



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held via Zoom and at the Council Chambers, 253 Crawford Street, Queanbeyan on Wednesday, 13 December 2023 commencing at 5.30pm.

ATTENDANCE

Councillors: Cr Winchester (Chairperson)
Cr Biscotti
Cr Burton
Cr Grundy
Cr Livermore
Cr Macdonald
Cr Taskovski
Cr Willis

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

Also Present: L Ison (Minute Secretary)

1. OPENING

The meeting commenced at 5.38pm.

2. ACKNOWLEDGEMENT OF COUNTRY

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

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

It was noted that Cr Wilson requested a leave of absence for this meeting which was approved at the 22 November 2023 Ordinary meeting.

516/23

RESOLVED (Winchester/Biscotti)

That the apology for non-attendance from Cr John Preston be received and that leave of absence be granted.

The resolution was carried unanimously.

4. CONFIRMATION OF MINUTES**4.1 Minutes of the Ordinary Meeting of Council held on 22 November 2023**

517/23

RESOLVED (Winchester/Biscotti)

That the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Wednesday 22 November 2023 be confirmed.

The resolution was carried unanimously.

5. DISCLOSURES OF INTERESTS

518/23

RESOLVED (Winchester/Macdonald)

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

The resolution was carried unanimously.

Cr Willis declared a significant non-pecuniary interest in Item 9.2: Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey, stating one of the applicants, Lorba Drewry, is known to her as a member of the QPRC Heritage Advisory Committee, from which she resigned in November 2023. Cr Willis proposed to leave the Chambers when the matter is being considered.

Cr Taskovski declared a less than significant non-pecuniary interest in Item 9.12: Lease Proposal - Land at Highstreet Oval for QCFC Facility, stating he was; playing, coaching and undertaking an administration role for QCFC for the period 1971 to 2005. Cr Taskovski proposed to leave the Chambers when the matter is being considered.

Cr Winchester declared a less than significant non-pecuniary interest in Item 16.3: Sale of Council Land - Red Hill Road, Majors Creek, stating he is a friend of one of the bidders. Cr Winchester proposed to leave the Chambers when the matter is being considered.

6. ADJOURNMENT FOR PUBLIC FORUM

At this stage of the proceedings, the time being 5.45pm, Cr Winchester advised that the meeting should now adjourn for the Public Forum.

519/23

RESOLVED (Winchester/Grundy)

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

ADJOURNMENT:

The meeting adjourned for the Public Forum at 5.45pm and resumed at 6.02pm.

7. MAYORAL MINUTE

There was no Mayoral Minute.

8. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motions of Rescission.

9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION**9.1 DA.2023.0114 - 150 Wellsvale Drive Googong - Construction of Two Storey Pub Containing Food and Drink Premises, and Function Centre**

520/23

RESOLVED (Biscotti/Burton)

That:

1. Development application DA.2023.0114 for the construction of two storey pub containing food and drink premises, and function centre on Lot 705 DP 1293040, No. 150 Wellsvale Drive Googong be granted conditional consent.
2. NSW Police be forwarded a copy of Council's Notice of Determination.

The resolution was carried.

For: Crs Biscotti, Burton, Grundy, Livermore, Macdonald, Taskovski and Winchester

Against: Cr Willis

Having declared an interest in the following Item, Cr Willis left the Chambers at 6.13pm.

521/23 **9.2 Development Application - DA.2023.0051 - 205 Tudor Valley Road Reidsdale - Construction of a dwelling - two storey**

RESOLVED (Biscotti/Grundy)

That development application DA.2023.0051 for the construction of a dwelling house – two storey on Lot 79 DP 755922 and Lot 94 DP 755922, No. 205 Tudor Valley Road Reidsdale be granted conditional approval.

The resolution was carried unanimously.

Cr Willis returned to the Chambers at 6.14pm.

522/23 **9.3 Council's Submission on the South Jerrabomberra Regional Job Precinct Draft Master Plan**

RESOLVED (Willis/Taskovski)

That Council:

1. Prepare a submission generally in accordance with the matters raised in this report.
2. Endorse the South Jerrabomberra Regional Jobs Precinct Draft Master Plan with appropriate changes as reflected in Council's submission.

The resolution was carried unanimously.

523/23 **9.4 Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose**

RESOLVED (Willis/Grundy)

That Council not support the progression of this scoping proposal for 175 Tarago Road Bungendore at this time, and receive a further report on Bungendore rezonings and direction and options for the Bungendore Structure Plan.

The resolution was carried unanimously.

524/23 **9.5 Scoping proposal - Googong Dam Realignment**

RESOLVED (Biscotti/Grundy)

That Council supports the progression of the Scoping Proposal for rezoning Lot 11 DP 1266001 (No. 29 Connolly Street); and part Lot 6 DP 1294382 (Wellsvale Drive, Googong) for initial agency consultation.

The resolution was carried.

For: Crs Biscotti, Burton, Grundy, Livermore, Macdonald, Taskovski and Winchester

Against: Cr Willis

9.6 Housekeeping Amendments (Googong) to QPRLEP 2022 - PP.2023.912 - Results of Public Consultation

525/23

RESOLVED (Grundy/Livermore)

That Council:

1. Notes the outcome of a recent public exhibition of a Planning Proposal for changes to eight planning maps of Googong township.
2. Adopts this Planning Proposal identified by NSW Government as PP-2023-912
3. Agrees to finalise the NSW planning process to update these Local Environmental Plan maps for Googong, noting that this is a map-only amendment to the Queanbeyan-Palerang Regional Local Environmental Plan 2022.

The resolution was carried unanimously.

9.7 Road Naming - Tirriwirri Lane, Burugun Walk and Galu Way, Tralee

526/23

RESOLVED (Biscotti/Macdonald)

That Council:

1. Adopt in principle the names; Tirriwirri Lane, Burugun Walk and Galu Way, Tralee. Created under subdivision development consent DA.2021.1537 Condition #26.
2. Advertise the proposed road names for public comment for 28 days.
3. Publish a notice in the NSW Government Gazette for the road names Tirriwirri Lane, Burugun Walk and Galu Way, if no objections received.

The resolution was carried unanimously.

9.8 Road Naming Proposal - Estate 2 Stage 1 - South Jerrabomberra Urban Release Area

527/23

RESOLVED (Biscotti/Livermore)

That Council:

1. Adopt in principle the name "Abelia Avenue" as a proposed road name for use in Estate 2 Stage 1 of the South Jerrabomberra Urban Release Area.
2. Replace the allocation of the approved road name "Ironstone Range Drive" with "Abelia Avenue" in Estate 2 Stage 1 of the South Jerrabomberra Urban Release Area.
3. Advertise the proposed road name for public comment for 28 days.
4. Publish a notice in the NSW Government Gazette for the road name "Abelia Avenue" if no objections are received.

The resolution was carried unanimously.

528/23 **9.9 Application for a QPRC Cultural Grant - Australian Dance Party**
RESOLVED (Biscotti/Livermore)

That Council approve a cultural grant of \$1,500 to Australian Dance Party Ltd towards costs for 'Escape from Plastika' performance in Braidwood in April 2024.

The resolution was carried.

For: Crs Biscotti, Livermore, Taskovski, Willis and Winchester

Against: Crs Burton, Grundy and Macdonald

529/23 **9.10 Quarterly Budget Review Statement for the Quarter Ending 30 September 2023**
RESOLVED (Willis/Biscotti)

That Council:

1. Receive the September 2023 Quarterly Budget Review Statement.
2. Adopt the budget variations outlined in the report.
3. Note the opinion of the Responsible Accounting Officer in relation to Council's financial performance and projected year result is satisfactory.

The resolution was carried unanimously.

Council received a presentation on the 2022-23 Audited Financial Statements from Michael Kharzoo, Director of Financial Audit and Hashim Ali, Audit Leader - Financial Audit, from the NSW Audit Office.

530/23 **9.11 Presentation of 2022-23 Audited Financial Statements**
RESOLVED (Biscotti/Grundy)

That Council accept the audited General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules for the year ended 30 June 2023, and note that public submissions will be accepted until 3 February 2024.

The resolution was carried unanimously.

Having declared an interest in the following Item, Cr Taskovski left the Chambers at 7.14pm.

9.12 Lease Proposal - Land at Highstreet Oval for QCFC Facility

MOVED (Biscotti/Livermore)

That:

1. Council provide in principle support over a lease to Queanbeyan City Football Club for a 40-year term.
2. The rate under the proposed lease be set at a nominal rate of \$1 per annum with the intention to review the rent if and when the facility is used for additional purposes other than sporting facilities for the Queanbeyan City Football Club.

Cr Grundy foreshadowed a CONTRARY motion: That consideration of the Lease Proposal - Land at Highstreet Oval for QCFC Facility, be deferred.

The motion (of Crs Biscotti and Livermore) was PUT in amended form.

531/23

RESOLVED (Biscotti/Livermore)

That:

1. Council provide in principle support for a long term lease to the Queanbeyan City Football Club.
2. A report be brought to Council for approval regarding the project, funding, delivery, lease arrangement, tenure and term.

The resolution was carried unanimously.

Cr Taskovski returned to the Chambers at 7.33pm.

ADJOURNMENT

The meeting adjourned at 7.33pm and resumed at 7.42pm.

9.13 Renewal of Licence Agreements with Queanbeyan Park Tennis Club - Campbell/Waniassa Street Courts

532/23

RESOLVED (Biscotti/Livermore)

That Council renew the licence agreements between Queanbeyan-Palerang Regional Council and the Queanbeyan Park Tennis Club over the courts; in Campbell Street, Queanbeyan and in Waniassa Street, Queanbeyan East, for a further five-year period subject to the consent from the NSW Minister for Crown Lands.

The resolution was carried unanimously.

9.14 Deed of Variation Googong Sports Club Memorandum of Understanding

533/23

RESOLVED (Biscotti/Burton)

That Council endorse the Deed of Further of Variation to the tripartite Memorandum of Understanding with Googong Township and Googong Sports Club Incorporated.

The resolution was carried.

For: Crs Biscotti, Burton, Livermore, Macdonald, Taskovski and Winchester

Against: Crs Grundy and Willis

10. REPORTS TO COUNCIL - ITEMS FOR INFORMATION**10.1 Responses to Questions on Notice - Tallaganda Logging Stop-Work Order**

534/23

RESOLVED (Willis/Winchester)

That the report be received for information.

The resolution was carried unanimously.

10.2 Question on Notice - Jerrabomberra Pump Track

535/23

RESOLVED (Grundy/Livermore)

That the report be received for information.

The resolution was carried unanimously.

10.3 Questions on Notice - Various

536/23

RESOLVED (Willis/Livermore)

That the report be received for information.

The resolution was carried unanimously.

10.4 Councillor Workshops

537/23

RESOLVED (Winchester/Livermore)

That the report be received for information.

The resolution was carried unanimously.

10.5 Site Inspection - Scoping Proposal - 175 Tarago Road Bungendore (Ashby) - Rezoning for Residential Purpose

538/23

RESOLVED (Willis/Livermore)

That the report be received for information.

The resolution was carried unanimously.

11. REPORTS OF COMMITTEES**11.1 QPRC Heritage Advisory Committee Minutes - 16 November 2023**

539/23

RESOLVED (Livermore/Willis)

That Council:

1. Note the minutes of the QPRC Heritage Advisory Committee (HAC) held on 05 October and 02 November 2023 – 31/23.
2. Note recommendations 32/23 to 33/23 from the meeting held on 16 November 2023:
 - a. QPRC HAC 32/23 - DA.2023.044 - 6 Rutledge Street / 257 Crawford Street Queanbeyan - Demolition and Construction of 2 x 10-storey buildings

The Committee confirm their prior view regarding the well and reiterate a preference to keep it whole and in situ per QPRC HAC 16/23: The Committee does not support the proposed development in its current form for the following reasons:

1. The Committee has concerns about the height and bulk of the development adjacent to small-scale heritage assets and the Heritage Conservation Area (HCA). The proposed development has the potential to tower over adjacent buildings, shadow Rutledge Street and create a wind tunnel effect.
2. The scale and bulk of the development is not consistent with the guidelines in the Strategic Masterplan, the relevant Development Control Plan or the aims of the current Local Environmental Plan.
3. The design will not sit appropriately in the street and location and responds poorly in relation to nearby heritage assets and the local area.
4. A redesign featuring smaller, more numerous buildings would be preferred.
5. The Committee confirmed its earlier view that the well should be retained in situ. It is the opinion of the Committee that the well will not survive relocation or being adjacent to development. The Committee noted that the well would likely have been a listed item had its existence been known prior to development of the site.
6. The Committee expressed concern about the dark colour palette.

The proposed development sets a highly inappropriate precedent for the Queanbeyan town centre and has failed to read the intrinsic values of the town.

Further, the Heritage Advisory Committee notes that it is very disappointed to see the limited changes to the plans based on the submissions received.

- b. QPRC HAC 33/23 - DA.2023.0328 - 49 Antill Street, Queanbeyan - Demolition and Construction of medical facility adjacent to heritage item.

The Committee has no objection to the demolition on heritage grounds.

The resolution was carried unanimously.

11.2 Local Traffic Committee Meeting - 5 December 2023

540/23

RESOLVED (Grundy/Burton)

That Council:

1. Note the minutes of Local Traffic Committee held on 5 December 2023.
2. Adopt recommendations LTC 32/2023, LTC 34/2023, LTC 39/2023 to LTC 41/2023 from the meeting held on 5 December 2023:

LTC 32/2023: Proposed Solution: Under Roads Act 1993 approve the proposed road closure for Queanbeyan Community Christmas Party and Carols, with amendment to Traffic Management Plan.

LTC 34/2023: Proposed Solution: Under Roads Act 1993, approve the proposed road closure for the Braidwood Community Christmas Party & Shop'N'Win Event.

LTC 39/2023: Proposed Solution: Under Roads Act 1993, approve the temporary traffic control measures as detailed in TCP for Braidwood Car & Bike Show.

LTC 40/2023: Proposed Solution: Under Roads Act 1993, approve the amended Traffic Control Plan for the Music by the River event.

LTC 41/2023: Proposed Solution: Under Roads Act 1993, approve the changed line marking for Tarago Road.

The resolution was carried unanimously.

12. NOTICES OF MOTIONS

- 541/23 **12.1 Establishment of a QPRC Small Business Advisory Committee**
RESOLVED (Macdonald/Burton)

That Council establishes an Advisory Committee known as the Queanbeyan-Palerang Regional Council Small Business Advisory Committee (QPRC SBAC).

The resolution was carried unanimously.

- 542/23 **12.2 Establishment of QPRC Advisory Committee of Seniors**
RESOLVED (Macdonald/Livermore)

That Council establishes an Advisory Committee known as the Queanbeyan-Palerang Regional Council Advisory Committee of Seniors (QPRC ACS).

The resolution was carried unanimously.

13. REPORTS TO COUNCIL - DELEGATES REPORTS

There were no Delegates Reports.

14. QUESTIONS WITH NOTICE

There were no Questions with Notice.

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

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

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

There were no presentations.

16. REPORTS FOR CLOSED SESSION

543/23

RESOLVED (Winchester/Burton)

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

Item 16.1 QPRC Internal Audit Service Provider

Item 16.1 is confidential in accordance with s10(A) (di) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.2 Proposed HoA - QCCP Kiosk

Item 16.2 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.3 Sale of Council Land - Red Hill Road, Majors Creek

Item 16.3 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.4 Proposed HoA - QCCP Level 3

Item 16.4 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

The resolution was carried unanimously.

The meeting then moved into Closed Session at 8.11pm to discuss the matters listed above.

16.1 QPRC Internal Audit Service Provider

544/23

RESOLVED (Biscotti/Willis)

That Council agrees to appoint O'Connor Marsden & Associates Pty Ltd as their internal audit service provider with a contract to provide services for three years commencing January 2024, with the option to extend for two further one-year periods, with an agreed annual budget of \$160,000 (total budget for three years being \$480,000).

The resolution was carried unanimously.

16.2 Proposed HoA - QCCP Kiosk

545/23

RESOLVED (Biscotti/Livermore)

That Council:

1. Endorse the attached Heads of Agreement for a lease over the ground floor Kiosk in the QCCP.
2. Authorise the General Manager to execute a lease agreement in accordance with the terms in the Heads of Agreement.

The resolution was carried unanimously.

Having declared an interest in the following Item, the Mayor vacated the Chair and left the Chambers at 8.21pm.

The Deputy Mayor assumed the Chair.

16.3 Sale of Council Land - Red Hill Road, Majors Creek

546/23

RESOLVED (Grundy/Biscotti)

That Council approve the sale of Lots 11, 12 and 13 DP 574879 Red Hill Road, Majors Creek for \$85,000 (including GST) and authorise the General Manager to execute the sale contract.

The resolution was carried unanimously.

Cr Winchester returned to the meeting at 8.26pm.

Cr Livermore vacated the Chair and Cr Winchester resumed the Chair.

16.4 Proposed HoA - QCCP Level 3

547/23

RESOLVED (Biscotti/Livermore)

That Council:

1. Endorse the proposed Heads of Agreement for a lease between QPRC and North Herring Lawyers over part Level 3 of the QCCP.
2. Authorise the General Manager to execute a lease agreement in accordance with the terms in the Heads of Agreement.

The resolution was carried.

For: Crs Biscotti, Burton, Livermore, Macdonald, Taskovski,
Willis and Winchester

Against: Cr Grundy

548/23

RESOLVED (Winchester/Livermore)

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 8.34pm.

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

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

17. CONCLUSION OF THE MEETING

The time being 8.36pm, the Mayor announced that the Agenda for the meeting had now been completed.

**CR KENRICK WINCHESTER
MAYOR
CHAIRPERSON**