



# **Ordinary Meeting of Council**

**11 June 2025**

**UNDER SEPARATE COVER  
ATTACHMENTS**

**ITEM 9.1**

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

**ATTACHMENTS – 11 June 2025 Page i**

Item 9.1      Proposal to Purchase Part of Council Operational Land at 16 Morisset Street,  
Queanbeyan

*Attachment 1      Draft MoU - QPRC Sindhiz Group - 151 Crawford Street,  
Queanbeyan .....2*

# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

**11 JUNE 2025**

ITEM 9.1      PROPOSAL TO PURCHASE PART OF COUNCIL  
OPERATIONAL LAND AT 16 MORISSET STREET,  
QUEANBEYAN

ATTACHMENT 1      DRAFT MOU - QPRC SINDHIZ GROUP - 151 CRAWFORD  
STREET, QUEANBEYAN



## Memorandum of Understanding

### PARTIES

Queanbeyan-Palerang Regional Council (ABN 95 933 070 982)  
of 257 Crawford Street QUEANBEYAN NSW 2620  
Hereinafter referred to as '**QPRC**'.

### AND

Sindhiz Group Pty Ltd (ABN 63 651 687 633)  
of 8/41-45 Tennant Street Fyshwick ACT 2609  
Hereinafter referred to as '**Sindhiz Group**'.

### PURPOSE

This Memorandum of Understanding (MoU) is to set out the undertakings, conditions and agreements between the parties to facilitate the transfer of land at Lot 12 DP715626.

### DEFINITIONS

#### Land

The portion of land used for a parking area at Lot 12, Deposited Plan 715626 (also known as part of 16 Morrisett Street) depicted on the map included in Annexure A.

#### Development

The construction of serviced apartments at 151 Crawford Street Queanbeyan NSW.

#### Development Application

The application prepared by Abbeyfield under the *Environmental Planning and Assessment Act 1979* for construction of the Development at the Site.

#### Consent Authority

Consent Authority as defined under Division 4.2 of the *Environmental Planning and Assessment Act 1979*. For the purposes of this MoU, the Consent Authority is QPRC unless otherwise stated.

#### OFFICES

144 Wallace St, Braidwood  
13 Gibraltar St, Bungendore  
257 Crawford St, Queanbeyan

#### POSTAL

PO Box 90, Queanbeyan NSW 2620

#### PHONE

P: 1300 735 025

#### EMAIL/WEB

E: [council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)  
W: [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)

ABN 95 933 070 982



### **Value Formula**

The formula for calculating the value of the land, calculated as follows:

The total area of Lot 12 DP 715626, as prescribed by the NSW Valuer General.

Divided by: The total area of the lot, being 1130 m<sup>2</sup>

Multiplied by: The final m<sup>2</sup> area of the land transferred to Sindhiz Group

## **UNDERTAKINGS**

The parties mutually agree to undertake the following

1. QPRC will transfer the land to Sindhiz Group, provided that conditions set out under clauses 2-5 are met.
2. Sindhiz Group lodges a Development Application with the Consent Authority for the Development.
3. Sindhiz Group engages a reputable surveyor to complete and register a boundary adjustment between the land and Lot 11 DP 715626, housing the Development. The boundary adjustment must be lodged with Land Registry Services NSW.
4. Sindhiz Group makes payment to QPRC of the monetary amount calculated by the Value Formula.
5. Once the boundary adjustment, set out under Clause 3 has been completed, Sindhiz Group must register an easement in favour of QPRC for QPRC's sewer drains over the land title.
6. Sindhiz Property meet all costs of the land transfer

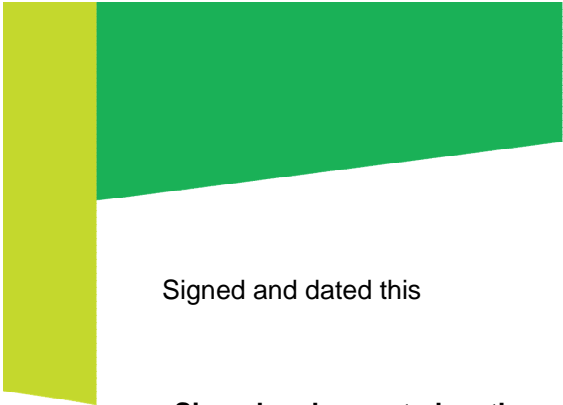
## **OTHER UNDERTAKINGS**

### **Jurisdiction**

This MoU is to be read in accordance with the laws of New South Wales.

### **Indemnity**

Both parties agree to indemnify one another against all forms of loss, including consequential loss, or any action either under statute or common law, brought about through the operation of this MoU.



Signed and dated this \_\_\_\_\_ day of \_\_\_\_\_

**Signed and executed on the part of  
the Queanbeyan-Palerang Regional  
Council by an authorised Officer  
pursuant to s 377 of the Local  
Government Act 1993**

**Signed and executed on behalf of  
Sindhiz Group Pty Ltd pursuant to s  
127 of the Corporations Act 2001**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
First Signatory

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Office Held

\_\_\_\_\_  
Office Held

In the presence of

\_\_\_\_\_  
Second Signatory

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Office Held



# ANNEXURE A – MAP OF LAND

Land highlighted in pink.

