closure of the green waste facility will have a detrimental impact on the local community, some of whom will let their properties become overgrown, thereby creating a fire hazard as well as an unsightly appearance in what is currently an aesthetically pleasing small village. Suggest a program of recycling the green waste would be good for the environment and the community.	3	Araluen	Option 3 allows for the requested service but it cannot be provided without a significant upgrade to the facility and consequent impact on rates.
4727340	Further consultation required		Araluen	The 355 committee is not involved in the management of Council operational facilities.



REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	<p>Firstly, we question why the 355 committee, (of which I, **** am a member as a community leader) hasn't been involved or given the opportunity to meet and discuss the situation. This is a Council asset and I was under the impression that this is what the 355 committee was established to do. We need extra time and opportunity to further investigate alternative, sustainable and cheaper options.</p> <p>Personally I don't think any of your 3 options for dealing with garden organics are very appealing and I believe that QPRC are putting the community in a very difficult situation, especially the Araluen community with the Araluen Mountain to contend with, we are disadvantaged by location.</p> <p>Green waste is a useable recyclable resource that could be utilised in Araluen without the crazy notion of hauling it up the mountain to another facility, it's outrageous.</p> <p>Closing the green waste facility will see waste being dumped illegally or burnt in backyards. This also has the potential to spread weed seed and pest plants into the broader environment as green waste will be dumped in sensitive areas and more than likely thrown off the road into the bush.</p> <p>Bins In Compound</p> <p>We are very concerned about the bins that are in the compound. What will happen to the rate payers and remote residents who pay to have their bin in the compound because they live outside of the village with no kerbside collection? We pay to have bins in the compound because we live 15km south of the village almost at the QPRC/ESC boundary. It's crucial that we retain our bins in the compound.</p> <p>Existing Facility</p>			<p>Management of the bin compound area is not covered in this consultation. However, the location, operation and security of the facility will be examined to ensure that the bin compound is only accessible to those that pay for the service.</p> <p>Option 3 allows for the requested service but it cannot be provided without a significant upgrade to the facility and consequent impact on rates.</p> <p>It is not appropriate for Council to impinge on the private lives and private property of staff.</p>



REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	<p>Many years ago the community approached Council with a suggestion that a local be employed to maintain the facility, mulch the green waste regularly, keep the area organised and sorted out so it could function efficiently. This was a positive initiative suggested by the community but unfortunately Council were not supportive for reasons unknown.</p> <p>Restricting access and having the facility only open 2 days a week works, we know that for a fact, having a person onsite would also deter illegal dumping</p> <p>QPRC has an employee that lives on the same road as the bin compound, have you considered retaining the bins there, regardless of what is happening with the green waste. Having a gate keeper like we used to or alternatively install a card system that will give access to bin holders only?</p> <p>The gate was opened Sunday morning and closed Monday afternoon, we didn't have this problem with the illegal dumping of rubbish when there was control and limited access.</p> <p>Council's one size fits all approach to green waste will not work in Araluen, with initiative, creativity and working with the community I'm sure we could come up with a cheaper alternative solution. This shut and cut attitude is unacceptable. The existing compound is on council land surrounded by crown lease, I ask would there be a need to purchase land? The costs to build a facility seem exaggerated, we don't need a state of the art facility. Are there not grants that could be pursued?</p> <p>I don't believe Council are connecting with this community and have presented such unreasonable options with bare minimal consultation on such an important issue. I would like to say that Council needs to think seriously about the</p>			



REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	<p>impacts that will occur as a result of poor actions and outcomes.</p> <p>It would be appreciated if this consultation period be extended as the time was inadequate for this community to fully engage and consider options.</p> <p>With the special rate variation to deal with as well, this community is feeling very squeezed and people are struggling financially. Substantial rate increases and an extra waste charge will severely impact the health and wellbeing of this community.</p> <p>Personally we are very apprehensive at the extra costs that Council intends to burden us with for no improvement just less service.</p> <p>Thank you for the opportunity to voice our concerns regarding the Araluen waste situation</p>			
4727349	Reason being as this is a small country village and not needed, sustainability should be encouraged as to re-use of organics at home/farm, composting, chipping and re use of green waste, smart and simple.	1	Majors Creek	No response required
EML0001	Dear QPRC, as a resident of Araluen I would like to know the environmental constraints council face in regard to the green waste site in Araluen and Majors Creek. This was mentioned at the community meeting in Araluen on November 28th in the course of the discussion. If someone could contact me with those details I would be grateful.	Not stated	Araluen	The environmental constraints and requirements are covered in Appendix B and C of the consultation material provided to the community.
EML0002	As a rate payer and a life time resident of the Araluen Valley I am out raged at the talk of the Araluen Green Waste been closed. Not all of us residents don't own a ute or a trailer and have rely on neighbours to take big green waste such as tree branches etc. to our tip. With the tip in Braidwood only opened the late end of the week then only half days on Friday and Monday. We can't	3	Araluen	<p>Council does not currently provide "mulch" as defined by the NSW Environment Protection Authority. Material is shredded in preparation for removal to a processing facility.</p> <p>Option 3 allows for the requested service but it cannot be provided without a significant upgrade to the facility and consequent impact on rates.</p>



REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
	<p>expect neighbours to take our green waste to Braidwood. It is a round trip of 54klm to Braidwood and back. Most of us here mow very regularly once a week and more often in in a wet season you can't stock pile lawn clippings as it starts to smell and leak everywhere....When you need to mow you it can't wait till Friday!!!!</p> <p>The Araluen Green Waste has never been managed and maintained properly. We have to go to the Council and aske for a tidy up when the Green Waste area gets filled up and so untidy. It only gets mulched a couple of times a year then it is such a mess when the mulching is done - it is all big chunks of wood it is all so unusable so it all just stay piled up high there all along where the Green Waste is dumped so we have to dump our Green Waste on the so called mulched !!!!</p> <p>Please let us keep our Green Waste her in Araluen. Think what money the QPRC would save if so, many staff didn't have QPRC vehicles to drive???? Look at the hundreds of thousands of dollars the Council would save.....</p>			
EML0003	<p>See EML003 dated 11 November 2022</p> <p>Just a question which will come up straight away- what is the plan for general waste that is currently held in bins at the rubbish compound in bins allocated to specific residents? Unless you deal with both at the same time, I'm concerned that it's going to be completely unworkable- people are already concerned about the dumping of waste (other than green waste) in the compound, and the use of residents' bins as 'free' bins.</p>		Araluen	Management of the bin compound area is not covered in this consultation. However, the location, operation and security of the facility will be examined to ensure that the bin compound is only accessible to those that pay for the service.
EML0004	See EML004 dated 16 January 2023	3	Araluen	No response required
EML0005	See EML005 dated 30 January 2023		Araluen	Grant funding is a competitive process. Funds are unlikely to be gained given the relatively high cost and low volume of material.
LET0001	See LET0001. Also contains a previously submitted petition sent to Council in 2021.		Araluen	The environmental constraints and requirements are covered in Appendix B and C of the consultation material provided to the community.

REPORT | COMMUNITY ENGAGEMENT | **Majors Creek and Araluen Greenwaste Options**

Response ID	Submission:	Preferred Option	Locality	Staff response
				The current activities meet the definition of land pollution and water pollution under the <i>Protection of the Environment Operations Act</i> . Further, reliance on the defence available under s111 of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> will require significant upgrades to the facilities. This is covered by Option 3.

The results of the survey are shown in the table following.

Preferred Option by Locality	Option 1	Option 2	Option 3	Not Stated
Araluen	0	1	9	5
Mayors Creek	8	1	1	1
Other	1	1	1	-
Unknown	2	-	-	-

Council response and recommendations

Of the responses received:

- Majors Creek preferred Option 1 – close the existing facilities and provide no replacement service
- Araluen preferred Option 3 – build replacement facilities in each area

It is recommended that the community consultation outcomes be considered as part of the wider assessment of the Majors Creek and Araluen greenwaste options.

Attachments

EML0003 Araluen Progress Association 11 November 2022
EML0004 Araluen Progress Association 16 January 2023
EML0005 Araluen Progress Association 30 January 2023
LET0001 Letter with petition

Brendan Belcher

From: Laurann Yen [REDACTED]
Sent: Friday, 11 November 2022 10:41 AM
To: Brendan Belcher
Subject: Re: Garden Organics Majors Creek and Araluen - Options on Public Exhibition

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Hi Brendan-

Just a question which will come up straight away- what is the plan for general waste that is currently held in bins at the rubbish compound in bins allocated to specific residents? Unless you deal with both at the same time, I'm concerned that it's going to be completely unworkable- people are already concerned about the dumping of waste (other than green waste) in the compound, and the use of residents' bins as 'free' bins. I'm sure you know all this- Laurann

On Fri, 11 Nov 2022 at 9:35 am, Brendan Belcher <brendan.belcher@qprc.nsw.gov.au> wrote:

Hi Laurann,

I am writing to you in your role within the Araluen Progress Association about a public consultation period that has just opened regarding the future of the Majors Creek and Araluen greenwaste areas at the former landfills in these villages.

As you are aware, Garden Organics are currently accepted at the former landfills at Majors Creek and Araluen. Environmental protection and regulatory requirements make the current arrangements unviable. Upgrade of these facilities to meet the requirements will require a large capital investment and ongoing operational costs.

Given the small volume of Garden Organics generated at these facilities and the proximity to the purpose-built Garden Organics area at the Braidwood Waste Transfer Station, the QPRC Waste Strategy contained actions to close these greenwaste facilities. Following adoption of the QPRC Waste Strategy, Council staff advised residents of the area that the Garden Organics facility would close in mid-August 2021. Local residents expressed their concern about the closure and Council staff were requested to consider alternative options and present the options to the residents for feedback.

Three options have been developed:

1. Adopted Waste Strategy Action – Close the existing Garden Organics sites and provide no greenwaste service in Majors Creek or Araluen
2. Kerbside Service – Close the existing Garden Organics sites and provide a fortnightly Food Organics and Garden Organics (FOGO) kerbside waste collection service to properties paying a Domestic Waste Management charge only
3. Greenwaste Facility – Construct a purpose-built Garden Organics facility at Majors Creek and Araluen

A summary of each option is contained in the following table.

Table E1: Comparison of Options

Criterion	Option 1	Option 2	Option 3
Description	No service	Kerbside FOGO	GO Facility
Captures GO	No	Yes	Yes
Captures FO	No	Yes	No
Annual Captured Organics	0 tonnes	169 tonnes	120 tonnes
Capital Cost ¹	\$0	\$0	\$2,300,000
Annual Cost for first 10 years ²	\$0	\$40,000	\$575,000
Additional processing cost for first 10 years ³	Nil	+\$237/tonne	+\$4,792/tonne
Annual cost per serviced property within waste catchment for first 10 years ⁴	\$0	+\$103/property	+\$1,188/property
Increase to Domestic Waste Management Charge ⁵	Nil	+\$103	Nil
Increase to General Waste Charge ⁶	Nil	Nil	+\$11.33
Residents to self-haul listed organics to Braidwood WTS	All organics	Large organics	Nil
<p>1 – Loan required to cover capital.</p> <p>2 – In 2022 dollars. Includes loan repayments, depreciation and maintenance where appropriate.</p> <p>3 – Annual cost divided by annual captured organics</p> <p>4 – Annual cost to provide the service divided by the total number of properties likely to use the facility</p> <p>5 – Payable by properties within DWM zone</p> <p>6 – Annual cost to provide the service divided by all residential properties in LGA (approximately 26,000 properties)</p>			

Further information and detail is available on Council's consultation portal - <https://yourvoice.qprc.nsw.gov.au/garden-organics-majors-creek-araluen>.

I invite you to review the information and make a submission as you see appropriate via the methods outlined in the above link. The consultation period closes on 23 December 2022 (please note the above link currently says it closes on 5 December but this is being corrected).

Council staff will be available at the Braidwood Community meeting to be held on Tuesday 15 November 2022 between 6:00pm and 7:30pm at the Braidwood Servicemans Club, [15 Victory Street, Braidwood](#).

Thanks,

Brendan Belcher
Program Coordinator - Utilities Technical

Queanbeyan-Palerang Regional Council

Tel: [\(02\) 4842 9230](tel:0248429230)

Web: www.qprc.nsw.gov.au

Mail: PO Box 90 Queanbeyan NSW 2620

QPRC



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Brendan Belcher

From: Rebecca Ryan
Sent: Monday, 16 January 2023 8:12 AM
To: Brendan Belcher; Gordon Cunningham
Subject: FW: Majors Creek and Araluen Garden Organics

Rebecca Ryan

General Manager

Tel: [02\) 6285 6223](tel:0262856223) Mob: [REDACTED]

Subject: Majors Creek and Araluen Garden Organics

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Dear QPRC Councillors and Officers

The Araluen community has made many representations over the past few years, first, in trying to become part of the formal waste strategy consultation process, in which we failed every time; and second in responding to the waste management strategy which was submitted to council well over a year ago now.

Council has taken note of our concerns and has gone through the strategy again, and has now presented the three options which are the focus of this most recent consultation paper.

Mayor Winchester and councillors Willis and Gundy, along with Rebecca Ryan and Phil Hansen visited Araluen just before Christmas, and heard the concerns of residents who attended the meeting.

The upshot for us is that Option Three in the current set of proposals is the only viable option we can see.

Waste management in Araluen cannot be seen only as an organic waste problem. The current compound houses red and yellow bins for all the residents who are not able to, or have chosen not to, have kerbside collection, along with the green/organic waste. Houses on the unmade roads cannot have kerbside collection, and so there needs to be a continuation of the central collection point for those residents. Since there needs to be a central compound for domestic waste collection, we want to see a continuation of the green waste collection- preferably with regular mulching so that residents can take back mulched waste; and with closer and more effective management of both domestic and green waste. There are problems with the use of the compound with dumping of building and other waste, and with numbered bins being used in a free for all, and this all needs closer attention. The compound does not have to be open every day, but it does need to be managed and cared for.

Option 1 is not practical for obvious reasons.

Option 2 is not viable for three reasons:

1. not all residents have kerbside collection,
2. the amount of garden waste will exceed the capacity of the green bins, and

3. the cost of another collection run would be high.

Option 3 is the closest option to meet our needs, and the green waste management could be built on the current site- this could be either ending with mulch, or with removal; effective management of the site is essential to ensure that both domestic and organic waste is properly dealt with and does not pose environmental or health threats.

Araluen has very few council services- and we want to keep and improve the ones we have.

Thank you for your continued consideration of the issues- and we look forward to working with you on arriving at the best solution.

With kind regards

Laurann Yen
Araluen Progress Association.

Brendan Belcher

From: Laurann Yen [REDACTED]
Sent: Monday, 30 January 2023 6:35 PM
To: [REDACTED]
Subject: Late submission- Garden Organics Majors Creek and Araluen
Categories: [REDACTED]

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Dear Councillors and Council Officers-

The consultation period for consideration of the three options proposed for the management of the green waste in Araluen and in some of the other small villages is now closed, but we would like to add some further ideas that we think are of value in making the decision about the best way forward.

In our submission, we argued that there needs to be an in village alternative that will allow the management of ALL waste- Domestic and Green/Organic and conforms to the EPA requirements.

We have been exploring some of the grants available to councils through the EPA, and while many of them are focused on waste levy paying areas, there are some that we think may offer assistance.

For example: <https://www.epa.nsw.gov.au/working-together/grants> has two grants which might help us the first, open now, is for the prevention of illegal dumping- which could assist with controlling access to the rubbish areas;

the second grant, applications for which which open in June, is for the consolidation of landfill and environmental protection.

QPRC has an excellent Grants officer who would, I am sure, be able to research other possibilities.

We all believe that turning good organic waste into landfill is not a responsible solution, and certainly not a modern one, and we want to work with you to get a good outcome.

with kind regards

Laurann Yen
Araluen Progress Association



Mr Brendan Belcher (*Program Coordinator – Utilities Technical*)
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN
NSW 2620

Email: brendan.belcher@qprc.nsw.gov.au

Dear Mr Belcher,

I refer to your email of 11 November 2022 on behalf of Queanbeyan-Palerang Regional Council (“QPRC”), forwarded to Laurann Yen of the Araluen Progress Association.

Your email sets out what are listed as the various options now proposed by QPRC in respect of the green waste facility (“the facility”) at Araluen. The email indicates it also applies to the similar facility at Majors Creek. As stated in the email, it was originally proposed by QPRC to shut down both these facilities in August of 2021.

Subsequent to the relevant Notice of Intention being posted at the facility in Araluen, the local residents submitted a petition (“Petition”) to QPRC objecting to the proposed closure. That Petition was submitted in conjunction with the Araluen Progress Association and set out the various reasons why the residents objected to such closure.

As you will see from the attached copy of the Petition, it was supported by one hundred and fifty residents of Araluen Valley, all of whom attached their signatures to the Petition. I understand there was similar objection from the residents of Majors Creek.

A copy of the same Petition was forwarded to all the Councillors in 2021 and, after the last Council elections, to all new Councillors.

This means each and every current Councillor has been put on notice of the residents’ concerns.

On behalf of the signatories of the Araluen Petition the writer can state that the signatories to the Petition have not altered their opposition to the closure of the existing facility.

They continue their objections and concerns on the various grounds as set out in the Petition and as per the attached copy, forwarded now for your convenience as it is some time since the Petition was originally sent to you.

Page 1 of 4

SUMMARY OF THE PETITION – OBJECTIONS AND CONCERNS.

For your convenience I summarise those **OBJECTIONS** as follows (and in the light of Councils reasons on their website):

Possibility of **spontaneous combustion** as posited by Council.

Rejected by the residents on the basis that there was no evidence even at the height of the drought.

Possibility of **illegal dumping** as posited by Council.

Rejected by residents as there was no history of this in the valley.

Possibility of the **watercourse pollution**.

Rejected by residents as there was a long history of this NOT taking place.

Facility was alleged by Council to unlikely comply with **regulations**.

Rejected by residents as no such regulations were stipulated.

For your further convenience I summarise the residents' **CONCERNS** as follows:

Requiring the residents to take green waste to Braidwood would impose an disproportionate burden on the residents both as regards time and money.

It will encourage the accumulation of combustible waste in the valley.

It will in fact encourage illegal dumping.

Such accumulation of waste in a widespread manner would constitute a bushfire hazard and a greater long term hazard to the Deua river catchment area.

OBJECTIONS AND CONCERNS NEVER ADDRESSED BY QPRC

Neither the stated reasons for the residents' objections to the QPRC justifications for the closure nor any response to the residents' concerns, as set out in the Petition and summarised above, have ever been received from QPRC.

Nor has your email made any attempt to do so.

On account of that failure, and unfortunately, at least this writer is left with the impression that your email and the proposed consultation constitutes what would seem to be a public relations exercise on the part of QPRC.

This is because it would seem the purpose of that exercise is to get the residents to accept the original proposal for the closure, this without ever addressing the objections and concerns of the residents as expressed in the Petition.

That would seem to be the intended result of the proposed options as set out in your email.

That impression would of course have been offset if Council had ever addressed - in writing - the matters referred to in the above summary.

Page 2 of 4

BASIS OF COUNCIL REJECTION OF RESIDENTS' PETITION

In your email of 11 November 2022 you state as follows in the second paragraph:

“Environmental protection and regulatory requirements make the current arrangements unviable”

This is none other than a restatement, in different words, of the original version on the Council's website as one of the reasons justifying the closure, viz:

“The green waste area is unlikely to comply with current regulatory requirements.”

As originally stated by the residents in the Petition as their objection to this claim:

“This seems to be a sort of catch all reason designed to generally cover everything but specifically to cover nothing.”

If the Council expected the residents to accept this claim as having substance it would have been appropriate and necessary for Council, as a response to the Petition in 2020, to have set out in detail exactly:

- (i) the statutes on which QPRC is basing its argument and,
- (ii) the specific regulatory requirements, made pursuant to those statutes, which QPRC would claim support its claim that the existing facility is no longer viable.

It has now become essential for these details to be provided by Council prior to the intended consultation with residents at Araluen on the 30 November 2022.

TAKING AWAY AN EXISTING SERVICE

Overall the email indicates it is the intention of the Council to remove an existing service, a service which has been operating for many decades now, a service which has been entirely satisfactory to the residents of the Araluen Valley and a service they have made clear they do not wish to lose.

What the residents clearly indicated in the attached Petition is that they believe ceasing the existing service will not be an option that will work for the benefit of the residents or the valley itself.

The removal of the facility will, for Araluen residents, create difficulties of both a physical and financial nature in terms of taking green waste to Braidwood.

The present difficulties in traversing the road up the mountain serve to emphasise the difficulties intended to be imposed by QPRC on Araluen residents by any such requirement. Council will be well aware of this situation.

It simply underlines our previously concerns stated to Council.

OPTIONS PUT FORWARD BY QPRC

There are three options for Araluen put forward by QPRC.

- (i) closing the existing green waste facility so all green waste had to be taken to Braidwood – this is what QPRC originally proposed – or,
- (ii) providing a kerbside service for green waste at a cost of \$103 per property taking up that option or,
- (iii) constructing a purpose built green waste facility at a cost of \$1,188 per property

Option (i) has already been rejected by the signatories of the Petition on the basis of the grounds set out therein

Option (ii) has also been rejected. As pointed out previously the land holdings in Araluen are considerably larger than those in urban areas and measured in terms of acres. On that account the '*green content*', in terms of trees, shrubs plants, is very much greater. The waste from these gardens would not, for the most part, be able to be accommodated by a green waste bin.

Option (iii) means that whereas in the existing facility each householder is already covered as to cost by the rates that have been paid in the past, QPRC is now suggesting that each householder, in order to have the same service available, will have to pay what amounts to approximately \$1,200 per year.

CONCLUSION

Since the Petition was first delivered to the Council in 2021 there has been no written advice from Council concerning the matters raised in the Petition.

The principal ground on which Council rested its position in 2020 was that the green waste facility was not viable as regards regulatory requirements. Although the Petition challenged this assertion Council has never attempted to give substance to this claim.

In November 2022 Council is effectively maintaining the same position on this claim that it was taking in August 2020, although stated in a different manner. Council has however had two years to provide substance to this claim but has not done so. Nor has Council showed sufficient respect to the residents by way of specifically addressing the objections and concerns set out by the residents in the Petition and summarised above.

I respectfully request QPRC, prior to 30 November 2022, to redress this situation by not only addressing those matters but also, as noted above, by providing a detailed statement of the statutes and regulations relied upon by Council to maintain its position.

Kind regards



PETITION FROM RESIDENTS OF ARALUEN AREA

TO:

The Queanbeyan-Palerang Regional Council
256 Crawford St,
QUEANBEYAN NSW 2620

AND TO THE COUNCILLORS:

Cr Tim Overall (Mayor)	(Tim.Overall@qprclr.nsw.gov.au Tel: 6285 6223 or 0410 530 681)
Cr Brian Brown	(Brian.Brown@qprclr.nsw.gov.au Tel: 0414 721 291)
Cr Mark Schweikert	(Mark.Schweikert@qprclr.nsw.gov.au Tel: 0418 904 827)
Cr Trudy Taylor	(Trudy.Taylor@qprclr.nsw.gov.au Tel: 0404 009 679)
Cr Trevor Hicks	(Trevor.Hicks@qprclr.nsw.gov.au Tel: 0438 685 738)
Cr Kenrick Winchester	(Kenrick.Winchester@qprclr.nsw.gov.au Tel: 0438 346 013)
Cr Michele Biscotti (Deputy Mayor)	(Michele.Biscotti@qprclr.nsw.gov.au Tel: 0438 949599)
Cr Peter Marshall -	(Peter.Marshall@qprclr.nsw.gov.au Tel: 0428 597 227)
Cr Pete Harrison -	(Pete.Harrison@qprclr.nsw.gov.au Tel: 6238 3640)
Cr Radmila Noveska -	(Radmila.Noveska@qprclr.nsw.gov.au Tel: 0410 940 298)

We, the undersigned residents of Araluen and its associated immediate environs, of which the residents consider themselves to be part of the Araluen community,

-having been recently advised that, as from 16 August 2021, "greenwaste" will no longer be accepted at the Araluen bin compound,

-respectfully request that the Queanbeyan-Palerang Regional Council reconsider this decision and this for the following reasons:

COUNCIL'S REASONS

Firstly we do not consider that the reasons put forward by the Council as set out on the Council website are of themselves sufficiently compelling to justify this decision. As set out on the website those reasons and our rejection of the same are as follows:

Council's Reason 1: *The facility is close to existing dwellings. Greenwaste material can spontaneously combust which may start a fire in the area.*

Resident's Objection 1: In all the history of the greenwaste compound at Araluen there has never been any history of any such spontaneous combustion. Even at the height of the drought and the extreme temperatures experienced in Araluen at the time of the 2019-2020 bushfires there was no such spontaneous combustion.

Council's Reason 2: *Risk of illegal dumping as the site is unstaffed. There is no way to control what is placed in the green waste pile.*

Resident's Objection 2: Each of the undersigned say from the signatories own experience first of all that they are themselves diligent to ensure that only green waste is put the green waste collection site at Araluen. They can also say from their own years of using this site that they have never seen any significant deposit of other rubbish put onto the green waste collection area at the site.

As regards people from outside the valley using the site, it is extremely unlikely that such people are going to travel down the Araluen Mountain road just to dump some garden waste. The mountain road is in itself an obstruction to any such activity.

Council's Reason 3: *The greenwaste areas do not have appropriate controls which may result in nutrients being washed into local watercourses.*

Resident's Objection 3: There are many potential events which could happen with regard to any scenario. If there had ever been a serious event of this nature which had taken place then we would certainly have known about it and the further potential for such an event would indeed be of concern. The fact is however that no such even has ever been recorded & it is hard to imagine, on account of the nature of the waste being only of a vegetative material, that such an event is in way likely. This is also confirmed by any casual inspection of the green waste left in the area.

Council's Reason 4: *The greenwaste area is unlikely to comply with current regulatory requirements.*

Resident's Objection 4: This seems to be a sort of catch all reason designed to generally cover everything but specifically to cover nothing. It is of no point therefore of attempting to address this reason as no substantive reason is actually given by the Council in this regard.

RESIDENT'S POSITIONS

Apart from considering that the reasons provided by the Council are unsatisfactory and that they are put forward as an excuse rather than real reasons, we consider that the idea of the closure of the 'greenwaste' compound at Araluen is detrimental to the community on account of the following:

Position 1: Unlike the residents of the Braidwood area who are situated close to the waste compound on Bombay Road, the residents of our valley would have to drive some 26, and more, kilometres simply to be able to place cuttings and vegetative waste from their gardens.

Simply as a matter of practicality this will mean the accumulation of waste at the various properties all over the valley rather than the accumulation of the same waste at the one location in the valley which is now what takes place with the use of the 'greenwaste' compound.

This is because it is highly unlikely that individual residents are going to drive up to the waste depot on Bombay Road every time they carry out work on their individual properties.

If then there is any substance at all to the reasons proffered by the Council as set out in their reasons for closing the compound, those same reasons would then apply to multiple sites in the valley and surrounds and not just to one site.

In that sense the move proposed by the Council hardly seems sound at all.

Position 2: Because of not only the work in travelling and the cost in vehicle expenses involved in complying with the proposed new Council requirements it seems highly likely that what will further take place is a real growth in illegal dumping of green rubbish.

This would be in the interests neither of the Council or the residents and certainly not of the environment – see below re catchment area/fires/air quality.

Again, if there is any substance in the reasons given by the Council for closing the 'greenwaste' depot in Araluen, those reasons would apply to an even greater degree to the spread of illegal dumping as a likely result of such closure.

Position 3: The removal of the 'greenwaste' facility will encourage the build up of debris in the valley. This will result in a greater fuel load across the whole valley. Furthermore a likely alternative to 'greenwaste'/composting facility is removal of waste through 'burning off'. This is not ideal for environmental protection in relation to air quality or bushfire safety.

In the light of the recent terrible bushfires in 2020, this potential widely spread bushfire fuel build up is a matter of serious concern to the residents of the valley. This is something which looms very large in the memories of all of the residents.

The terrible damage done by those fires was only a couple of months ago commemorated at the Federation Hall Araluen by an exhibition of photographs and incinerated remains. That experience looms large in the consciousness of all Araluen residents.

DEUA RIVER CATCHMENT AREA

Araluen Valley is part of the Deua River Catchment area for providing water for a significant population. It is our view, *as set out in Position 2 above*, that the proposed move by the Council would involve an increase in the accumulation of garden refuse over a wide area of the valley.

This is likely to result in an eventual potential degradation of the resultant water supply derived from Deua River Catchment area.

On account of all of the above undersigned we respectfully request the Council to reconsider their position and not to proceed with the closure of the Araluen 'greenwaste' compound, both in the interests of the Araluen community and the wider community itself.

This petition is supported by the following signatories:

SIGNATORIES

(The undersigned hereby confirm they are residents of the Araluen Valley and verify the same by providing either their phone number or email address)

Signature:

Contact: (email or phone)

McDugall

R Mc Dougall

J Lawson

Jane Jones

Norman Jones

Noemi Holman

Michael Holman

RON BATEMAN

BEV BATEMAN

Jk Byrne

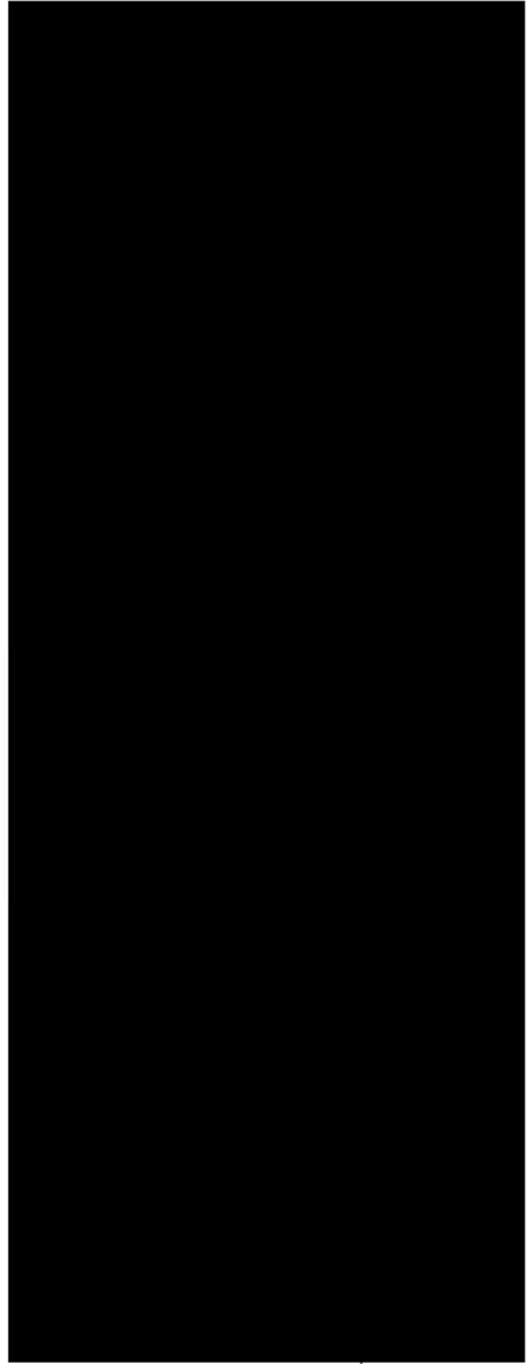
Mees.

J.F. Byrne

D A McFARLANE

Jemma Gale

Nathan Pitzler



Luke Watson

Sue Pollard

Mitchell Smithers

Hayley Smithers

Greg Robinson

Rod Tetley

Cath Harrison

Bob McDonnell

Patrick Conway

Renee Conway

BEV FECHAN

BRUCE FECHAN

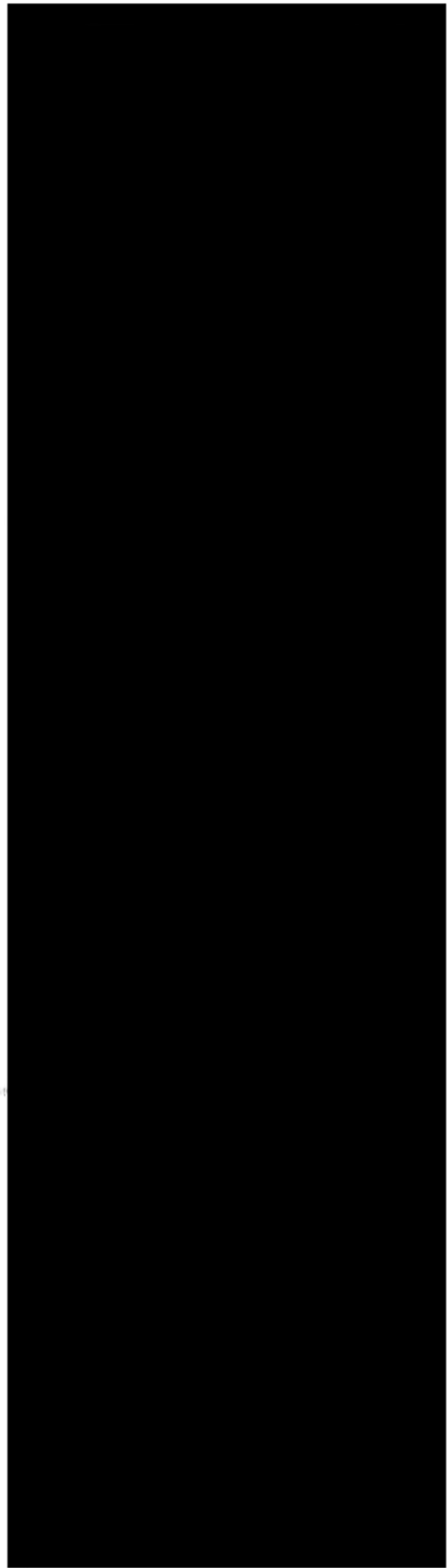
Rick Camilleri

NORMAN PITTMAN

BARB WOODS

Ray SPRIGGS

IAN JAMIESON



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17

SIGNATORIES

(The undersigned hereby confirm they are residents of the Araluen Valley and verify the same by providing either their phone number or email address)

Signature:

Contact: (email or phone)

[Signature]
[Signature]
[Signature]
Dr Chris Soder

(JUDI ANGERI)

(RICHARD ANGERI)

Margaret Stone

Greg Stone

[Signature]

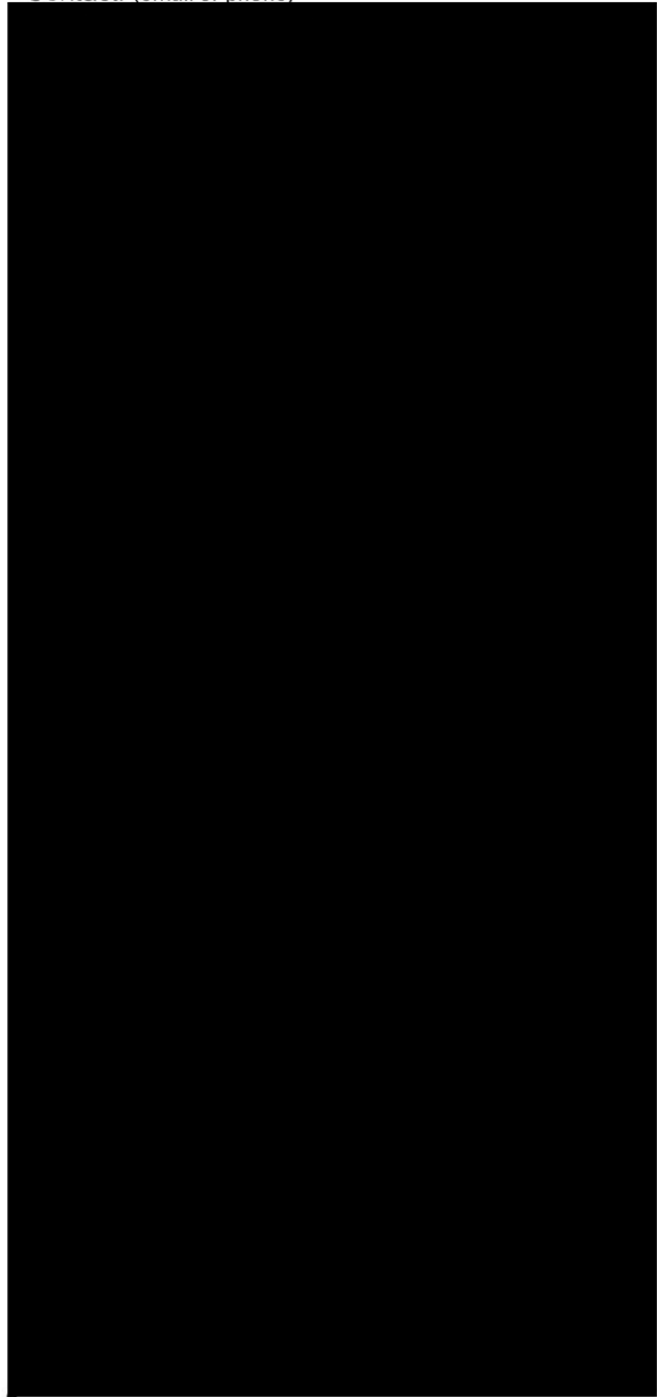
Bes Baker

Connor Currier

Elizabeth Peckler
Alexis Peckler

[Signature]

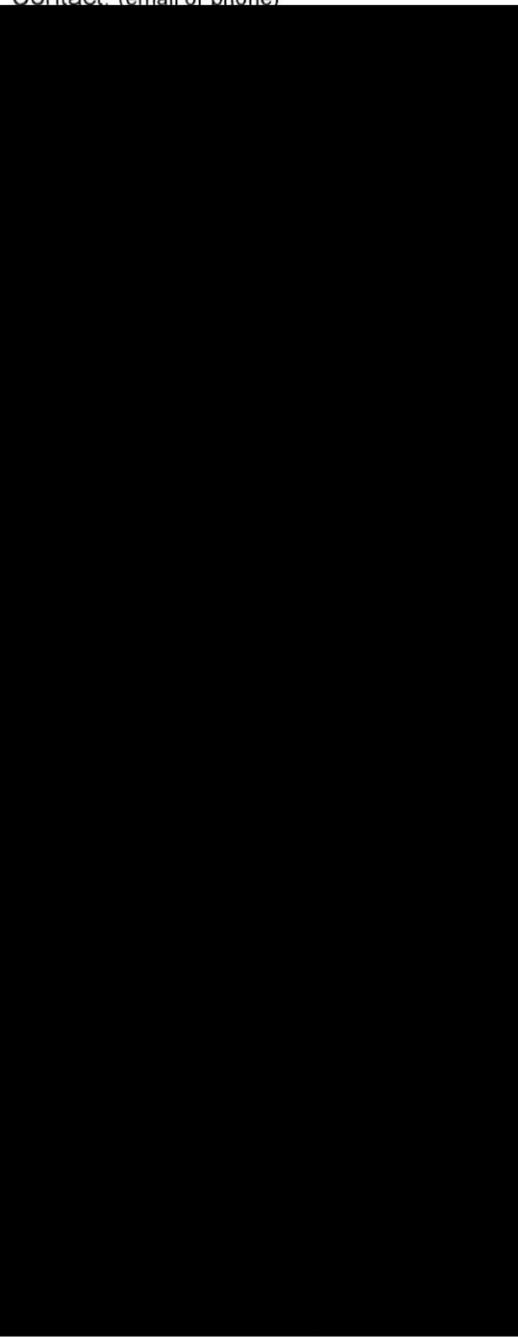
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SIGNATORIES

(The undersigned hereby confirm they are residents of the Araluen Valley and verify the same by providing either their phone number or email address)

Signature: *[Handwritten Signature]*

Contact: (email or phone)


[Handwritten Signature]

Nally Matthew

Alex Harrison

Harrison

[Handwritten Signature]

Hayman

J. Graham

D Bodo

L. High

L. Mundy

D. Mundy

Salem Wilson

SIGNATORIES

(The undersigned hereby confirm they are residents of the Araluen Valley and verify the same by providing either their phone number or email address)

Signature:

Contact: (email or phone)

Mr. Collier

[Signature]

Tiffany Griffiths

Tiffany Griffiths

Robert Knight

DADE WEST

[Signature]

MARK MARINGS

Michael Peterson

Pat Conway

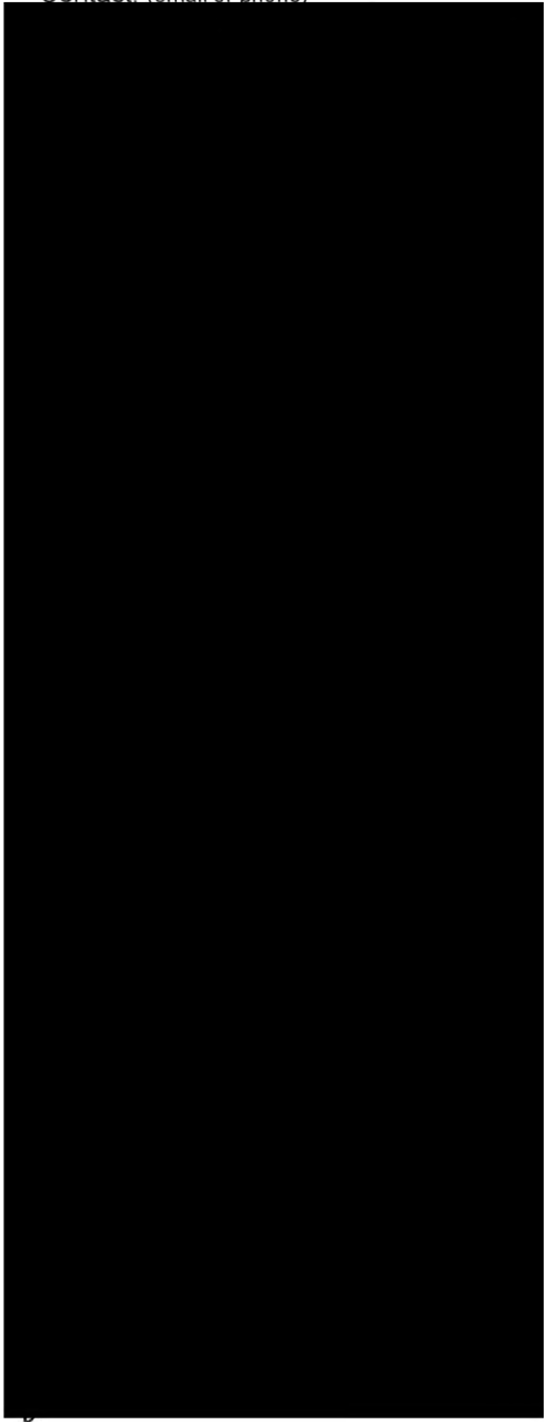
[Signature]

A BOOTH

Donna Harrison

N. Van D. B.

TOMY



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BRETT CROSS

Kate Bradley

Dave Donnelly

Pauline Cardenti

Eless Donnelly

Megan Donnelly

Megan Withey

Peter McMahon

Dean Battle

Jo McMahon

ROGER TRUATER

Michael Gray

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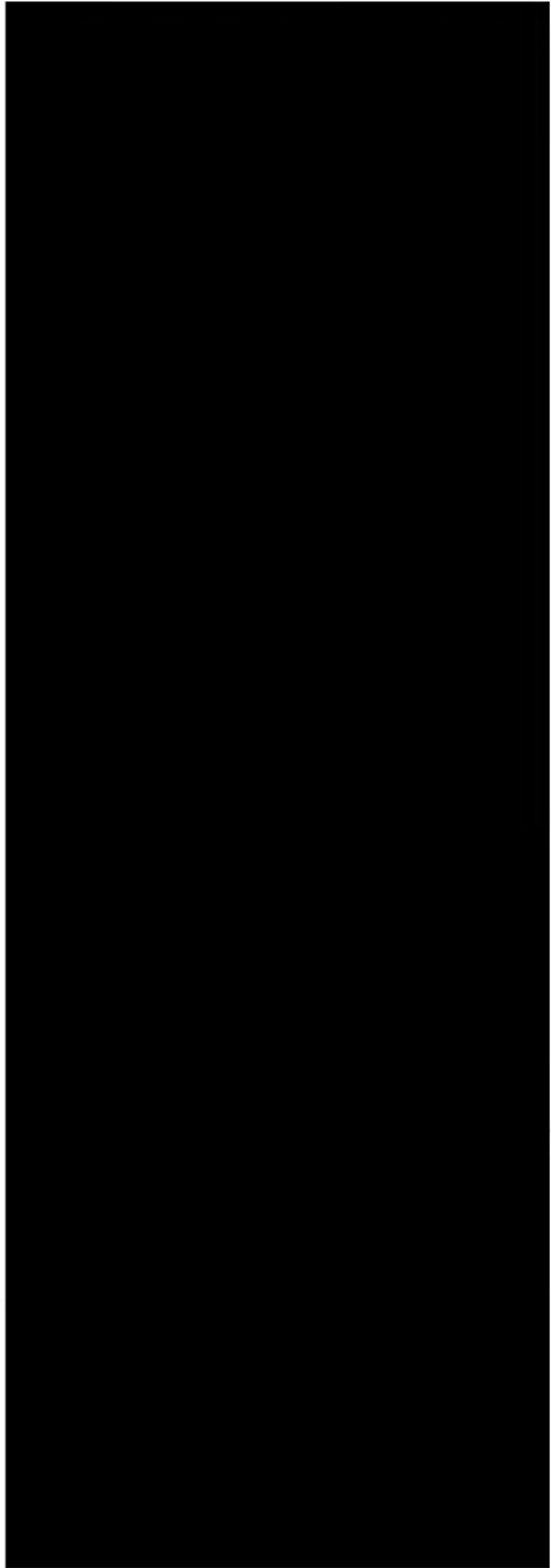
RICHARD WITHEY

Maree Border

Stephen Border

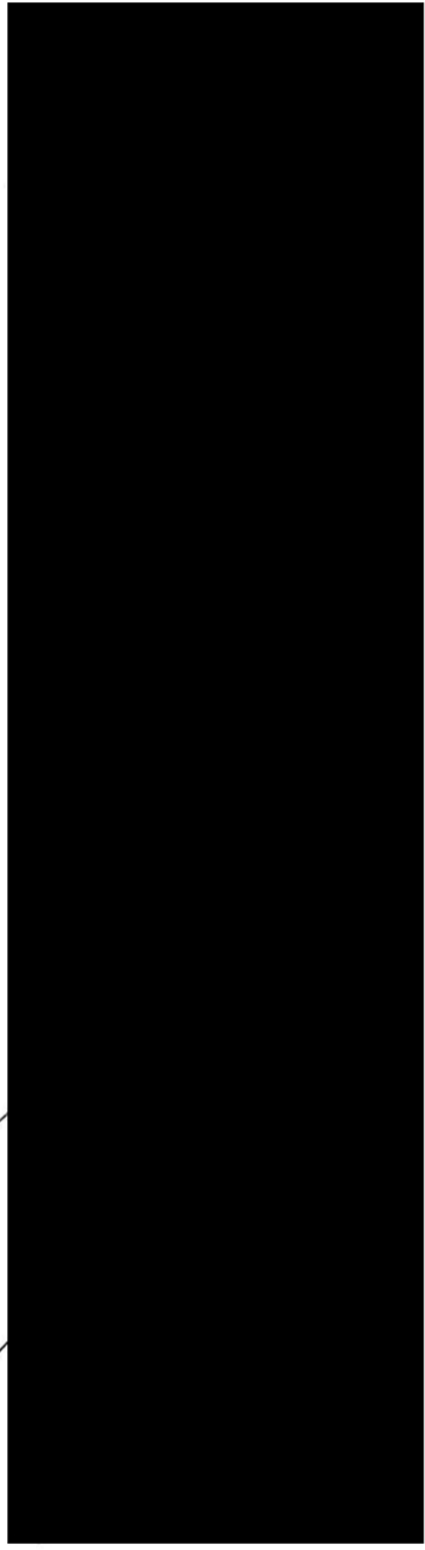
Scott Biscombe

Michael Ivey



VB
(S. Banon)
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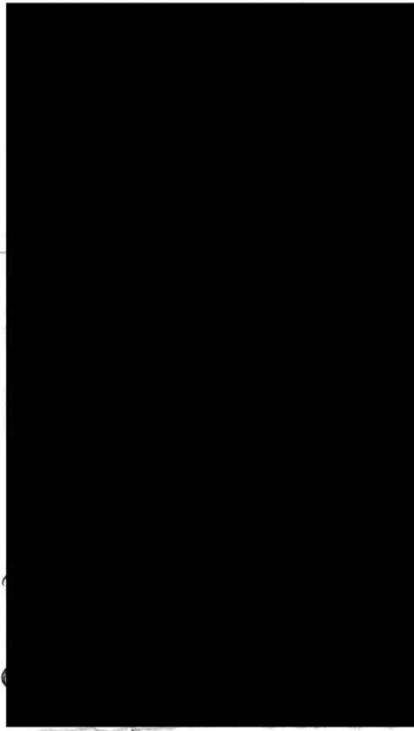
SIGNATORIES

(The undersigned hereby confirm they are residents of the Araluen Valley and verify the same by providing either their phone number or email address)

Signature:

Contact: (email or phone)

Spencer Rose
[Signature]
Josh Mundy



Tim Reynolds
Peter Sorensen
Steph Horder
Darcy Smith
Courtne Fleming

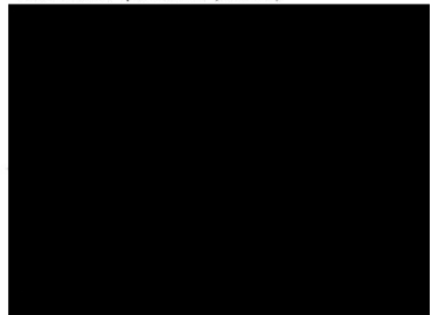
SIGNATORIES

(The undersigned hereby confirm they are residents of the Araluen Valley and verify the same by providing either their phone number or email address)

Signature:

Contact: (email or phone)

[Signature]
S Blandon
O Blandon
[Signature]



11

SIGNATORIES

(The undersigned hereby confirm they are residents of the Araluen Valley and verify the same by providing either their phone number or email address)

Signature:

Contact: (email or phone)

Gollins

J Gollins

T BUTCHER

D. Dunbar

B. BROPHY

D. McFARLANE

J. COCKS

P. Mundy

J Peters

R Williams

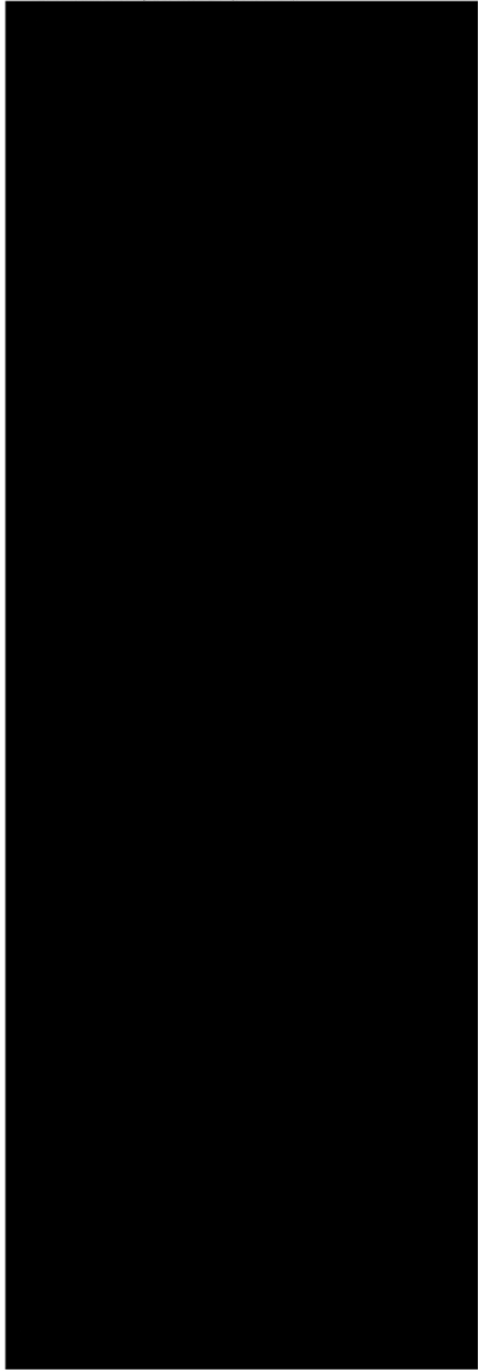
T VANDENBROEK

D. RINGE

Adams

CKG

Carol Kindrachuk



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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MARCH 2023

ITEM 11.1 QPRC HERITAGE ADVISORY COMMITTEE MINUTES - MARCH
2023

ATTACHMENT 1 MINUTES OF THE QPRC HERITAGE ADVISORY COMMITTEE
9 MARCH 2023



QPRC Heritage Advisory Committee Meeting Minutes

Date:	09 March 2023	Time:	4.33pm – 6.14pm	Venue:	Committee Room, Council Chambers, 259 Crawford Street, Queanbeyan
Chairperson:	Cr Katrina Willis			Minutes:	Abbie Grant
Participants:	Cr Katrina Willis Margaret Tuckwell Jennifer Bird (Teams) David Loft Ann Rocca Sue Whelan OAM Hollie Gill (left meeting 5:55pm) Ruth Ormella David Carswell Jacinta Tonner (left meeting 5:21pm) Pip Giovanelli Abbie Grant			Apologies:	Lorba Drewry Andrew Riley
				Absent:	Bradley Mapiva-Brown
Meeting Objective:	QPRC Heritage Advisory Committee Meeting				

Code of co-operation

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. We start on time and finish on time 2. We respect the Chair and direct all comments through the Chair 3. We all participate and contribute – everyone is given the opportunity to voice their opinions 4. We use improvement tools that enhance meeting efficiency and effectiveness | <ol style="list-style-type: none"> 5. We actively listen to what others have to say, seeking first to understand, then to be understood 6. We follow up on the actions for which we are assigned responsibility and complete them on time 7. We give and receive open and honest feedback in a constructive manner 8. We use data to make decisions (whenever possible) |
|--|---|

No.	Item	Details	Who	Notes
		The meeting began with an Acknowledgement of Country.	Cr Katrina Willis	
1	Apologies	Andrew Riley, Lorba Drewry.	Cr Katrina Willis	The Committee accept Apologies from absent Committee members.

				The Chair noted the absence of Committee member Bradley Mapiva-Brown and requested staff reach out to Mr. Brown to confirm his continued involvement in the Committee.
2	Declaration of Conflict of Interest	No conflicts of interest were declared for this meeting.	Committee	
3	Confirmation of Minutes from meeting held 09 February 2023	Recommendation (Whelan / Loft) QPRC HAC 6/23 That the minutes of the meeting of 09 February 2023 be confirmed.	Committee	
4	DA.2022.1355 – 198 Wallace Street Braidwood – Update regarding referrals and proposal – Belinda McManus	Belinda McManus (absent) provided a written status update for the Committee following on from concerns and questions raised by the Committee at the meeting of 09 February 2023. The update noted that the applicant: <ul style="list-style-type: none"> • Is not prepared to reduce the number of shops, • Confirmed that the rock wall and well will not be touched as part of the proposed development, • Considers that the wall is not visible from public spaces and thus does not contribute to the conservation area, • Notes that Heritage NSW does not have any concerns with the proposed development, • Will accommodate a site visit for the Heritage Committee at the Committee's convenience. 	Abbie Grant	The Committee reiterated a desire for a site-visit prior to the next meeting. Timing for a site-visit was discussed and 4:30pm on 13 April 2023, at 198 Wallace Street, Braidwood was proposed - to be followed by a 5:00pm Heritage Committee meeting at a venue to be confirmed. Staff to confirm this time and date with the property owner.



5	<p>DA.2022.1384 – 29 Wallace Street, Braidwood – Demolition of existing shed and construction of a single dwelling house and detached carport with storeroom – James Roussel</p>	<p>The report was presented by Jacinta Tonner who noted that the location of the item triggered the Committee's advice.</p> <p>The proposed development meets the Braidwood DCP but does not meet the specifications of the LEP due to being over the height requirement by 300mm – this is partly due to the building needing to be raised to address flooding potential.</p> <p>The heritage advisor spoke at length about his involvement with the proposal thus far and his suggested modifications to the original design which will be conditioned by the Development Consent. The heritage advisor was not concerned with the height of the proposed build.</p> <p>After extensive discussion, the Committee advised of the following recommendations regarding the proposed build:</p> <ol style="list-style-type: none"> 1. Attention to be paid to the articulation of the proposed dwelling at the corner facing Wallace and Coghill Streets to soften the impact of this elevation. 2. That the external colour scheme be modified and softened – suggested colours: light grey, cream, crimson, lilac. Applicant to consult the Braidwood DCP for guidance. <p>The Committee concurred with the Heritage Advisor's recommendations per</p>	Jacinta Tonner	
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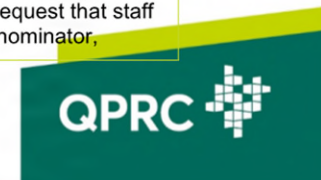
		his advice of 14 October 2022 and recommended that they be made conditional.		
		<p>Recommendation (Whelan / Loft)</p> <p>QPRC HAC 7/23 The Committee support the proposed development subject to the above recommendation:</p> <ol style="list-style-type: none"> 1. Attention to be paid to the articulation of the proposed dwelling at the corner facing Wallace and Coghill Streets to soften the impact of this elevation. 2. That the external colour scheme be modified and softened – suggested colours: light grey, cream, crimson, lilac. (Suggest that applicant should consult the Braidwood DCP for guidance. 		
6	DA.2022.1612 – 187 Wallace Street, Braidwood – Alterations and additions to existing dwelling façade – Katherine Adsett	<p>Jacinta Tonner presented the report which detailed the proposed works to this 19th century building.</p> <p>The heritage advisor gave an detailed overview of the proposed works and some history of the building. He detailed his involvement with the project, and the recommendations and advice given to the designer and owner thus far.</p> <p>The Committee resolved to support the proposed alterations and additions as</p>	Jacinta Tonner	



		<p>secured through the heritage advisor's advice. Recommendation (Tuckwell / Rocca)</p> <p>QPRC HAC 8/23 The Committee support the proposed alterations and additions in accordance with the heritage advisor's advice.</p>		
7	<p>Bungendore Chambers Historic Sulky Relocation <i>(This item was presented earlier in the schedule whilst waiting for a staff member to arrive.)</i></p>	<p>At the Committee meeting of 09 February 2024, staff were requested to convey the HAC's preference for housing the sulky in the new Council precinct to QPRC project managers and, as a second option, to approach Braidwood Museum directors to confirm if the Museum would be happy to house the sulky.</p> <p>An update was provided by David Carswell noting that advice was received that due to limited public areas in the foyer of the new building, there is no suitable space for the sulky. However, Braidwood Historical Society had confirmed that they would be happy to house the sulky.</p>	David Carswell	<p><i>Question:</i> Would the Braidwood Historical Society be housing the sulky indoors and/or undercover? Would the sulky be on display?</p> <p><i>Answer:</i> Questions taken on notice.</p> <p><i>Question:</i> Could the sulky be suspended from the ceiling in the QCCP foyer or displayed in the new library or cafe?</p> <p><i>Answer:</i> Questions taken on notice.</p> <p>The Committee reiterated a strong preference for the sulky to be returned to Queanbeyan and housed in the new Council building / precinct.</p> <p>Staff were requested to:</p> <ol style="list-style-type: none"> 1. Investigate alternative locations for the sulky within the QCCP as proposed by the Committee. 2. Consult with the Braidwood Historical Society for explicit information about their intentions to display / store the sulky.
8	Furlong House – Notice of Motion Update	At the Committee meeting of 09 February 2023, staff were requested to	David Carswell	The Chair thanked David Carswell for his update and efforts.



		<p>contact the owner of Furlong House to determine their immediate plans for the building and if they intend to follow-through with the CDC of 2020. In addition, staff were asked to provide the Committee with floor plans of the internal lay-out of the building.</p> <p>David Carswell provided an update for the Committee, noting that he had spoken with the owner's partner who confirmed that they were progressing with works to complete the CDC of 2020.</p> <p>A floorplan and elevations of the existing building and proposed works were tabled at the meeting. The owners indicated that work had started and they were progressively undertaking it.</p> <p>Recommendation (Loft / Whelan)</p> <p>QPRC HAC 9/23 That staff be requested to determine whether the property has any restrictions on its title that would raise heritage concerns and that a report be made to the next HAC meeting for information.</p>		<p><i>Question:</i> Is plumbing only proposed to be installed upstairs?</p> <p><i>Answer:</i> No, the plans indicate a washbasin downstairs.</p> <p><i>Question:</i> Does the property have a strata title, and if so, will that impact its potential use?</p> <p><i>Answer:</i> Question taken on notice</p> <p>The Committee requested staff to determine whether the property has any restrictions on its title that would impact on its heritage and that the Committee be advised of this at the next HAC meeting.</p>
9	Heritage Week Awards – Update	<p>Abbie Grant provided an update of the Local Heritage Awards. Nominations closed on 06 March 2023, with one completed application received and one enquiry which did not result in a nomination. This is a disappointing result, particularly after 2022's record number of nominations.</p>	Abbie Grant	<p>After lengthy discussion, the Committee made the following recommendations:</p> <ol style="list-style-type: none"> 1. The Committee notes that the single nomination is reflective of a difficult year. Recommend that it would be best not to proceed with the Heritage Awards this year. 2. The Committee request that staff contact the sole nominator,



		<p>Staff suggest some reasons for this might include:</p> <ul style="list-style-type: none"> • COVID lock downs, • Financial constraints such as inflation and mortgage rate increases, • Problems with availability of trades, • The application window being too narrow, • Challenges with promotion. <p>Recommendation (Rocca / Whelan)</p> <p>QPRC HAC 10/23</p> <ol style="list-style-type: none"> 1. The Committee notes that the single nomination is reflective of a difficult year. It is recommended that Council not proceed with the Heritage Awards this year. 2. The Committee requests that staff contact the sole nominator, explain the situation, and suggest that their application be held over for the following year (2024). 3. That staff be requested to prepare a report on alternative options for recognising the conservation, adaptive re-use and promotion of heritage in the LGA. 		<p>explain the situation, and suggest that their application be held over for the following year (2024).</p> <ol style="list-style-type: none"> 3. That staff be requested to prepare a report on alternative options for the recognising conservation, adaptive re-use and promotion of heritage in the LGA.
10	Braidwood Signage re: the Clarke Gang Matter – David Carswell	Due to time constraints, the Chair recommended this item be deferred to the Committee meeting of 13 April 2023.	David Carswell / Chair	



11	Heritage Referrals Updated Flowchart – Lorena Blacklock	<p>David Carswell presented the Committee with an updated Heritage Referrals Flowchart produced by Lorena Blacklock.</p> <p>It was noted that a separate flowchart is currently being produced to refer to Braidwood and environs.</p>	David Carswell	<p><i>Question:</i> Will the Flowchart be added to Heritage information on the QPRC website?</p> <p><i>Answer:</i> David Carswell will discuss this with staff.</p> <p>The Committee advised that they find the information currently available on the QPRC website to be insufficient and hard to locate. They requested additional information be uploaded to the website and made available to businesses / homeowners / real estate agents etc. This was taken on notice.</p>
12	Preparing Heritage Places for Climate Change Impacts, Heritage NSW Memo – David Carswell	<p>David Carswell presented a memo received by Land-Use Planning from NSW Heritage regarding the development of a <i>Climate Change Preparedness Action Plan</i> to help address the impacts of climate change on heritage places in NSW.</p> <p>This information was shared with the Committee as the memo seeks input from "local councils, Local Aboriginal Land Councils, Aboriginal communities, heritage owners, consultants and the general public".</p> <p>The Committee are advised that consultation is open for feedback until 20 March 2023.</p>	David Carswell	For Information of the Committee
13	Heritage Advisory Committee Meeting Schedule 2023	Abbie Grant detailed the results of a survey that sought to determine the Committee members' preferences for meeting locations and times.	Abbie Grant	A Committee member raised the possibility of using the Braidwood RFS building which had been previously raised in an email.



		<p>The results were as follows:</p> <ul style="list-style-type: none"> • Total of 6 responses, • 50/50 split on intention to attend Braidwood meetings in person or via Teams, • 40% of responders unavailable for daytime meetings, • 50/50 split between preferring winter daylight-saving meetings to be held in Queanbeyan OR preferring meetings be held alternately in Braidwood / Queanbeyan, • One suggestion for an alternative location, being the Braidwood RFS building. <p>The Committee were advised that staff have been actively investigating options for a suitable meeting space in Braidwood. A number have been ruled out as options due to limitations on either space, IT functionality or cost.</p> <p>One option being considered is the RFS building, another is the Life House at the Braidwood Recreation Ground.</p>		<p>A Committee member suggested the Country Women's Association Meeting Room could be an alternative venue.</p> <p>Staff to reach out to the RFS, the CWA and the Life House and request to visit their facilities and decide about where would be a best fit for future Committee meetings.</p> <p>The Chair requested and received a hardcopy of the survey results and will consider these and return to the Committee with considerations for timing and location of future meetings.</p>
14	Matters Arising	<ul style="list-style-type: none"> • David Carswell informed the Committee that the Minister for Environment and Heritage has recently listed 'Plumwood', located at 4120 Kings Highway Monga on the State Heritage Register. 	David Carswell	



		<ul style="list-style-type: none"> The Heritage Advisor indicated that a discussion on signage in Braidwood and associated controls should be an item for a future meeting agenda. The Chair provided the Committee with an update regarding the well at 10 Rutledge Street; noting that, at its meeting of 8 March 2023, Council adopted the Committee's recommendation regarding the well although with an amendment to item d) of it. (This requires the preparation of a further report to Council on preparing a planning proposal to list the well as a local heritage item because of current resource and cost implications). 		
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No.	Actions and Agreements	Who	When	Completed
1	Staff to reach out to Mr. Brown to confirm his continued involvement in the Committee	Abbie Grant	March 2023	
2	DA.2022.1355 – 198 Wallace Street: Staff to confirm the proposed time for a site visit of 4:30pm on 13 April 2023 with the property owner. Committee to be advised of outcome in Memo and Agenda for next meeting.	Belinda McManus / Abbie Grant	March 2023	
3	Sulky relocation: Staff to determine a response to questions taken on notice, and follow-up with internal staff regarding alternate locations within the QCCP as well as elaborations from the Braidwood Historical Society.	David Carswell	March 2023	
4	Furlong House: Staff to determine whether the property has any restrictions on its title that would raise heritage concerns and prepare a report to be made to the next HAC meeting for consideration.	David Carswell	March 2023	
5	Staff to communicate to the internal and external community that, due to only one formal nomination being lodged, we will not proceed with the Heritage Awards in 2023. Staff to contact the sole nominator, explain the situation, and suggest that their application be held over for the following year (2024). Staff to prepare a report with alternative options for the recognising the conservation, adaptive re-use and promotion of heritage in the LGA.	Abbie Grant / David Carswell / Lorena Blacklock	March / April 2023	



6	Staff to consider whether the Heritage Referral Flowchart should be added to Heritage information on the QPRC website.	David Carswell / Lorena Blacklock	March 2023	
7	Staff to reach out to the RFS, the CWA and the Life House and request to visit their facilities and determine a best fit for future Committee meetings.	Abbie Grant	March 2023	
8	Chair to consider results of survey regarding Committee Meeting time/location preferences and report back to the HAC.	Chair	March 2023	
9	Staff to prepare a report on current signage controls and how to promote signage that better aligns with the Braidwood DCP.	Enforcement team / David Carswell / Lorena Blacklock	TBD	

Next Meeting:	13 April 2023	Time:	4:30pm site visit 198 Wallace St, Braidwood 5:00pm meeting	Venue:	Braidwood (TBD)
Items for Next Meeting	<ul style="list-style-type: none"> • Update: Sulky relocation • Update: Furlong House • Report: Future Local Heritage Celebrations • Update: HAC Meeting Schedules and Locations • Clarke Gang Signage – Braidwood 				



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 MARCH 2023

ITEM 11.2 LOCAL TRAFFIC COMMITTEE MEETING - 23 FEBRUARY 2023
(OUT OF SESSION MEETING HELD BY
CORRESPONDENCE)

ATTACHMENT 1 LOCAL TRAFFIC COMMITTEE MEETING MINUTES - 23
FEBRUARY 2023

Local Traffic Committee Meeting Minutes – 23 February 2023 (Out of session meeting held by correspondence)

Present: Brenton Zubrinich (Chair), Kelly Cherry (TfNSW Rep), Rob Tapply (NSW Police Rep)

The Committee Recommends:

1. Apologies

Trudy Taylor (Local Member Representative), Cr Esma Livermore (Council Representative)

2. Business Arising from Previous Minutes

NIL

3. Business Items

a) Event: Braidwood Skate Park Opening

Introduction/Background:

The construction of the new skatepark at the Braidwood Recreation Ground has been complete for some weeks now, with the external landscaping works ongoing. An official opening is to take place on Saturday 25 February 2023, with NSW State and Federal government representatives invited, along with local dignitaries. The event is being managed by the Urban Landscapes section of QPRC who hold responsibility for the event. The event however is being planned by the Braidwood Youth Performing Arts Association, who received a grant for the construction of the new skatepark (from both State and Federal governments), and who have been managing the project in conjunction with Council.

The event is planned to take place at the new skatepark at the Braidwood Recreation Ground, 1 Keder Street, Braidwood. The event organisers seek permission to partially close Araluen Street, from Keder Street to Coghill Street, for the safety of event participants.

The event organisers have liaised with local police, local SES and local ambulance. The closure of Araluen Street has been at the suggestion of the local ambulance officers of the Ambulance Service of NSW, Braidwood station. It was considered the event would be much safer in relation to participant enjoyment and participant safety.

LTC Comments:

Event supported by NSW Police and Transport for NSW.

Police have noted the event is not on the Kings highway and council will assist with traffic management and event set up. It is also noted that residents have had a mail box drop. Police ask that any residents within the road closed area be specifically contacted on the day (door knock etc..) and informed they can enter and leave their homes by a means suitable to onsite event organisers at the time. This will allay residents concerns regarding not being able to exit their homes in an emergency.

Event organisers are to prevent disruption to traffic on the Kings Highway due to traffic queuing.

LTC 12/2023 – Proposed Solution: Under Roads Act 1993 approve the traffic control plans and proposed road closures for Braidwood Skate Park Opening Event.

Recommendation

That Council resolve that:

- 1. Note the minutes of the Local Traffic Committee Meeting held by correspondence on 23rd February 2023.**
- 2. Adopt recommendations 12/2023 from the meeting held on 23rd February 2023.**