

## **Ordinary Meeting of Council**

23 April 2025

# UNDER SEPARATE COVER ATTACHMENTS

## QUEANBEYAN-PALERANG REGIONAL COUNCIL ORDINARY MEETING OF COUNCIL

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## QUEANBEYAN-PALERANG REGIONAL COUNCIL

## **Council Meeting Attachment**

### 23 APRIL 2025

ITEM 9.1 PLANNING PROPOSAL - QPRLEP 2022 HOUSEKEEPING AMENDMENT 2024

ATTACHMENT 1 PLANNING PROPOSAL - QPRLEP 2022 HOUSEKEEPING AMENDMENT 2024

## Planning Proposal QPRLEP 2022 Housekeeping Amendment 2024



ECM Doc set ID: 1314071 PP Number: PP.2024.0006



#### **Document History**

Version	Dated	Comments
1	29 January 2025	Initial Review
2	6 February 2025	Internal Technical Review
3	11 April 2025	Council Report – seeking Gateway determination

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#### Part 1 – Objectives and intended outcomes

The objective of this planning proposal is to amend and update the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QPRLEP 2022). The intent is to address various minor administrative errors and anomalies relating to land zoning, associated planning controls and maps and heritage items. The anomalies relating to heritage items are generally the result of subdivision.

The planning proposal also seeks to update the QPRLEP 2022 by adding an aim relating to climate change resilience. The addition of street art to Schedule 2 (Exempt development) of the QPRLEP 2022 is also part of this planning proposal.

#### Part 2 - Explanation of provisions

To achieve the objectives and intended outcomes of the planning proposal, multiple amendments are proposed to the QPRLEP 2022. The proposed amendments are segregated into four (4) groups based on the nature and scope of the amendments. The four groups include (a) General amendments, (b) Heritage, (c) Zoning, (d) Additional permitted Uses. The amendments are largely administrative in nature, seeking to correct minor anomalies and errors in the QPRLEP 2022.

#### a. General Amendments

#### Item 1: Amend the 'Aims of Plan' of the QPRLEP 2022

On 27 November 2024, Council unanimously resolved (Resolution No 527/24) to adopt the Draft Climate Change Resilience Policy. Part 6 of the Climate Change Resilience Policy states that in implementing the policy Council will undertake a number of actions including:

Embed Climate Change mitigation, adaptation and resilience considerations into Council's corporate governance documents relating to financial planning, asset management, strategic planning and disaster management.

The addition of a climate change aim within the QPRLEP 2022 addresses the strategic planning component of the action above.

The Climate Change Resilience Policy provides the following definitions for climate change mitigation, adaption and resilience:

- Climate change long-term shifts in temperature and weather patterns that are either natural or driven by human activities.
- Mitigation strategies refer to the global effort to reduce human influence on climate through the reduction of greenhouse gas emissions.
- Climate adaptation actions to adjust systems to anticipate and respond to the climate and its effects.
- Climate resilience involves both mitigation and adaptation.

In response to the Climate Change Resilience Policy and in accordance with the definitions within the Policy, a <u>draft aim</u> (below) is proposed to be included in Clause 1.2 Aims of Plan of the QPRLEP 2022.



to ensure development reduces human influence on the climate and consider the impacts of climate change

The addition of a climate change aim into Clause 1.2 Aims of Plan, will ensure that any amendment to the QPRLEP 2022, or development control plan and all development applications will consider the impact of climate change as part of the review and assessment.

This compliments, completed and ongoing strategic land use planning projects including, *Planning Priority 14 – We will increase resilience to natural hazards and climate change* of Council's local strategic planning statement, flood risk management strategies and plans, and ensures that climate change is embedded into Council's primary planning control instrument.

#### Item 2: Add 'Street Art' into Schedule 2 (Exempt development) of the QPRLEP 2022

Street art contributes to the character and identity of a place, highlighting local stories, community interests and themes.

While art work is permitted without development consent on public administration buildings under the provisions of the <u>State Environmental Planning Policy (Transport and Infrastructure)</u> <u>2021</u>, the requirement for development consent for street art elsewhere has constrained opportunities for placemaking across the LGA.

This planning proposal seeks to streamline the approval pathway by including street art within Schedule 2 Exempt development of the QPRLEP 2022. A similar pathway is being practiced in other LGAs across NSW.

The proposed addition to Schedule 2 Exempt development is:

#### Street art:

In this clause, street art means art that is painted, marked, or otherwise affixed to the outside of a building and is visible from a public place (within the meaning of the Local Government Act 1993).

- Street art is artwork that is designed and executed by an artist with the permission of the property owner.
- 2. Street art must not project more than 30mm from a wall or other surface and physical projections must not be able to cut or injure persons or animals.
- 3. Street art must not constitute signage (Signage includes advertisements and advertising structures).
- Street art must not be located on a heritage item, within a heritage conservation area, or a special character area, unless appropriate Heritage DA approvals are sought and received.
- 5. Street art must not infringe on the copyright of other artists or companies.
- 6. Street art must not contain material that:
  - a. discriminates against or vilifies any person or group, or
  - b. is offensive or sexually explicit.



#### b. Heritage anomalies

Item 3: Heritage item I140 - Lots 32 and 34, Section 5, DP 758152 - 144 Wallace Street, Braidwood - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I140 - Council Chambers Literary Institute, as being located on Lots 32 and 34, Section 5, DP 758152. However, Lot 32, Section 5, DP 758152 is a narrow lot adjoining the northern boundary of Lots 34 and 35, Section 5, DP 758152. Only part of Lot 32, Section 5, DP 758152 is vested to Council (refer Figure 2 below). The other half of it is vested to the Fire and Rescue NSW (FRNSW) on the adjoining Lot 35, Section 5, DP 758152. The part of Lot 32, Section 5, DP 758152 vested to the FRNSW is not a listed heritage item and is recommended to be removed from the heritage map.

It is also recommended that the property description in Schedule 5 for heritage item I140 be amended to Lot 34, Section 5, DP 758152 and Part of Lot 32, Section 5, DP 758152.



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Figure 1: Aerial image with heritage map overlay showing the extent of the Council Chambers

Figure 2: Extent of Crown land (used for Council Chambers) devolved to Council as shown in the Crown Land Manager Reserves Portal



Figure 3: Current heritage map – heritage item I140 outlined in red



Figure 4: Proposed heritage map



Item 4: Heritage item I163 - Lot 1, DP 714762 - 70 Wilson Street, Braidwood - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I163 - Cottage as being located on Lot 1, DP 714762 (outlined in red in Figure 5 below). However, Lot 1, DP 714762 and Lot 3, DP 582379 were subdivided (DA.2020.1092) and Lots 1 and 2, DP 1271457 were created. The heritage item is now wholly contained within Lot 2, DP 1271457.

Therefore, it is recommended that the property description of I163 in Schedule 5 be updated to Lot 2, DP 1271457 and the heritage map amended accordingly.





Figure 5: Current heritage map - heritage item I163 outlined in red

Figure 6: Proposed heritage map

Item 5: Heritage item I183 - Lot 14, Section 1, DP 758183 - 10 Gibraltar Street, Bungendore - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I183 - "Duart" including windows and door as being located on Lot 14, Section 1, DP 758183 (outlined in red in Figure 7 below). However, Lot 14, Section 1, DP 758183 and Lot 1, DP 827246 were subdivided and Lots 1 and 2, DP 1275589 created (DA.2019.1259). The subdivision resulted in changes to lot boundaries and the heritage item is now wholly contained within Lot 1, DP 75589.

It is recommended that the property description of I183 in Schedule 5 be amended to Lot 1, DP 1275589 and the heritage map be amended accordingly.



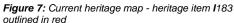




Figure 8: Proposed heritage map



#### Item 6: Heritage item I185 - Lot 1 DP 827246 - 12 Gibraltar Street, Bungendore - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I185 - Single-storey shop as being located on Lot 1, DP 827246 (outlined in red in Figure 9 below). Lot 1, DP 827246 and Lot 14, Section 1, DP 758183 were subdivided (DA.2019.1259) creating Lots 1 and 2, DP 1275589. Following changes to lots boundaries resulting from the subdivision, the heritage item I185 is now situated on Lot 2, DP 1275589.

It is recommended that the heritage map for I185 be amended the to align with new lot boundaries and the property description in Schedule 5 for the item be amended to Lot 2 DP 1275589.





Figure 9: Current heritage map - heritage item I185 outlined in red

Figure 10: Proposed heritage map

#### Item 7: Heritage item I209 - Lot 15 Section 10 DP 758183 - 36 Malbon Street, Bungendore - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I209 - Inter-war weatherboard cottage as being located on Lot 15, Section 10, DP 758183. As a result of a subdivision (DA.2014.277), three new lots, Lots 1, 2 and 3 on DP 1274294 were created. Lot 2, DP 1274294 (36 Malbon Street), wholly contains the heritage item 1209.

It is recommended that the property description of I209 in Schedule 5 be amended to Lot 2, DP 1274294. The heritage map is to be amended as shown in Figure 12 below.





Figure 11: Current heritage map – heritage item I185 outlined red

Figure 12: Proposed heritage map

B DP159293



Item 8: Heritage item I263 - 1 Captains Flat Road, Captains Flat - Amend the heritage map, property description and address

Schedule 5 of the QPRLEP 2022 lists the heritage item I263 - Captains Flat railway goods shed and additional buildings, and the property description being "Railway land adjacent to Lots 155, 194 and 319, DP 754870; Lot 1, DP 189797; Lot 1, DP 36902".

The extent of the heritage item I263 shown in the heritage map is identified in Figure 13 (Outlined in red). A limited folio was created (registered on 7 March 2016) to identify the land which was described as "Railway land adjacent to Lots 155, 194 and 319, DP 754870; Lot 1, DP 189797; Lot 1, DP 36902" in Schedule 5 of the former *Palerang Local Environmental Plan 2014*. As a result, the property description changed to Lot 4425, DP 1217100 along with amended lot boundaries.

However, the updated information was not included in QPRLEP 2022. Therefore, it is recommended to amend the property description for I263 in Schedule 5 to Lot 4425, DP 1217100 and update the heritage map to align with lot boundaries as shown in Figure 14 below.

The address in Schedule 5, also needs to be amended to 1 Captains Flat Road, Captains Flat and 3 Copper Creek Road, Captains Flat.

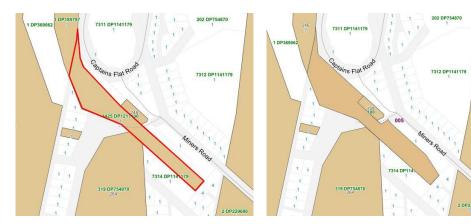


Figure 13: Current heritage map – heritage item I263 Figure 14: Proposed heritage map outlined in red



#### Item 9: Heritage item I423 - 1 Crest Road, Queanbeyan - Remove Item from Schedule 5

1 Crest Road, Queanbeyan (Lot 2 DP 816124) is listed as a local heritage item I423 – 'Dwelling house' in Schedule 5 of the QPRLEP 2022.

The owner proposed the restoration of the dwelling that had heritage significance. A detailed investigation prior to restoration work revealed extensive termite damage in the floors, walls and ceiling timber. The poor health of the dwelling resulted in the restoration deemed infeasible. Further evidence was provided by the owner's consultants and was reviewed by the QPRC Heritage Advisory Committee. Council Heritage Advisor (Philip Leeson Architects) further investigated the matter and supported the demolition of the dwelling.

The dwelling was demolished which left no structure of heritage significance on the land. Therefore, it is recommended to remove the heritage listing I423 from Schedule 5 of the QPRLEP 2022 and amend the heritage map accordingly, refer to Figure 16 below.

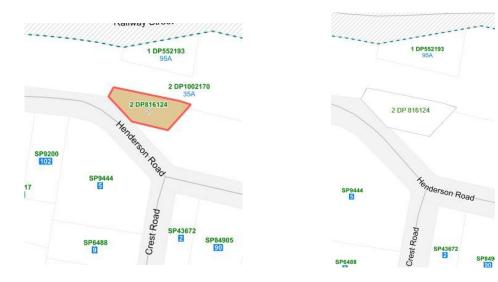


Figure 15: Current heritage map - heritage item I423 Figure 16: Proposed heritage map outlined in red



## Item 10: Heritage item I347 – Hoskinstown Road, Primrose Valley – Amend the heritage map

The heritage item I347 - Foxlow Bridge is listed as an item of local significance within Schedule 5 of the QPRLEP 2022.

The Foxlow Bridge is significant due to its association with bridge engineer Percy Allan and a tangible example of his innovative design. Foxlow Bridge is a two span timber truss bridge painted white (refer Figure 17).



Figure 17: Foxlow Bridge (Timber Truss) being heritage item I347 located west of the Railway bridge made of bricks (source: Google Street View accessed on 24 March 2025)

However, the Railway Bridge (stone bridge) that is located east of Foxlow Bridge (shown in Figure 27) is identified on the heritage map in an error (Refer Figure 18).

Therefore, it is recommended to amend the heritage map by correctly reflecting the Foxlow Bridge as shown in Figure 19 below.

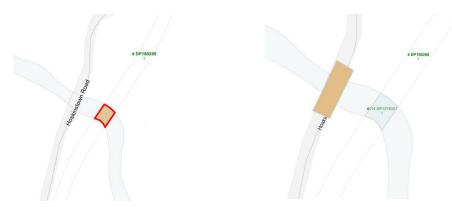


Figure 18: Current heritage map - heritage item I347 Figure 19: Proposed heritage map outlined red



#### c. Land Zoning and Lot Size and associated anomalies

## Item 11: 4161 Kings Highway, Monga - Lot 5 DP 755948 - Amend the land zoning and associated maps

Lot 5 DP 755948 (4161 Kings Highway, Monga) is privately owned land and is currently zoned C1 National Parks and Nature Reserves. According to DPHI's LEP Practice Note (PN 09-002) C1 zone is only to be applied to existing areas identified under the National Parks and Wildlife Act 1974 or areas identified as proposed for the national park or nature reserves agreed by the NSW Government.

NSW National Parks and Wildlife Services advised Council on 8 April 2025 that Lot 5 DP 755948 is privately owned, not part of Monga National Park and should not be zoned C1.

NSW Biodiversity Value Map and Threshold Tool indicate that land along the Mongarlowe River has biodiversity value shown in purple (refer Figure 20 below). This land is also identified as a watercourse on the Riparian Lands and Watercourse Map of the QPRLEP 2022. Therefore, aquatic and riparian species, habitats and ecosystems within this corridor will be protected under the provision of clause 7.4 of the QPRLEP 2022.

It is recommended that Lot 5 be rezoned from C1 to RU1, consistent with the planning controls applicable to surrounding privately owned properties. The associated controls also need to be amended as shown in Figures 23 to 26.



Figure 20: NSW Biodiversity Value Map – land along the Mongarlowe River has a biodiversity value shown in purple.





Figure 21: Current land zoning map - Lot 5 DP 755948 outlined in red is zoned C1



Figure 22: Proposed land zoning map



Figure 23: Current lot size map - Lot 5 DP 755948 outlined in red



Figure 24: Proposed lot size map



Figure 25: Current secondary dwelling and dual occupancy map - Lot 5 DP 755948 outlined in red



**Figure 26:** Proposed secondary dwelling and dual occupancy map



## Item 12: Kings Highway, Monga - Lot 2 DP 791798 and additional lots - Amend the land zoning and associated maps

Lot 2 DP 791798, Lots 16, 17 18, 22, 23, 29, 30 and 31 DP 755948 along Kings Highway, Monga are currently zoned RU1 Primary Production under the QPRLEP 2022. The Minister administering the *National Parks and Wildlife Act 1974* owns this land.

On 27 February 2025, NSW National Parks and Wildlife Services (NPWS) advised Council that the land was reserved on 3 December 2021 as part of Budawang National Park and requested that the land be rezoned to C1 National Parks and Nature Reserves.

The DPHI's LEP Practice Note (PN 09-002) also suggests that existing areas identified under the *National Parks and Wildlife Act 1974* or areas identified as proposed for the national park or nature reserves agreed by the NSW Government should be zoned C1 National Parks and Nature Reserves.

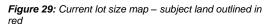
It is therefore recommended to rezone the land outlined in red in Figure 27 below to C1 National Parks and Nature Reserves and also amend the lot size, height of buildings and secondary dwellings and dual occupancy maps as shown in Figures 30, 32 and 34.



Figure 27: Current land zoning map – subject land outlined in red

Figure 28: Proposed land zoning map





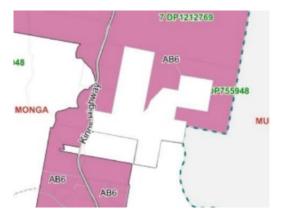


Figure 30: Proposed lot size map



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Figure 31 Current height of buildings map - subject land outlined in red



Figure 32: Proposed height of buildings map



Figure 33: Current secondary dwelling and dual occupancy map - subject land outlined in red

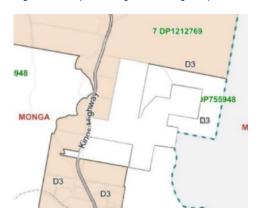


Figure 34: Proposed secondary dwelling and dual occupancy map



#### d. Additional Permitted Uses (Schedule 1) anomalies

## Item 13: 1400 Old Cooma Road, Googong – Amend the property description in the Schedule 1

The intention is to update the reference to reflect the new Lot and DP, which were changed as a result of subdivision.

It is therefore proposed to revise the property description at 1400 Old Cooma Road, Googong.

Current Wordings	Proposed Wordings		
11 Use of land at 1400 Old Cooma Road, Googong	11 Use of land at 1400 Old Cooma Road, Googong		
(1) This clause applies to Lot 3, DP 827344, 1400 Old Cooma Road, Googong.	(1) This clause applies to Lot 3, DP 1289562, 1400 Old Cooma Road, Googong.		
(2) Development for the purposes of high technology industries is permitted with development consent.	(2) Development for the purposes of high technology industries is permitted with development consent.		

## Item 14: 100 and 101 Environa Drive, Jerrabomberra – Amend the property description in the Schedule 1

Amend the reference to the address and property description to reflect the new address, Lot and DP, which were changed following the subdivision of land and a new DP being issued.

Therefore, it is recommended to change the address and property description for Lanyon Drive, Jerrabomberra as detailed in the table below.

Current Wordings	Proposed Wordings
24 Use of certain land at Lanyon Drive, Jerrabomberra	24 Use of certain land at 100 and 101 Environa Drive, Jerrabomberra
(1) This clause applies to part of Lot 1, DP 1263364 Lanyon Drive, Jerrabomberra, identified as "Item 6" on the Additional Permitted Uses Map.	l · · · · · · · · · · · · · · · · · · ·
(2) Development for the purposes of a single educational establishment is permitted with development consent.	(2) Development for the purposes of a single educational establishment is permitted with development consent.



#### Part 3 – Justification of strategic and site-specific merit

#### Section A - Need for the Planning Proposal

 Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?

This planning proposal is generally not based on the results of any endorsed LSPS, strategic study or report with the exception of the additional aim which results from the adopted Climate Change Resilience Policy. The planning proposal has primarily been prepared in consideration of the operational needs of QPRLEP 2022. It is a result of numerous minor administrative anomalies and errors following subdivision of land with heritage items and registration of new land titles.

2) Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The matters can only be addressed by a direct amendment to QPRLEP 2022 which requires a planning proposal. The planning proposal is the best means to achieve the identified objectives and intended outcomes by correcting the anomalies and errors in QPRLEP 2022 for its effective operation.

#### Section B - Relationship to the Strategic Planning Framework

3) Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The relevant regional strategy is the South East and Tablelands Regional Plan 2036. This planning proposal is generally consistent with the strategy, particularly with:

- **Direction 9 –** Grow tourism in the region
- Direction 17 Mitigate and adapt to Climate Change
  - Action 17.2: Support councils to assess and respond to impacts and opportunities associated with a changing climate
- **Direction 23** Protect the region's heritage
  - Actions 23.3: Conserve heritage assets during local strategic planning and development
- 4) Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary of GCC, or another endorsed local strategy or strategic plan?

The planning proposal is consistent with Council's Local Strategic Planning Statement – Towards 2040. In particular, the following planning priorities are relevant to this planning proposal.

- Planning Priority 1 We build on and strengthen our community cultural life and heritage
- Planning Priority 3 We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages



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- Planning Priority 4 We will promote Queanbeyan\_Palerang's identity and the growth of our economy, including tourism, as a destination of choice
- Planning Priority 8 We ensure the future planning for the region is well coordinated and provides for its sustainable management
- Planning Priority 12 Our Council is efficient, innovative and actively seeking to partnership to deliver outcomes to the community.

In addition, the planning proposal is consistent with the *Queanbeyan-Palerang Community Strategic Plan 2042*, specifically the following strategies:

- Build cultural capacity through the availability and participation in arts, performance and cultural gatherings, events and exhibitions.
- We recognise and take pride in the unique and individual heritage and identify of our city, towns, villages and rural areas.
- Partner with Government departments and other organisations to reduce carbon emissions and mitigate the effects of climate change
- Increase community education, resilience, confidence and resolution in dealing with the challenges of climate change.
- Protect, promote and enrich the heritage and traditional values of our areas.
- 5) Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The relevant regional strategy is the South East and Tablelands Regional Plan 2036. The planning proposal is consistent with some of the directions of the Strategy as noted in question 3 above.

The planning proposal is also consistent with the NSW Future Transport Strategy's following strategic directions.

- C1.2 Connect our regional cities, centres, towns and villages
- P4.1 Ensure a net increase in urban trees and no net loss in biodiversity
- P5.4 Consider climate change impacts in all our decisions

The planning proposal is also consistent with the *priority 4 Embed climate change adaptation in NSW Government decision-making* of the NSW Climate Change Adaptation Strategy.

The inclusion of climate change's aim in the QPRLEP 2022 would address one of the key priorities *Achieve an orderly and efficient transition to Net Zero* of the State Infrastructure Strategy 2022-2042.

The planning proposal aligns with *Principle 6: recognizing each region's strengths and underlying endowments* of "A 20-Year Economic Vision for Regional NSW".

6) Is the planning proposal consistent with applicable SEPPs?

The planning proposal is consistent with applicable and relevant state environmental planning policies (SEPPs). A detailed assessment of the planning proposal's relevance and consistency with SEPPs is noted in Appendix A.



7) Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The planning proposal is not considered to be inconsistent with any section 9.1 Directions, or any inconsistencies are considered to be minor in the circumstances. An assessment against relevant section 9.1 directions is shown in Appendix B.

#### Section C - Environmental, Social and Economic Impact

8) Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The subject land for Item 11 of the planning proposal has biodiversity value. However, the proposed amendment to the land use zoning and associated controls would unlikely impact any critical habitat or threatened species, populations or ecological communities, or their habitats considering they are protected under the provision of clause 7.4 of the QPRLEP 2022 as the land is identified as a watercourse.

In addition, it is unlikely to have any adverse effect on the critical habitat or threatened species, populations or ecological communities, or their habitats considering the other items of the planning proposal only intend to address minor administrative anomalies and errors.

9) Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

There is no likelihood of any adverse effect on the environment, considering the planning proposal is intended to address minor administrative anomalies and errors, only except item 11.

Any significant biodiversity value on the subject land in item 11 is protected by the provision of clause 7.4 of the QPRLEP 2022. Furthermore, the inclusion of climate change resilience consideration in the QPRLEP 2022 will add a positive impact on the environment.

10) Has the planning proposal adequately addressed any social and economic effects?

The planning proposal is considered to be a minor amendment to the QPRLEP 2022 and will not result in any adverse social and economic effects.

#### Section D – Infrastructure (Local, State and Commonwealth)

11) Is there adequate public infrastructure for the planning proposal?

Not applicable to these minor changes to the operation of the QPRLEP 2022.

#### Section E - State and Commonwealth Interests

12) What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Although the planning proposal is intended to address the minor administrative anomalies and errors Council has contacted the NSW Crown Land and NSW National Parks and Wildlife Services seeking clarification about issues relating to multiple land parcels relating to proposed changes.



The responses of both agencies have been incorporated in finalising the planning proposal. Further consultation with these agencies and other relevant agencies will be held during the public exhibition of the planning proposal following a Gateway determination.

#### Part 4 - Maps

Draft LEP Maps will be prepared prior to finalising the plan. Council intends to prepare indicative maps for the purposes of any agency consultation or community consultation. Final maps will be prepared consistent with the technical guidelines.

The mapping changes will apply to the following:

#### Heritage anomalies

Heritage Map - Sheet HER\_001CA Heritage Map - Sheet HER\_004AA Heritage Map - Sheet HER\_004CA Heritage Map - Sheet HER\_005 Heritage Map - Sheet HER\_005A

#### Land zoning, Lot Size and associated anomalies

Land Zoning Map - Sheet LZN\_001 Land Zoning Map - Sheet LZN\_009

Lot Size Map - Sheet LSZ\_001 Lot Size Map - Sheet LSZ\_009

Height of Buildings Map - Sheet HOB\_001 Height of Buildings Map - Sheet HOB\_009

Secondary Dwelling and Dual Occupancy Map - Sheet SDP\_009

#### Part 5 - Community consultation

Council intends to consult with the community in respect of the planning proposal for a period of 28 days (20 working days) in line with Council's Community Engagement and Participation Plan

Consultation with relevant Government Agencies will be undertaken as required.

#### Part 6 - Project timeline

Task	Anticipated timeframe
Planning Proposal Preparation	April 2025
Report to Council	April 2025
Gateway Determination	Jun - Jul 2025
Agency consultation	Aug - Sep 2025
Public Exhibition	Sep 2025
Report to Council including considerations of submissions	Oct - Nov 2025
Submission to Department to finaise amended LEP	December 2025



#### Appendix A – State Environmental Planning Policies (SEPPs)

The following relevant State Environmental Planning Policies (SEPPS) have been considered in the preparation of this planning proposal.

SEPP Title	Does the SEPP apply to the land?	Is the SEPP relevant to the proposal?	Is the Proposal consistent with the SEPP?	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Housing) 2021	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Planning Systems) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Precincts—Central River City) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Precincts—Regional) 2021	No	No	NA	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	No	No	NA	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Primary Production) 2021	No	No	NA	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.



#### Appendix B - Section 9.1 Local Planning Directions

The application of the Minister's Directions under s9.1 as updated by the Department of Planning, Housing and Infrastructure (DPHI) on 1 August 2024 are noted in the table below.

Consideration of s9.1 Directions	Comment			
Focus area 1: Planning Systems				
1.1 Implementation of Regional Plans	Applicable - the planning proposal is consistent with the provisions of this direction.			
1.2 Development of Aboriginal Land Council land	Not applicable to the planning proposal			
1.3 Approval and Referral Requirements	Applicable - the planning proposal is consistent with the provisions of this direction.			
1.4 Site Specific Provisions	Applicable - the planning proposal is consistent with the provisions of this direction.			
1.4A Exclusion of development standards from variation	Not applicable to the planning proposal			
Focus area 1: Planning Systems - Place-based				
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable to the planning proposal			
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Plan	Not applicable to the planning proposal			
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not applicable to the planning proposal			
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not applicable to the planning proposal			
1.9 Implementation of Glenfield to Macarthur     Urban Renewal Corridor	Not applicable to the planning proposal			
1.10 Implementation of Western Sydney Aerotropolis Plan	Not applicable to the planning proposal			
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to the planning proposal			
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the planning proposal			
1.13 Implementation of St Leonards and Crows Nest 20236 Plan	Not applicable to the planning proposal			
1.14 Implementation of Greater Macarthur 2040	Not applicable to the planning proposal			
1.15 Implementation of Pyrmont Peninsula Place Strategy	Not applicable to the planning proposal			
1.16 North West Rail Link Corridor Strategy	Not applicable to the planning proposal			
1.17 Implementation of the Bays West Place Strategy	Not applicable to the planning proposal			
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable to the planning proposal			
1.19 Implementation of the Westmead Place Strategy	Not applicable to the planning proposal			
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable to the planning proposal			
1.21 Implementation of the South West Growth Area Structure Plan	Not applicable to the planning proposal			
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable to the planning proposal			
Focus area 2: Design and Place				
Focus area 3: Biodiversity and Conservation				
3.1 Conservation Zones	Applicable - the planning proposal is inconsistent with the provisions of this direction particularly item 11. The inconsistency is of			
I.	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			



	1		
	minor significance considering the biodiversity		
	value of the land is protected under the		
	provision of clause 7.4 of the QPRLEP 2022		
	given the land is identified as a watercourse.		
3.2 Heritage Conservation	Applicable - the planning proposal is consistent		
	with the provisions of this direction.		
3.3 Sydney Drinking Water Catchments	Not applicable to the planning proposal		
3.4 Application of C2 and C3 Zones and	Not applicable to the planning proposal		
Environmental Overlays in Far North Coast LEPs			
3.5 Recreation Vehicle Areas	Not applicable to the planning proposal		
3.6 Strategic Conservation Planning	Not applicable to the planning proposal		
3.7 Public Bushland	Not applicable to the planning proposal		
3.8 Willandra Lakes Region	Not applicable to the planning proposal		
3.9 Sydney Harbour Foreshores and Waterways	Not applicable to the planning proposal		
Area	No. 19 11 of the second		
3.10 Water Catchment Protection	Not applicable to the planning proposal		
Focus area 4: Resilience and Hazards	T		
4.1 Flooding	Applicable - the planning proposal is consistent		
400 + 111	with the provisions of this direction.		
4.2 Coastal Management	Not applicable to the planning proposal		
4.3 Planning for Bushfire Protection	Applicable - the planning proposal is consistent		
148 55 60 11 11	with the provisions of this direction.		
4.4 Remediation of Contaminated Land	Applicable - the planning proposal is consistent		
45 4 : 10 1/4 0 :1	with the provisions of this direction.		
4.5 Acid Sulfate Soils	Not applicable to the planning proposal		
4.6 Mine Subsidence and Unstable Land	Not applicable to the planning proposal		
Focus area 5: Transport and Infrastructure			
5.1 Integrating Land Use and Transport	Applicable - the planning proposal is consistent		
5 O December Level for Dublic Dumane	with the provisions of this direction.		
5.2 Reserving Land for Public Purposes	Not applicable to the planning proposal		
5.3 Development near regulated airports and	Not applicable to the planning proposal		
defence airfields 5.4 Shooting ranges	Not applicable to the planning proposal		
5.5 High pressure dangerous goods pipelines	Not applicable to the planning proposal		
Focus area 6: Housing	Not applicable to the planning proposal		
6.1 Residential Zones	Applicable the planning preparation consistent		
6.1 Residential Zones	Applicable - the planning proposal is consistent		
6.2 Caravan Parks and Manufactured Homes	with the provisions of this direction.  Not applicable to the planning proposal		
Estates	Not applicable to the planning proposal		
Focus area 7: Industry and Employment			
7.1 Employment Zones	Not applicable to the planning proposal		
7.1 Employment Zones 7.2 Reduction in non-hosted short-term rental	Not applicable to the planning proposal		
accommodation period	Triot applicable to the planning proposal		
7.3 Commercial and retail development along the	Not applicable to the planning proposal		
Pacific Highway North Coast	Triot applicable to the planning proposal		
Focus area 8: Resources and Energy			
8.1 Mining, Petroleum Production and Extractive	Not applicable to the planning proposal		
Industries	Trot applicable to the planning proposal		
Focus Area 9: Primary Production			
9.1 Rural Zones	Applicable - the planning proposal is consistent		
O. I Italai Zolios	with the provisions of this direction.		
9.2 Rural Lands	Applicable - the planning proposal is consistent		
o.E read Edition	with the provisions of this direction.		
9.3 Oyster Aquaculture	Not applicable to the planning proposal		
9.4 Farmland of State and Regional Significance	Not applicable to the planning proposal		
on the NSW Far Coast	1.15. applicable to the planning proposal		
on the Hoff Full Count			



# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## **Council Meeting Attachment**

23 APRIL 2025

ITEM 9.5 COMMITTEE MEMBERS - QPRC YOUTH ADVISORY COMMITTEE

ATTACHMENT 1 TERMS OF REFERENCE - YOUTH ADVISORY COMMITTEE





## YOUTH ADVISORY COMMITTEE TERMS OF REFERENCE

#### 1. Role

To build capacity, both of young people and of Council to improve opportunities for young people to participate in local decision making and youth activities.

#### 2. Committee Operation

A Council staff representative will be responsible for taking and distributing minutes, coordinating the agenda, inviting relevant Council officers to attend in relation to agenda items, arranging the meeting venue and refreshments and coordinating any assistance required by members to participate.

Minutes of the Committee will be reported to Council.

Membership of the Committee will be made by expression of interest via public advertisement. Expressions of interest can be received by the Committee at any time through the year.

#### 3. Membership of the Committee:

- Will consist of up to 12 community members between the ages of 12 25, including members of high schools, youth groups and similar associations from across the Queanbeyan-Palerang LGA.
- Members under the age of 18 will require permission from a parent/carer to join the Committee.
- The membership of the Committee includes one Councillor delegate and one alternate.
- Community membership of the Committee will be reviewed at the start of each calendar year.

#### 4. Meetings and Minutes

Meetings will be held quarterly or as required to comment or present on Council strategies and plans.

Minutes are presented to Council for endorsement only. Any matters that require a Council decision will initiate a Council meeting report being prepared for Council consideration.

#### 5. Secretarial Support

qprc.nsw.gov.au

#### Youth Advisory Committee

The Coordinator Community or their delegate will provide secretarial support to the Committee.

#### 6. Quorum

A quorum for the meeting will be four.

#### 7. Delegations

This Committee does not have any decision-making, financial or delegated powers. No member has the authority to represent Council without the approval of Council.

The Committee does not have the power to sub-delegate or form sub-committees without the approval of Council by way of Resolution.

The Committee is bound all Council Policies as members of the Committee are considered volunteers of Council.



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# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## **Council Meeting Attachment**

### 23 APRIL 2025

ITEM 9.6 COMMUNITY MEMBERS - HERITAGE ADVISORY COMMITTEE

ATTACHMENT 1 TERMS OF REFERENCE - HERITAGE ADVISORY COMMITTEE 2025





## HERITAGE ADVISORY COMMITTEE TERMS OF REFERENCE

#### 1. Role

The role of the Queanbeyan-Palerang Heritage Advisory Committee is to:

- Promote and celebrate heritage.
- Provide a community-based committee to comment and recommend on heritage matters of a strategic nature within the Queanbeyan-Palerang local government area. This will include structure plans, local environmental plans, development control plans and other plans of a strategic nature.
- Provide a community-based committee to comment and recommend on development applications referred to the committee by officers, in line with the referral pathway.
- Raise community awareness of heritage issues particularly in relation to grants.
- Provide comment on Local Heritage Grants and Awards

#### 2. Membership of the Committee:

The following members have voting rights:

- The Councillor who is the Chairperson
- Maximum of 8 community representatives and minimum of 5 community representatives, with at least one being a resident of Braidwood, at least one being a resident of Bungendore and at least one being a resident of Queanbeyan with the other members being residents of the Queanbeyan-Palerang local government area.

The following members do not have voting rights:

- Council's Heritage Advisor
- The Director Development and Environment or their nominee, other staff in attendance.

The delegated Councillor will be the Chair of the Committee. When the Chair of the Committee has a conflict of interest, the meeting shall be Chaired by a nominated community representative.

#### 3. Meetings and Minutes

The Heritage Advisory Committee does not take decisions in relation to planning matters. The Committee has no delegations from the Council.

The Committee Members shall declare conflicts of interest prior to the business of the meeting and leave the room while those items are discussed.

The Heritage Advisory Committee does not direct officer resources or those of the Heritage Advisor.

qprc.nsw.gov.au

#### 9.10 Appointment of Advisory Committees Delegates Attachment 9 - Terms of Reference - Heritage Advisory Committee (Continued)

#### Heritage Advisory Committee

The Director of Development & Environment will consider requests for site visits and where appropriate make such arrangements. In the main sites will be able to be viewed from the public road or footpath removing the necessity for organised site visits.

The Heritage Advisory Committee are not to use sensitive information for any reason other than the business of the Committee.

The agenda and documents will be distributed electronically with one hard copy being available for the scheduled meeting.

Meetings will be held every 6 weeks on a Thursday afternoon at 4.30pm.

The agenda will be distributed the Thursday prior to the scheduled meeting.

Meetings will be held in venues where there is IT capability for virtual attendance. Venues will rotate between the Council Building at Braidwood, the Council Building at Bungendore and the Council Building at Queanbeyan or elsewhere as decided by the Committee.

Hybrid meetings will be offered to enable virtual attendance by staff and Committee members

Extraordinary meetings may be held as required, particularly in support of the Local Heritage Grants and Awards.

The minutes of the Heritage Advisory Committee will be reported to Council for endorsement only at the first available meeting after a meeting of the Committee and subsequently become publicly available. Any matters that require a Council decision will initiate a Council meeting report being prepared for Council consideration.

#### 4. Secretarial Support

A member of the Land-Use Planning team will provide secretarial support to the Committee.

#### 5. Quorum

A quorum required is half + one.

#### 6. Delegations

This Committee does not have any decision-making, financial or delegated powers. No member has the authority to represent Council without the approval of Council.

The Committee does not have the power to sub-delegate or form sub-committees without the approval of Council by way of Resolution.

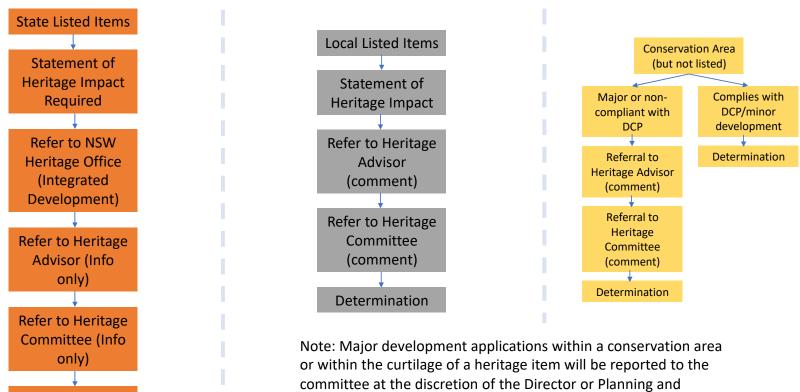
The Committee is bound all Council Policies as members of the Committee are considered volunteers of Council.



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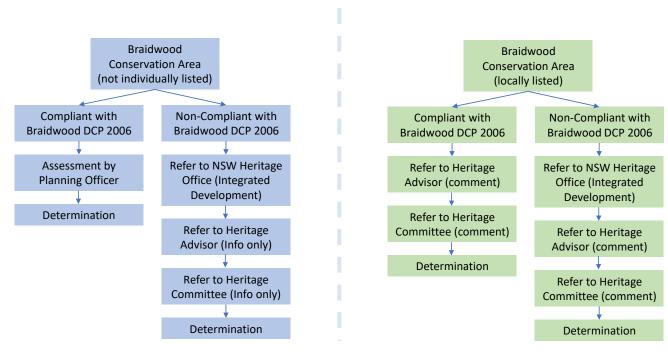
Determination

## Heritage assessment and referrals flowchart



Environment.

## Heritage assessment and referrals flowchart



Note: Major development applications within a conservation area or within the curtilage of a heritage item will be reported to the committee at the discretion of the Director or Planning and Environment.

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## **Council Meeting Attachment**

23 APRIL 2025

ITEM 9.9 VARIATION DEED - FUNDING AGREEMENT - BRAIDWOOD

HERITAGE CENTRE

ATTACHMENT 1 UPDATED DRAFT ACTIVITIY SCHEDULE

Description of Activity	Evidence of Completion	Payment by Department (excluding GST)	Date by which Activity must be completed	Date by which payment claim and/or completion report must be submitted
Activity 1     Execution of Funding Deed     Provision of a copy of valid and current certificates of currency for each insurance policy described in clause 18     Provision of a copy of:	<ul> <li>Signed Deed</li> <li>Copies of certificates of currency for insurance policies</li> <li>Copies of written approval(s) from the landowner.</li> </ul>	\$1,000,000	31/07/2021	31/07/2021
Submission of a quarterly progress report (as per clause 8)     Tender for and Engage Principal Design Consultant (PDC)     Establish procurement strategy     Completion of preconstruction documentation including design, background studies (Heritage Impact Statement, Traffic Impact Assessment,	Submission of a quarterly progress report approved by PCG. This report should detail recent activities and if there are any delivery risks.  Expenditure evidence showing that prior grants payments have been spent on the project. Acceptable evidence includes:  O Financial acquittal report O Payment receipts for completed works O Bank records or ledgers	\$0	30/09/2021	31/10/2021

Archaeological Study) to be submitted with the development application.	<ul> <li>Statutory Declaration from authorised delegate.</li> </ul>			
Submission of a quarterly progress report (as per clause 8)     Submission of a development application and construction certificate application, payment of required fees     Start to prepare tender documents for delivery contractor     Completion of Project Plan for construction.	Submission of a quarterly progress report approved by PCG. This report should detail recent activities and if there are any delivery risks.  Expenditure evidence showing that prior grants payments have been spent on the project. Acceptable evidence includes:  Financial acquittal report Payment receipts for completed works Bank records or ledgers Statutory Declaration from authorised delegate.	\$0	30/12/2021	31/01/2022
Submission of a quarterly progress report (as per clause 8)     Receive and finalise DA and heritage council approval     Finalise design and prepare tender documents.	Submission of a quarterly progress report approved by PCG. This report should detail recent activities and if there are any delivery risks.  Expenditure evidence showing that prior grants payments have been spent on the project. Acceptable evidence includes:  Financial acquittal report Payment receipts for completed works Bank records or ledgers Statutory Declaration from authorised delegate.	\$0	31/03/2022	30/04/2022
Activity 5	Submission of a quarterly progress report approved by PCG. This report should detail	\$0	30/06/2022	31/07/2022

<ul> <li>Submission of a quarterly progress report (as per clause 8)</li> <li>Tenders open for delivery contract.</li> </ul>	recent activities and if there are any delivery risks.  Expenditure evidence showing that prior grants payments have been spent on the project. Acceptable evidence includes:    Financial acquittal report  Payment receipts for completed works  Bank records or ledgers  Statutory Declaration from authorised delegate.			
Activity 6 Submission of a quarterly progress report (as per clause 8).	Submission of a quarterly progress report approved by PCG. This report should detail recent activities and if there are any delivery risks.  Expenditure evidence showing that prior grants payments have been spent on the project. Acceptable evidence includes:    Financial acquittal report  Payment receipts for completed works  Bank records or ledgers  Statutory Declaration from authorised delegate.	\$0	31/03/2023	30/04/2023
Activity 7     Submission of a quarterly progress report (as per clause 8).	Submission of a quarterly progress report approved by PCG. This report should detail recent activities and if there are any delivery risks.  Expenditure evidence showing that prior grants payments have been spent on the project. Acceptable evidence includes:	\$1,000,000	30/09/2023	31/10/2023

	<ul> <li>Financial acquittal report</li> <li>Payment receipts for completed works</li> <li>Bank records or ledgers</li> <li>Statutory Declaration from authorised delegate.</li> </ul>			
Submission of a quarterly progress report (as per clause 8)     Receive Construction certificate approval     Tender Evaluation     Award tender to main contractor     Commence delivery work on site and complete 10% including:     Site establishment     Commence Blacksmith workshop     Commence Accommodation Units.	Submission of a quarterly progress report approved by PCG. This report should detail recent activities and if there are any delivery risks.  Expenditure evidence showing that prior grants payments have been spent on the project. Acceptable evidence includes:    Financial acquittal report  Payment receipts for completed works  Bank records or ledgers  Statutory Declaration from authorised delegate.	\$375,000	30/06/2024	31/07/2024
Activity 8b - Additional Funding Payment #1  Additional Funding to assist in delivery of all deliverables listed in Schedule A.  Required deliverables as listed in Activity 8a	Evidence of completion as listed in Activity 8a.	\$1,000,000	30/06/2024	31/07/2024
Activity 9a  Submission of a quarterly progress report (as per clause 8) Contract award Site Establishment	Submission of a quarterly progress report approved by PCG. This report should detail recent activities and if there are any delivery risks.  Expenditure evidence showing \$1,000,000 (100%) of Additional Funding Payment #1	\$125,000	31/03/2025	30/04/2025

	spent directly on the project. Acceptable evidence includes:  o Financial acquittal report o Payment receipts for completed works o Bank records or ledgers o Statutory Declaration from authorised delegate.			
	Expenditure evidence showing \$2,375,000 (95%) of Original Grant Funding spent directly on the project. Acceptable evidence includes:			
Activity 9b - Additional Funding Payment #2  Additional Funding to assist in delivery of all deliverables listed in Schedule A.  Required deliverables as listed in Activity 9a	Evidence of completion as listed in Activity 9a.	\$250,000	31/03/2025	30/04/2025
Activity 10  Construction recommenced Homestay internal and external works complete Blacksmiths workshop complete Museum Entry complete	Submission of a final progress report approved by PCG. This report should detail recent activities and if there are any delivery risks.  Expenditure evidence showing \$1,250,000 (100%) of all Additional Funding Payments	\$0	30/06/2025	31/07/2025

Landscaping complete	spent directly on the project. Acceptable		
Finalisation of construction	evidence includes:		
Handover and commissioning	<ul> <li>Financial acquittal report</li> </ul>		
Participate in a program evaluation to	<ul> <li>Payment receipts for completed</li> </ul>		
determine the extent to which the Project	works		
has contributed to the objectives of the	<ul> <li>Bank records or ledgers</li> </ul>		
BLER Fund	<ul> <li>Statutory Declaration from</li> </ul>		
<ul> <li>Provide evidence of how the Project has</li> </ul>	authorised delegate.		
resulted in a measurable benefit to the	Expenditure evidence showing \$2,500,000		
community that is consistent with the	(100%) of Original Grant Funding spent		
objectives of the BLER Fund.	directly on the project. Acceptable		
	evidence includes:		
	<ul> <li>Financial acquittal report</li> </ul>		
	<ul> <li>Payment receipts for completed</li> </ul>		
	works		
	<ul> <li>Bank records or ledgers</li> </ul>		
	<ul> <li>Statutory Declaration from</li> </ul>		
	authorised delegate.		
	Original Grant	\$2,500,000	
	Additional Funding	\$1,250,000	
	Total Grant	\$3,750,000	

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

# **Council Meeting Attachment**

23 APRIL 2025

ITEM 9.10 INVESTMENT REPORT - MARCH 2025

ATTACHMENT 1 INVETMENT REPORT PACK - MARCH 2025



# Investment Report Pack

**Queanbeyan-Palerang Regional Council** 

As At 31 March 2025



# Contents

- 1. Budget vs Actual Interest Income 1 July 2024 to 30 June 2025
- 2. Portfolio Valuation As At 31 March 2025
- 3. Portfolio Compliance As At 31 March 2025
- 4. Portfolio Statistics For Period Ending 31 March 2025
- 5. Portfolio Fossil Fuel Summary For Period Ending 31 March 2025



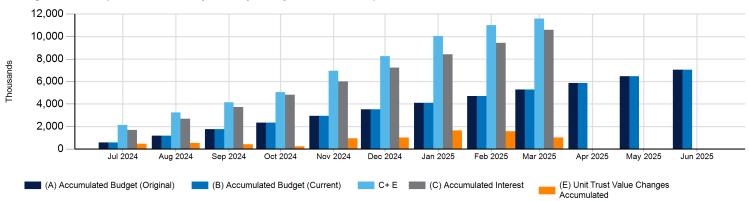
# 1. Budget vs Actual Interest Income 1 July 2024 to 30 June 2025

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 Momth (T +U)
Jul 2024	587,500.00	587,500.00	587,500.00	1,685,064.66	1,685,064.66	(36,400.00)	(36,400.00)	457,725.72	457,725.72	2,142,790.38
Aug 2024	1,175,000.00	587,500.00	1,175,000.00	1,010,555.79	2,695,620.45	0.00	(36,400.00)	87,997.77	545,723.49	1,098,553.56
Sep 2024	1,762,500.00	587,500.00	1,762,500.00	1,046,133.84	3,741,754.29	(19,380.00)	(55,780.00)	(132,928.24)	412,795.25	913,205.60
Oct 2024	2,350,000.00	587,500.00	2,350,000.00	1,077,742.52	4,819,496.81	0.00	(55,780.00)	(181,302.29)	231,492.96	896,440.23
Nov 2024	2,937,500.00	587,500.00	2,937,500.00	1,184,895.18	6,004,391.99	0.00	(55,780.00)	719,570.87	951,063.83	1,904,466.05
Dec 2024	3,525,000.00	587,500.00	3,525,000.00	1,229,021.47	7,233,413.46	(54,620.00)	(110,400.00)	73,935.09	1,024,998.92	1,302,956.56
Jan 2025	4,112,500.00	587,500.00	4,112,500.00	1,175,419.44	8,408,832.90	0.00	(110,400.00)	612,045.29	1,637,044.21	1,787,464.73
Feb 2025	4,700,000.00	587,500.00	4,700,000.00	1,035,299.97	9,444,132.87	0.00	(110,400.00)	(66,804.71)	1,570,239.50	968,495.26
Mar 2025	5,287,500.00	587,500.00	5,287,500.00	1,139,315.26	10,583,448.13	0.00	(110,400.00)	(560,217.98)	1,010,021.52	579,097.28
Apr 2025	5,875,000.00	587,500.00	5,875,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
May 2025	6,462,500.00	587,500.00	6,462,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Jun 2025	7,050,000.00	587,500.00	7,050,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	_	7,050,000.00	•	10,583,448.13	-	(110,400.00)	-	1,010,021.52	_	11,593,469.65

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)



Queanbeyan-Palerang Regional Council / Printed 4 April 2025 / Page 3 of 17



# 2. Portfolio Valuation As At 31 March 2025

	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
31 Day Notice Account														
rioddain	AMP 31 Day Ntc	S&P BBB		963,864.37	1.00000000	963,864.37	100.000	0.000			963,864.37	0.32%	4.75%	
				963,864.37		963,864.37					963,864.37	0.32%		4.75%
At Call Deposit														
	AMP QPRC At Call	S&P ST A2		54.70	1.00000000	54.70	100.000	0.000			54.70	0.00%	2.50%	
	BENAU transaction At Call	Moodys A3		13,607.23	1.00000000	13,607.23	100.000	0.000			13,607.23	0.00%	0.00%	
	NAB At Call	S&P AA-		22,417,787.29	1.00000000	22,417,787.29	100.000	0.000			22,417,787.29	7.36%	4.40%	
	NAB General At Call	S&P AA-		1,360,967.33	1.00000000	1,360,967.33	100.000	0.000			1,360,967.33	0.45%	4.10%	
	NAB Links At Call	S&P AA-		8,110,593.96	1.00000000	8,110,593.96	100.000	0.000			8,110,593.96	2.66%	4.10%	
	Westpac At Call	S&P AA-		25,245.54	1.00000000	25,245.54	100.000	0.000			25,245.54	0.01%	0.00%	
				31,928,256.05		31,928,256.05					31,928,256.05	10.49%		4.31%
Covered Floating Bond														
Boliu	BENAU 1.15 16 Jun 2028 COVEREDFLO	Moodys Aaa	AU3FN0078846	6,000,000.00	1.00000000	6,000,000.00	101.127	0.202			6,079,740.00	2.00%	5.24%	
	ING 0.98 08 Dec 2025 COVEREDFLO	Moodys Aaa	AU3FN0074175	3,500,000.00	1.00000000	3,500,000.00	100,419	0.293			3,524,920.00	1.16%	5.09%	
				9,500,000.00		9,500,000.00					9,604,660.00	3.16%		5.19%
Fixed Rate Bond														
	ANZ 4.95 11 Sep 2028 Fixed	S&P AA-	AU3CB0302404	3,000,000.00	1.00000000	3,000,000.00	101.626	0.269			3,056,850.00	1.00%	4.97%	
	BOQ 4 29 Oct 2025 Fixed	S&P A-	AU3CB0288843	2,840,000.00	1.00000000	2,840,000.00	99.649	1.681			2,877,772.00	0.95%	4.11%	
	BOQ 4.7 27 Jan 2027 Fixed	S&P A-	AU3CB0296168	5,000,000.00	1.00000000	5,000,000.00	100.212	0.818			5,051,500.00	1.66%	4.76%	
	BOQ 5.3 30 Apr 2029 Fixed	S&P A-	AU3CB0308955	5,000,000.00	1.00000000	5,000,000.00	101.880	2.213			5,204,650.00	1.71%	5.30%	
	NTTC 1.1 15 Jun 2025 - Issued 16 Mar 2021 - Queanbeyan Regional Council Fixed	Moodys Aa3		5,000,000.00	1.00000000	5,000,000.00	100.000	0.871			5,043,550.00	1.66%	1.10%	
	SunBank 2.5 25 Jan 2027 Fixed	S&P A+	AU3CB0285955	5,000,000.00	1.00000000	5,000,000.00	96.734	0.449			4,859,150.00	1.60%	2.66%	
	SunBank 4.8 14 Dec 2027 Fixed	S&P A+	AU3CB0294957	3,000,000.00	1.00000000	3,000,000.00	100.889	1.411			3,069,000.00	1.01%	4.88%	
	UBS Aust 5 12 May 2028 Fixed	S&P A+	AU3CB0299378	3,000,000.00	1.00000000	3,000,000.00	101.789	1.920			3,111,270.00	1.02%	5.01%	
				31,840,000.00		31,840,000.00					32,273,742.00	10.60%		3.94%
Floating Rate Note														
	Auswide 1.5 17 Mar 2026 FRN	Moodys Baa2	AU3FN0076352	2,000,000.00	1.00000000	2,000,000.00	100.329	0.215			2,010,880.00	0.66%	5.60%	
	BAL 1.55 22 Feb 2027 FRN	S&P BBB+	AU3FN0075461	4,000,000.00	1.00000000	4,000,000.00	100.794	0.545			4,053,560.00	1.33%	5.64%	
	BAL 1.7 21 Feb 2028 FRN	S&P BBB+	AU3FN0085031	11,500,000.00	1.00000000	11,500,000.00	101.220	0.608			11,710,220.00	3.85%	5.80%	
	BOQ 1.35 27 Jan 2027 FRN	S&P A-	AU3FN0074662	3,000,000.00	1.00000000	3,000,000.00	101.006	0.958			3,058,920.00	1.00%	5.60%	
	BOQ 1.28 30 Apr 2029 FRN	S&P A-	AU3FN0087201	3,000,000.00	1.00000000	3,000,000.00	100.892	0.910			3,054,060.00	1.00%	5.48%	
	BENAU 1.35 27 Jan 2027 FRN	S&P A-	AU3FN0074563	5,000,000.00	1.00000000	5,000,000.00	101.094	0.958			5,102,600.00	1.68%	5.62%	
	BENAU 0.96 24 Oct 2028 FRN	Fitch A-	AU3FN0092821	2,000,000.00	1.00000000	2,000,000.00	100.011	0.954			2,019,300.00	0.66%	5.26%	

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	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
	CBA 1.15 13 Jan 2028 FRN	S&P AA-	AU3FN0074514	3,500,000.00	1.00000000	3,500,000.00	101.288	1.158			3,585,610.00	1.18%	5.49%	
	CBA 0.95 17 Aug 2028 FRN	Moodys Aa3	AU3FN0080396	3,750,000.00	1.00000000	3,750,000.00	100.693	0.590			3,798,112.50	1.25%	5.12%	
	RABOCOOP 1.15 21 Nov 2028 FRN	S&P A+	AU3FN0083119	3,750,000.00	1.00000000	3,750,000.00	101.138	0.551			3,813,337.50	1.25%	5.29%	
	PCCU 1.6 08 Feb 2027 FRN	Moodys Baa1	AU3FN0084794	2,500,000.00	1.00000000	2,500,000.00	101.155	0.779			2,548,350.00	0.84%	5.75%	
	HSBCSyd 1.1 25 Aug 2027 FRN	Moodys Aa3	AU3FN0071015	3,750,000.00	1.00000000	3,750,000.00	100.953	0.487			3,804,000.00	1.25%	5.22%	
	HSBCSyd 1.05 03 Mar 2028 FRN	Moodys Aa3	AU3FN0075792	5,000,000.00	1.00000000	5,000,000.00	100.872	0.396			5,063,400.00	1.66%	5.16%	
	ING 1.02 20 Aug 2029 FRN	S&P A	AU3FN0090288	5,000,000.00	1.00000000	5,000,000.00	100.514	0.552			5,053,300.00	1.66%	5.13%	
	MACQ 0.48 09 Dec 2025 FRN	S&P A+	AU3FN0057709	2,000,000.00	1.00000000	2,000,000.00	100.024	0.264			2,005,760.00	0.66%	4.59%	
	NAB 1.2 25 Nov 2027 FRN	S&P AA-	AU3FN0073896	4,400,000.00	1.00000000	4,400,000.00	101.396	0.496			4,483,248.00	1.47%	5.32%	
	NAB 1 12 May 2028 FRN	S&P AA-	AU3FN0077830	6,300,000.00	1.00000000	6,300,000.00	100.819	0.670			6,393,807.00	2.10%	5.20%	
	NPBS 1.85 14 Feb 2029 FRN	S&P BBB+	AU3FN0085023	4,000,000.00	1.00000000	4,000,000.00	102.359	0.743			4,124,080.00	1.35%	5.95%	
	PCU 1.5 21 Nov 2025 FRN	S&P BBB	AU3FN0073581	3,000,000.00	1.00000000	3,000,000.00	100.379	0.587			3,028,980.00	0.99%	5.61%	
	PCU 1.55 17 Nov 2026 FRN	S&P BBB+	AU3FN0083028	3,000,000.00	1.00000000	3,000,000.00	100.755	0.659			3,042,420.00	1.00%	5.68%	
	SunBank 0.93 22 Aug 2025 FRN	S&P A+	AU3FN0070892	2,200,000.00	1.00000000	2,200,000.00	100.223	0.485			2,215,576.00	0.73%	5.06%	
	SunBank 0.48 15 Sep 2026 FRN	S&P AA-	AU3FN0062964	2,000,000.00	1.00000000	2,000,000.00	99.875	0.176			2,001,020.00	0.66%	4.59%	
	SunBank 0.78 25 Jan 2027 FRN	S&P AA-	AU3FN0065694	5,000,000.00	1.00000000	5,000,000.00	100.230	0.861			5,054,550.00	1.66%	5.07%	
	SunBank 1.25 14 Dec 2027 FRN	S&P A+	AU3FN0074241	2,850,000.00	1.00000000	2,850,000.00	101.275	0.250			2,893,462.50	0.95%	5.37%	
	UBS Aust 1.55 12 May 2028 FRN	S&P A+	AU3FN0077970	5,000,000.00	1.00000000	5,000,000.00	102.177	0.741			5,145,900.00	1.69%	5.67%	
	UBS Aust 1.45 24 Nov 2028 FRN	Moodys Aa3	AU3FN0083168	3,000,000.00	1.00000000	3,000,000.00	102.005	0.535			3,076,200.00	1.01%	5.53%	
				100,500,000.00		100,500,000.00					102,140,653.50	33.55%		5.40%
Term Deposit														
	AMP 4.95 30 Jan 2026 365DAY TD	Moodys ST P-	2	5,000,000.00	1.00000000	5,000,000.00	100.000	0.814			5,040,684.95	1.66%	4.95%	
	B&E 5.3 18 Jul 2025 364DAY TD	Fitch ST F2		5,000,000.00	1.00000000	5,000,000.00	100.000	3.703			5,185,137.00	1.70%	5.30%	
	BVIC 5.4 10 Jul 2025 365DAY TD	S&P ST A2		5,000,000.00	1.00000000	5,000,000.00	100.000	3.906			5,195,287.65	1.71%	5.40%	
	BVIC 5.1 29 Jul 2025 246DAY TD	S&P ST A2		2,000,000.00	1.00000000	2,000,000.00	100.000	1.761			2,035,210.96	0.67%	5.10%	
	CBA 4.96 19 Jun 2025 210DAY TD	S&P ST A1+		7,000,000.00	1.00000000	7,000,000.00	100.000	1.767			7,123,660.25	2.34%	4.96%	
	DFB 5.05 18 Feb 2026 728DAY TD	S&P ST A2		5,000,000.00	1.00000000	5,000,000.00	100.000	5.590			5,279,479.45	1.73%	5.05%	
	MYS 5.32 07 May 2025 364DAY TD	Moodys ST P-	2	10,000,000.00	1.00000000	10,000,000.00	100.000	4.766			10,476,613.70	3.44%	5.32%	
	NAB 5 09 Apr 2025 210DAY TD	S&P ST A1+		5,000,000.00	1.00000000	5,000,000.00	100.000	2.753			5,137,671.25	1.69%	5.00%	
	NAB 5.25 11 Jun 2025 364DAY TD	S&P ST A1+		2,000,000.00	1.00000000	2,000,000.00	100.000	4.200			2,084,000.00	0.68%	5.25%	
	NAB 5.3 25 Jun 2025 364DAY TD	S&P ST A1+		6,000,000.00	1.00000000	6,000,000.00	100.000	4.037			6,242,202.72	2.05%	5.30%	
	NAB 5.45 03 Jul 2025 365DAY TD	S&P ST A1+		10,000,000.00	1.00000000	10,000,000.00	100.000	4.046			10,404,643.80	3.42%	5.45%	
	NAB 5 28 Aug 2025 365DAY TD	S&P ST A1+		3,000,000.00	1.00000000	3,000,000.00	100.000	2.945			3,088,356.15	1.01%	5.00%	
	NAB 4.9 02 Oct 2025 365DAY TD	S&P ST A1+		3,000,000.00	1.00000000	3,000,000.00	100.000	2.416			3,072,493.14	1.01%	4.90%	
	NAB 5.05 07 Nov 2025 365DAY TD	S&P ST A1+		10,000.00	1.00000000	10,000.00	100.000	1.992			10,199.23	0.00%	5.05%	
	RABO 4.77 18 Feb 2026 365DAY TD	S&P ST A1		5,000,000.00	1.00000000	5,000,000.00	100.000	0.536			5,026,790.40	1.65%	4.77%	

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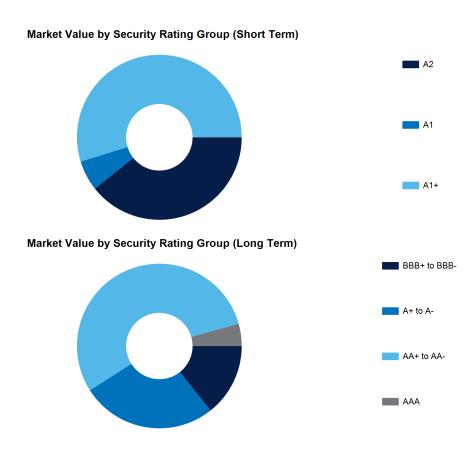
	Fixed Interest Security	Security Rating	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Unit Price Notional	Unit Count	Market Value	% Total Value	Running Yield	Weighted Running Yield
	Westpac 5.29 30 Apr 2025 366DAY TD	S&P ST A1+		4,000,000.00	1.00000000	4,000,000.00	100.000	0.870			4,034,783.56	1.33%	5.29%	
	Westpac 5.1 13 Nov 2025 365DAY TD	S&P ST A1+		5,000,000.00	1.00000000	5,000,000.00	100.000	1.928			5,096,410.95	1.67%	5.10%	
	Westpac 4.49 07 Sep 2026 732DAY TD	S&P AA-		10,000,000.00	1.00000000	10,000,000.00	100.000	0.320			10,031,983.60	3.30%	4.49%	
				92,010,000.00		92,010,000.00					94,565,608.76	31.06%		5.09%
Unit Trust														
	NSWTC Long Term Growth Fund UT	S&P AA+		20,166,780.31		20,166,780.31			1.1158	18,074,316.6698	20,166,780.31	6.62%		
	NSWTC Medium Term Growth Fund UT	S&P AA+		12,778,449.76		12,778,449.76			1.0398	12,289,807.0312	12,778,449.76	4.20%		
				32,945,230.07		32,945,230.07					32,945,230.07	10.82%		
Portfolio Total				299,687,350.49		299,687,350.49					304,422,014.75	100.00%		4.99%
	Note: For holdings in unit funds and similar secu	urities, the face value	(original and current)	columns will display	market values.		,							



# 3. Portfolio Compliance As At 31 March 2025

Short Term Issuer/Security Rating Group	Market Value	% Total Value
A2	33,212,468.41	10.91%
A1	5,026,790.40	1.65%
A1+	46,294,421.05	15.21%
Portfolio Total	84,533,679.86	27.77%

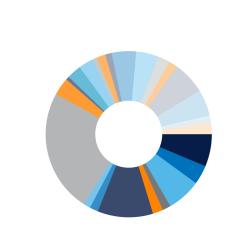
Long Term Issuer/Security Rating Group	Market Value	% Total Value
BBB+ to BBB-	31,482,354.37	10.34%
A+ to A-	58,549,165.23	19.23%
AA+ to AA-	120,252,155.29	39.50%
AAA	9,604,660.00	3.16%
Portfolio Total	219,888,334.89	72.23%



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Issuer	Market Value	% Total Value
AMP Bank Ltd	6,004,604.02	1.97%
ANZ Banking Group Ltd	3,056,850.00	1.00%
Auswide Bank Limited	2,010,880.00	0.66%
Bank Australia Limited	15,763,780.00	5.18%
Bank of Queensland Ltd	19,246,902.00	6.32%
Bank of us t/as B&E Ltd	5,185,137.00	1.70%
BankVic	7,230,498.61	2.38%
Bendigo & Adelaide Bank Ltd	13,215,247.23	4.34%
Commonwealth Bank of Australia Ltd	14,507,382.75	4.77%
Cooperatieve Rabobank U.A Australia Branch	3,813,337.50	1.25%
Defence Bank Ltd	5,279,479.45	1.73%
Heritage and People's Choice Limited t/as People's Choice Credit Union	2,548,350.00	0.84%
HSBC Sydney Branch	8,867,400.00	2.91%
ING Bank Australia Limited	8,578,220.00	2.82%
Macquarie Bank Ltd	2,005,760.00	0.66%
MyState Bank Ltd	10,476,613.70	3.44%
National Australia Bank Ltd	72,805,969.87	23.92%
Newcastle Greater Mutual Group Ltd	4,124,080.00	1.35%
Northern Territory Treasury Corporation	5,043,550.00	1.66%
NSW Treasury Corporation	32,945,230.07	10.82%
Police Bank Ltd	6,071,400.00	1.99%
Rabobank Australia Ltd	5,026,790.40	1.65%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	20,092,758.50	6.60%
UBS Australia Ltd	11,333,370.00	3.72%
Westpac Banking Corporation Ltd	19,188,423.65	6.30%
Portfolio Total	304,422,014.75	100.00%



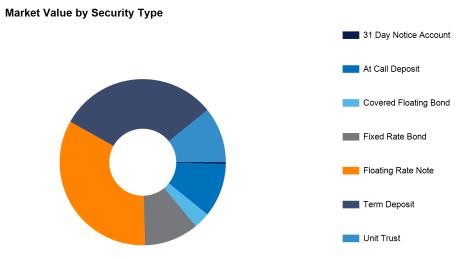
Market Value by Issuer



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Security Type	Market Value	% Total Value
31 Day Notice Account	963,864.37	0.32%
At Call Deposit	31,928,256.05	10.49%
Covered Floating Bond	9,604,660.00	3.16%
Fixed Rate Bond	32,273,742.00	10.60%
Floating Rate Note	102,140,653.50	33.55%
Term Deposit	94,565,608.76	31.06%
Unit Trust	32,945,230.07	10.82%
Portfolio Total	304,422,014.75	100.00%





# Market Value by Term Remaining



#### Investment Policy Compliance

Legislative Requirements	Fully compliant
Issuer	Fully compliant (32 limits)
Security Rating Group	Fully compliant (8 limits)
Term Group	Fully compliant (1 limits)

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Queanbeyan-Palerang Regional Council

Investment Report Pack Queanbeyan-Palerang Regional Council as at 31 March 2025

# 4. Portfolio Statistics For Period Ending 31 March 2025

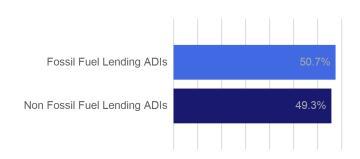
Trading Book		1 Month	3 Month	12 Month	Since Inception
Queanbeyan-Palerang Regional Council					
	Portfolio Return (1)	0.13%	1.11%	5.12%	3.03%
	Performance Index (2)	0.35%	1.07%	4.46%	2.00%
	Excess Performance (3)	-0.22%	0.04%	0.66%	1.03%
	Notes	Portfolio performance is th	no rate of return of the	a portfolio ovor tho	aposition period
		The Performance Index is Page BAUBIL)			
	3	Excess performance is the Performance Index	e rate of return of the	portfolio in excess	of the
Trading Rook	Weighted Average				



# 5. Portfolio Fossil Fuel Summary For Period Ending 31 March 2025

# Portfolio Summaries As At 31 March 2025

Portfolio Summary b					Non Fossil Fu
ADI Lending Status	% Total	Current Period	% Total	Prior Period	Lending ADI
Fossil Fuel Lending ADIs					
ANZ Banking Group Ltd	1.1%	3,000,000.00	1.1%	3,000,000.00	
Bank of Queensland Ltd	3.0%	8,000,000.00	3.0%	8,000,000.00	
Commonwealth Bank of Australia Ltd	5.3%	14,250,000.00	5.3%	14,250,000.00	
HSBC Sydney Branch	3.3%	8,750,000.00	3.3%	8,750,000.00	
ING Bank Australia Limited	3.2%	8,500,000.00	3.2%	8,500,000.00	
Macquarie Bank Ltd	0.8%	2,000,000.00	0.8%	2,000,000.00	_
National Australia Bank Ltd	26.8%	71,599,348.58	24.3%	65,039,724.92	
Rabobank Australia Ltd	1.9%	5,000,000.00	1.9%	5,000,000.00	
Westpac Banking Corporation Ltd	5.3%	14,025,245.54	5.2%	14,034,693.02	
	50.7%	135,124,594.12	48.0%	128,574,417.94	
Non Fossil Fuel Lending ADIs					
AMP Bank Ltd	2.2%	5,963,919.07	2.2%	5,960,236.07	I
Auswide Bank Limited	0.8%	2,000,000.00	2.6%	7,000,000.00	
Bank Australia Limited	5.8%	15,500,000.00	5.8%	15,500,000.00	
Bank of Queensland Ltd	4.1%	10,840,000.00	4.1%	10,840,000.00	
Bank of us t/as B&E Ltd	1.9%	5,000,000.00	1.9%	5,000,000.00	
BankVic	2.6%	7,000,000.00	2.6%	7,000,000.00	1
Bendigo & Adelaide Bank Ltd	4.9%	13,013,607.23	4.9%	13,053,561.64	
Cooperatieve Rabobank U.A Australia Branch	1.4%	3,750,000.00	1.4%	3,750,000.00	
Defence Bank Ltd	1.9%	5,000,000.00	1.9%	5,000,000.00	
Heritage and People's Choice Limited t/as People's Choice Credit Union	0.9%	2,500,000.00	0.9%	2,500,000.00	
MyState Bank Ltd	3.8%	10,000,000.00	4.7%	12,500,000.00	
Newcastle Greater Mutual Group Ltd	1.5%	4,000,000.00	1.5%	4,000,000.00	
Northern Territory Treasury Corporation	1.9%	5,000,000.00	1.9%	5,000,000.00	
Police Bank Ltd	2.3%	6,000,000.00	2.2%	6,000,000.00	
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	7.5%	20,050,000.00	7.5%	20,050,000.00	
UBS Australia Ltd	4.1%	11,000,000.00	4.1%	11,000,000.00	



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# Portfolio Summary by Fossil Fuel Lending ADIs

ADI Lending Status	% Total	Current Period	% Total	Prior Period	
Westpac Banking Corporation Ltd	1.9%	5,000,000.00	1.9%	5,000,000.00	
	49.3%	131,617,526.30	52.0%	139,153,797.71	
Total Portfolio		266,742,120.42		267,728,215.65	

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 and Ethical Ratings As At 31 March 2025

Trading Book	Weighted Average Running Yield
Queanbeyan-Palerang Regional Council	4.99
Fossil Fuel Support - Simple Interest Only	5.02
Non Fossil Fuel Support - Simple Interest Only	5.20
Fossil Fuel Support - All Securities	4.89
Non Fossil Fuel Support - All Securities	5.09
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.	

Trading Book	Weighted Average Running Yield
Queanbeyan-Palerang Regional Council	4.99
Ethical Investment - Simple Interest Only	5.11
Non Ethical Investment - Simple Interest Only	5.07
Ethical Investment - All Securities	5.00
Non Ethical Investment - All Securities	4.97
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



### Ethical vs Non Ethical Running Total





Report Code: TBSBP180EXT-00.16 Report Description: Portfolio Fossil Fuel Summary Report Parameters: As At Date: 31 Mar 2025 Prior As At Date: 28 Feb 2025 Trading Entity: Queanbeyan-Palerang Regional Council Trading Book: Queanbeyan-Palerang Regional Council Settlement Date Base FI Holdings Only Investment Report Pack Queanbeyan-Palerang Regional Council as at 31 March 2025



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Report Code: TEPACK080EXT-00.12
Report Description: Investment Report Pack 080
Parameters:
Trading Entity: Queanbeyan-Palerang Regional Council
Trading Book: Queanbeyan-Palerang Regional Council
Settlement Date Base
Period End Date: 31 Mar 2025
Financial Year Start Date: 1 Jul 2024
Financial Year End Date: 30 Jun 2025
History Start Date: 1 Jun 2000
Exclude Cash
Exclude Unallocated Cash
Exclude Negative Unit Holdings
Trading Limit Parameters:
Use Face Value
Use Security Rating Group

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

# **Council Meeting Attachment**

# 23 APRIL 2025

ITEM 10.2 FINAL PROJECT COSTS REPORT - NELLIE HAMILTON CENTRE

ATTACHMENT 1 FINAL PROJECT FINANCIALS - NELLIE HAMILTON CENTRE PROJECT

# Project 100265 - Nellie Hamilton Centre Project Income and Expense 1/7/2016 to 30/6/2025

	Actual & Final	
	Forecast	Budget
Project Income		
Grants: State Libraries NSW	500,000	500,000
Insurance Claim Recoveries	50,620	-
Private Works Contribution	3,766,472	3,441,000
Capital Contribution: Water Fund	230,965	357,000
Transfer from Reserves: Queanbeyan S94 Library	20,785	
Total Project Income	4,568,842	4,298,000
Project Expense		
Materials - Other	155,263	116,062
Contracts - Infrastructure	,	,
Contracts - IT	78,034,543	78,133,566 491,256
Contracts - Other	491,256	- ,
	426,713 36,807	293,918 36,100
Legal Expenses Contract Insurance	112.573	108,678
Consultants - Valuations	4,136	31,636
Consultants - Valuations Consultants - Other	1.719.029	1,707,423
Statutory Fees	411,123	380,961
Internal Labour Charges	1,191,384	1,052,091
Internal Plant Charges	1,131,504	1,032,091
Internal Project Management Attribution	84,915	84,915
Total Project Expense	82,669,245	82,438,000
Net Project Cost	78,100,403	78,140,000
Budget Over / Under		(39,597)

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

# **Council Meeting Attachment**

23 APRIL 2025

ITEM 10.2 FINAL PROJECT COSTS REPORT - NELLIE HAMILTON CENTRE

ATTACHMENT 2 NELLIE HAMILTON CENTRE OPERATIONAL BUDGET

Nellie Hamilton Centre Operating Budget	Original 2019 Business Case 2025 Dollars	Current Forecast 2026	Current Forecast 2027	Current Forecast 2028	Current Forecast 2029
INCOME					
Lease Income Tenant reimbursements	926,000	760,141 110,095	782,353 114,873	805,286 119,809	832,709 124,909
TOTAL INCOME	926,000	870,236	897,226	925,095	957,618
EXPENSES					
Base Building Costs					
Council rates	-	26,780	27,583	28,411	29,263
Water and sewer charges	18,625	25,750	26,523	27,318	28,138
Insurance premiums	16,500	94,039	96,860	99,766	102,759
Airconditioning maintenance	-	113,300	116,699	120,200	123,806
Common area cleaning	-	181,280	186,718	192,320	198,090
Garbage collection	-	20,600	21,218	21,855	22,510
Building supervision	-	115,875	119,351	122,932	126,620
Electricity	-	76,138	78,422	80,774	83,198
Gas	-	37,904	39,041	40,212	41,419
Fire Protection and public address systems	-	54,590	56,228	57,915	59,652
Lift maintenance	-	93,730	96,542	99,438	102,421
Pest control	-	16,480	16,974	17,484	18,008
Building repairs and maintenance	85,000	20,600	21,218	21,855	22,510
Energy Management / Building Automation System		-	-	-	-
Security Access / Control	2,500	51,500	53,045	54,636	56,275
Gardening and Landscaping	-	26,780	27,583	28,411	29,263
Audit	400.00=	5,150	5,305	5,464	5,628
Total Costs - QCCP Shared Tenant Facilities	122,625	960,496	989,310	1,018,990	1,049,559
Council Areas					
Insurance premiums	-	41,200	42,436	43,709	45,020
Cleaning	71,000	145,436	149,799	154,293	158,922
Building repairs and maintenance	-	12,360	12,731	13,113	13,506
Furniture replacement	-	10,300	10,609	10,927	11,255
Electricity	104,500	55,620	57,289	59,007	60,777
Total Costs - Council Areas	175,500	264,916	272,863	281,049	289,481

# **Nellie Hamilton Centre Operating Budget**

.tomo naminon como eporating Laagot		riginal 2019 Business Case 025 Dollars	Current Forecast 2026	Current Forecast 2027	Current Forecast 2028	Current Forecast 2029	
Amortised lease incentive Lease preparation Real estate / advertising <i>Total Costs - Tenancies</i>		- - - -	99,381 - - 9 <b>9,381</b>	99,381 - - - <b>99,381</b>	99,381 - - - <b>99,381</b>	99,381 - - 99,381	
Loans Interest on loans Attribution of loan repayments Inerest on Loans - General Fund	(	1,526,291 1,110,665) ( <b>415,626</b>	3,534,948 2,681,185) ( <b>853,763</b>	3,356,169 2,487,060) ( <b>869,109</b>	3,179,436 2,294,287) ( <b>885,149</b>	2,990,145 2,088,228) <b>901,917</b>	
TOTAL EXPENSES		713,751	2,178,556	2,230,664	2,284,569	2,340,338	
NET GENERAL FUND SURPLUS / (DEFICIT	)	212,249 (	1,308,320) (	1,333,438) (	1,359,474) (	1,382,720)	

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

# **Council Meeting Attachment**

23 APRIL 2025

ITEM 11.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE MINUTES - MARCH 2025

ATTACHMENT 1 ARIC DRAFT MINUTES - 17 MARCH 2025



MINUTES OF THE ORDINARY MEETING OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE held at the Nellie Hamilton Centre 257 Crawford Street Queanbeyan on Monday, 17 March 2025 commencing at 9:30 AM.

### **ATTENDANCE**

#### **Members Present:**

Rhonda Wheatley (External Chairperson)

Carolyn Rosetta-Walsh (External Deputy Chairperson) – via Teams

Diana Hamono (External member)

Cr Morgan Broadbent (Councillor – non-voting member) - Apology

### Also Present:

Rebecca Ryan (General Manager)

Kate Monaghan (Director – Corporate Services)

Ben-Johan Weideman (Audit Office of NSW Associate Director, Financial Audit) - via Teams

Furqan Yousuf (Audit Office of NSW Director, Financial Audit) - via Teams
Judy Malpas (O'Connor Marsden & Associates – OCM, Partner) – via Teams
Yas Wickramasekera (O'Connor Marsden & Associates – OCM, Associate Director)

Caitlin Flint (Manager Governance, Legal and Risk)

Anita Cakalic (ARIC Secretary/Risk and Internal Audit Coordinator)

Haydon Murdoch (Manager Strategic Planning) – Item 6.8

Mike Duff (Director Infrastructure Services) – Items 6.9 & 6.1 Dion Toole (Coordinator Buildings and Facilities) – Item 6.9 Peter John (Chief Information Officer) – Items 6.10, 7.5 & 7.6

Penie Batman (Manager People and Culture) Item 7.7

ARIC voting members held an in-camera session with internal and external audit at 9.30 am with the main meeting commencing at 10.00am. No minutes are taken for the in-camera session.

Main meeting opened at 10.03 am

# 1. APOLOGIES

### Resolution

That the apology for non-attendance be received and leave of absence be granted for Cr Morgan Broadbent.

# 2. CONFIRMATION OF MINUTES

# 2.1 Minutes of the Ordinary Meeting of the QPRC ARIC held on 9 December 2024 Resolution

The Minutes of the Ordinary Meeting of the QPRC ARIC held on Monday 9 December 2024 were confirmed.

17 MARCH 2025

Moved: Diana Hamono Seconded: Rhonda Wheatley

### 3. DECLARATIONS OF INTEREST

### Resolution

No disclosures were made by committee members of any interest in the matters under consideration at this meeting.

# 4. GENERAL MANAGER'S UPDATE

The General Manager provided a verbal update to the ARIC on the following three matters:

- 1. Nellie Hamilton Centre Project
- 2. Bungendore High School Deed of Settlement
- 3. Braidwood Heritage Museum

# 5. ARIC - ACTIONS ARISING FROM PREVIOUS MINUTES

### Resolution

The ARIC noted that all action items have been completed, leaving no outstanding actions.

# 6. AUDIT REPORTS

### 6.1 Audit Office of NSW - March 2025

The Audit Office of NSW spoke to the following two reports presented to the ARIC:

- Final Management Letter 2024
- Annual Engagement Plan 2025

Controls to prevent the issue of purchase orders raised after invoice date were discussed. This included:

- Educating suppliers on QPRC's procurement process so that they do not commence work without a purchase order reference.
- Setting up delegations and payment system to deal with emergency situations.
- Review of the number of payments being received without purchase orders.

The following key issues in relation to the engagement plan were also discussed:

- The comprehensive revaluation of assets and ensuring early engagement with the valuer.
- Ensuring that the audit timeline allows for early identification of any issues by working with management.
- No foreseeable significant changes as a result of amendments to AASB 13 'Fair Value Measurement'.
- IT and general controls environment
- Timeline/date for the Engagement Closing Report to be provided to the ARIC, given that the proposed date for the Audit Office to issue the

17 MARCH 2025

clearance report is 10 October.

### Resolution

- 1. The ARIC noted the verbal update provided by the Audit Office of NSW.
- 2. The Engagement Closing Report is to be circulated out-of-session when available.

Moved: Diana Hamono

Seconded: Carolyn Rosetta-Walsh

# 6.2 OCM Internal Audit Update - March 2025

The ARIC discussed the following in relation to the final report on records management:

- The nature of having a legacy system (as part of being an amalgamated organisation)
- The ability to meet due dates assigned to the agreed management actions.
   As this will be a focused project undertaken by a consultant it is likely that the timeframes can be met, however, this will be confirmed.
- The amount of documents not registered for a particular area noting that action had been taken to rectify this.
- Minor error with a due date for AMA 8 being 31 April rather than 30 April.
- Noted the comments made by the Director of Corporate Services regarding AMA 8 and acceptance of risk associated with non-compliance with the State Records Act for disposal of out-dated records held in legacy systems due to the technical difficulty and cost.

The ARIC discussed the following in relation to the final report on asset management:

- That the office and fleet assets are not overseen by the asset management team which creates inconsistency from a whole of organisation perspective.
- That asset management/maintenance is being done relatively reactively and that there needs to be a more proactive and planned approach.
- The importance of determining the criticality of assets which underpins the understanding of asset risks.
- Expressed concern over the deficiency of controls for significant assets.
- Acknowledged the creation of a new role (Manager Asset Strategic Planning) and the recent appointment made to this role.
- Noted that the review and completion of asset management plans will be completed by December 2026. Given this timeframe there is an opportunity for the ARIC to be presented with the project plan and to receive quarterly progress updates.

# Resolution

- 1. The ARIC noted the information provided by OCM on the progress of internal audits for 2024-2025, with the tabling of three finalised internal audit reports presented as part of the meeting agenda.
- Agreed that the consultant engaged would revise the timeframe for the project and confirm due dates for meeting the agreed actions contained in

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the records management internal audit report.

- That the Director of Corporate Services formally write to the ARIC and the General Manager with regard to accepting the risks associated with legislative non-compliance for disposal of out-dated records held in legacy systems.
- 4. That the Manager Strategic Asset Planning provide a progress report against a project plan to the ARIC each quarter due the criticality of addressing the agreed management actions within the Asset Management internal audit report.

Moved: Diana Hamono

Seconded: Carolyn Rosetta-Walsh

### 6.3 Final internal audit report – Waste Management Facilities

### Resolution

The ARIC received the final internal audit report on Waste Management Facilities noting the satisfactory results and the following improvement opportunities identified:

- Two major improvement opportunities around environmental compliance and waste facilities operational management; and
- 2. Some improvement opportunities around monitoring and reporting.

# 6.4 Final internal audit report - Records Management

### Resolution

The ARIC received the final internal audit report on Records Management noting the positive findings and following improvement opportunities identified:

- One high rated improvement opportunity related to policies and procedures; and
- 2. Four medium improvement opportunities around controls over records and access, storage and control over archives.

# 6.4 Final internal audit report - Asset Management

### Resolution

The ARIC received the final internal audit report on Asset Management noting the positive findings and following improvement opportunities identified:

- Two high rated improvement findings regarding strengthening of the asset management framework and comprehensive identification and management of asset related risks; and
- Two moderate improvement findings around consistent management of asset classes and pro-active asset maintenance planning.

### 6.6 Restart NSW Fund: RNSW1934 - South Jerrabomberra Innovation Precinct

17 MARCH 2025

This confidential agenda item was discussed under closed session.

### Resolution

The ARIC noted, for information, the update on the internal audit of the Restart NSW Fund: RNSW 1934.

### 6.7 Status of Agreed Management Actions – as at February 2025

### Resolution

The ARIC noted the status of overdue and completed agreed management actions as provided in the report for information, with extensions for overdue items presented in agenda items 6.8, 6.9, 6.10 and 7.1.

# 6.8 Presentation on overdue agreed management actions – Development and Environment

The ARIC thanked the Manager Strategic Planning on his presentation and the detailed analysis that has been undertaken. This provided assurance that there is a clear understanding of what is required of the outstanding actions and that the work to achieve improvements has been well planned out.

# Resolution

The ARIC agreed to the extensions requested for outstanding action items within the Development and Environment Directorate.

Moved: Diana Hamono

Seconded: Carolyn Rosetta-Walsh

# 6.9 Presentation on overdue agreed management actions – Infrastructure Services

### The ARIC:

- Thanked the Director Infrastructure Services and the Coordinator Building and Facilities on the verbal update provided regarding outstanding action items.
- Noted the apology provided for the Manager Transport and Facilities.
- Noted that the final artifact is a risk-based security plan.
- Would like to see a one page document that draws all the elements discussed together, to provide assurance to the ARIC that the agreed actions are not lost, but have been incorporated into the strategy and framework going forward.

### Resolution

- The ARIC agreed to the extensions requested for outstanding action items within the Infrastructure Services Directorate.
- One page document to be provided the ARIC at its next meeting to show how the agreed actions have been incorporated into the Physical Security Strategy and Framework going forward.
- 3. Determine who has care and control of the crown land which is the site of

17 MARCH 2025

the Braidwood stock pile/pipe yard.

Moved: Diana Hamono

Seconded: Carolyn Rosetta-Walsh

# 6.10 Report on overdue agreed management actions - Digital

The ARIC thanked the CIO for his update and noted that the results of the disaster recovery desktop review would be reported back to the ARIC when completed.

### Resolution

The ARIC agreed to the extensions requested by the CIO.

Moved: Diana Hamono

Seconded: Carolyn Rosetta-Walsh

# 7. REPORTS TO ARIC - ITEMS FOR INFORMATION

### 7.1 CFO Status Report - March 2025

Noted that the report contained information on a number of items and actions being taken. This included:

- 1. Financial sustainability risk
- 2. Budget management controls
- 3. Finance branch resourcing and capacity
- 4. Revenue
- 5. Financial Statements and audit
- 6. Overdue Agreed Management Actions

The ARIC noted the verbal update provided by the Director of Corporate Services and how the Finance workplace restructure has assisted with progressing agreed management actions. The ARIC acknowledged that there has been much work done and thanked the Director for providing further clarity on progressing overdue items.

The ARIC noted that the draft financial statements are expected to be presented to the 15 September ARIC meeting and that any further documents, including the engagement closing report be circulated out-of-session.

# Resolution

- The ARIC noted the report for information and agreed to the request for extension for overdue agreed management actions.
- 2. That preliminary results of the audit would be discussed at the September ARIC meeting, on the premise that pending any changes, the draft financial statements would be recommended for Council approval. Any further documents after this date to be circulated out-of-session.

Moved: Diana Hamono

Seconded: Carolyn Rosetta-Walsh

# 7.2 Quarterly Budget Review Statement for the Quarter Ending 31 December 2024.

17 MARCH 2025

# Resolution

The ARIC:

- Received the copy of the December 2024 Quarterly Budget Review Statement for information.
- Endorsed the future process of the quarterly budget review statement to be sent to ARIC out of session and before the council meeting, so feedback can be obtained from ARIC and included in the council report.

Moved: Diana Hamono

Seconded: Carolyn Rosetta-Walsh

# 7.3 OLG Council Circular 25-04 Draft Quarterly Budget Review Statement Guidelines

### Resolution

- 1. The ARIC received the report for information.
- Requested a one page document on the OLG circular and QPRC alignment with the requirements for the next meeting.

# 7.4 Procurement Integrity Report - March 2025

The ARIC noted the major improvement on information being provided to Managers.

### Resolution

The ARIC received the report for information.

# 7.5 2024 JLT Cyber Risk Report

### Resolution

The ARIC received the report for information.

# 7.6 ICT Report to ARIC

# Resolution

The ARIC received the report for information.

# 7.7 HR Report

The ARIC noted and thanked the Manager Workplace and Culture for the verbal update on the reports provided.

The ARIC particularly noted the work done to develop the Organisational Strategic Plan and commended the General Manager, the Workplace and Culture Team and the rest of the organisation in their participation in developing the plan.

# Resolution

1. The ARIC received the following reports for information:

17 MARCH 2025

- End of year workforce report
- HSEQ Quarterly Report October to December 2024
- Statecover Report 23-24
- Organisational Strategic Plan
- **2.** The ARIC commended the Organisational Strategic Plan as a great initiative for people management in QPRC.

### 7.8 Internal Audit Charter – annual review 2025

### Resolution

Item to be considered out-of-session and deferred to June ARIC meeting.

# 7.9 ARIC Meeting Planner – annual review 2025

# **Resolution**

Item to be considered out-of-session and deferred to June ARIC meeting.

# 7.10 External Report of Interest – ICAC Operation Mantis

### Resolution

The ARIC received the report for information.

# 7.11 Bi-Annual Compliance Report

# Resolution

The ARIC received the report for information.

# 8. REPORTS FOR CLOSED SESSION (INCLUDING ITEM 6.6)

# 8.1 Bi-Annual Legal Report

# Resolution

The ARIC received the report for information.

### 9. GENERAL BUSINESS

No general business

There being no further business the meeting concluded at 1.45pm

# **Next Meeting:**

Monday 16 June at 9.30am Monday 15 September at 9.30am Monday 8 December at 9.30am

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

# **Council Meeting Attachment**

# 23 APRIL 2025

ITEM 11.2 LOCAL TRAFFIC COMMITTEE MEETING MINUTES - 1 APRIL 2025

ATTACHMENT 1 LOCAL TRAFFIC COMMITTEE MINUTES - 1 APRIL 2025



### Local Traffic Committee Meeting Minutes - 1 April 2025

Present: Sergeant Rob Tapply (NSW Police), Indigo Braeder (NSW MoP) via TEAMS, Mel Lausz (TfNSW), Jacky Woolhouse (QPRC), Dion Toole (QPRC), Ljubica Apostoloska (QPRC), Vicktor Petroff (QPRC), Kayla O'Connell (QPRC), Andrew Palmer (QPRC), Amul Gaire (QPRC), Hamad Abro (QPRC).

### 1. Acknowledgement of Country - Dion Toole

# 2. Apologies

Brooke Greer (QPRC) Mike Duff (QPRC)

### **Confirmation of Report of Previous Meeting**

Confirmation of previous meeting.

### **Business Arising from Previous Minutes**

Husky Ultra Marathon now in its 3<sup>rd</sup> year. No feedback received from event organisers relating to requested amendments to TGS.

### **Business Items**

# a) LTC 04/2025 Traffic Control Devices - Googong Neighbourhood 3: Stages 1-5

LTC Comments – Proposed signage and pavement markings not consistent with other areas of Googong Township. Refer to treatments at the intersections of Bambridge Parade & Hearne Street and Bambridge Parade & Mary Street. Bus zone pavement markings to be removed.

# Resolution - Unanimous decline

### b) LTC 05/2025 Traffic Control Devices – Bus Stop Removal Newington Road Bywong

LTC Comments – The condition of consent 37 of DA.2011.096 was included as a recommendation from the Local Traffic Committee held on 8 September 2011. This required provision of a bus stop on Newington Road near the Macs Reef Road intersection. Developer has requested removal of condition of consent 37, this is not supported by QPRC Development Engineering. Delegates do not support removal of the bus stop from the conditions of consent and rely on previous LTC recommendation.

# Resolution - Unanimous decline

**OFFICES** 144 Wallace St. Braidwood 10 Majara St, Bungendore 256 Crawford St, Queanbeyan

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### c) LTC 06/2025 Event – Queanbeyan Reconciliation Walk 2025

LTC Comments – Similar TGS to what was in place for last year's event that also incorporates advice from NSW Police to implement detours at Lanyon Drive and Bungendore Road. Delegates expect significant traffic congestion as a result of road closures.

# Resolution - Unanimous support

### d) LTC 07/2025 Event - Queanbeyan Anzac Day

LTC Comments – TGS replicates last year's event with Monaro Street closed in both directions.

### **Resolution - Unanimous support**

## e) LTC 08/2025 Event - Bungendore Anzac Day

LTC Comments – Additional roadwork speed signage (40km signs) required on Butmaroo Street for Dawn Service.

### Resolution - Unanimous support

# f) LTC 09/2025 Event - Braidwood Anzac Day

LTC Comments – Similar TGS to what was in place for last year's event. Incorporates areas for queuing of heaving vehicles and additional signage for closure of Park Lane at both intersections with Wilson Street.

# **Resolution – Unanimous support**

### g) LTC 10/2025 Event - Captains Flat Anzac Day

LTC Comments – Similar TGS to what was in place for last year's event. Additional Side Road Closed signage required on Braidwood Road and Foxlow Street.

# Resolution – Unanimous support



# h) LTC 11/2025 Event – Majors Creek Anzac Day

LTC Comments – Similar TGS to what was in place for last year's event. Additional Detour signage required on Hill Street for southbound traffic approaching George Street intersection. Consider End Roadwork signage for future events.

# Resolution - Unanimous support

# i) LTC 12/2025 Event – Jerrabomberra Anzac Day

 $LTC\ Comments-Additional\ Event\ in\ Progress\ signage\ to\ be\ provided\ on\ Limestone\ Drive\ and\ Edwing\ Land\ Parkway.$ 

### Resolution - Unanimous support

### 3. General Business

Nil

# 4. Meeting Closed:

### Closed 12:04PM

Next Meeting: Tuesday, 3 June 2025.