



Ordinary Meeting of Council

12 November 2025

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEMS 10.1 TO 10.9

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

ATTACHMENTS – 12 November 2025 Page i

Item 10.1	QPRC Affordable Housing Strategy - Annual Update	
	<i>Attachment 1 Updated Implementation Plan.....</i>	<i>2</i>
	<i>Attachment 2 Council owned land.....</i>	<i>34</i>
Item 10.2	Planning Proposal Gateway Determination - Additional Permitted Uses for Seniors Housing and Multi-Dwelling Housing in South Jerrabomberra	
	<i>Attachment 1 Gateway Determination - APU South Jerrabomberra.....</i>	<i>39</i>
Item 10.4	Audit, Risk and Improvement Committee - Chair's Annual Report 2025	
	<i>Attachment 1 Audit, Risk and Improvement Committee - Chair's Annual Report 2025.....</i>	<i>43</i>
Item 10.6	Capital Football's National Premier Leagues (NPL) Review - Responses	
	<i>Attachment 1 QPRC Letter to Yvette Berry, MLA, ACT Minister for Sport and Recreation re NPL Capital Football Review</i>	<i>60</i>
	<i>Attachment 2 Response from Yvette Berry, MLA, re Capital Football's National Premier Leagues - NPL - Review.....</i>	<i>62</i>
	<i>Attachment 3 QPRC Letter to the Hon Steve Kamper NSW Minister for Sport re NPL Capital Football Review.....</i>	<i>64</i>
	<i>Attachment 4 Letter of Response from The Hon Steve Kamper, MP, re Capital Football's Review.....</i>	<i>66</i>
Item 10.7	Treaty on the Prohibition of Nuclear Weapons - Minister Response	
	<i>Attachment 1 QPRC letter to Prime Minister The Hon Anthony Albanese, MP re UN Treaty on the Prohibition of Nuclear Weapons.....</i>	<i>68</i>
	<i>Attachment 2 Letter of Response from The Hon Patrick Gorman, MP, re the Treaty on the Prohibition of Nuclear Weapons</i>	<i>70</i>
Item 10.8	NSW Government's New Laws on Illicit Tobacco and Landlord Responsibilities	
	<i>Attachment 1 Letter from NSW Ministry of Health on NSW Government's New Laws on Illicit Tobacco and Landlord Responsibilities.....</i>	<i>72</i>
Item 10.9	Valuer General's Cancellation of Commonwealth Land - Minister Response	
	<i>Attachment 1 QPRC Letter to The Hon Ron Hoenig MP re impact of new Rates Exemption for Defence Housing</i>	<i>75</i>
	<i>Attachment 2 Letter from the Minister for Local Government re Council Rates Exemption for Land Owned by the Commonwealth</i>	<i>78</i>

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.1 QPRC AFFORDABLE HOUSING STRATEGY - ANNUAL
UPDATE

ATTACHMENT 1 UPDATED IMPLEMENTATION PLAN



AFFORDABLE HOUSING STRATEGY

Progress tracker

qprc.nsw.gov.au

November 2025

STRATEGIES – 2024-25

1 Council adopt & adequately resource implementation of the Affordable Housing Strategy	2 Adoption of targets for affordable housing to 2041	3 Monitoring the progress of this strategy	4 Council will advocate for and actively support the provision of crisis, short term, temporary and transitional accommodation for the growing number of homeless people in the LGA	5 Council will urgently advocate with the NSW Land and Housing Corporation (LAHC)
6 Seek to ensure the funding of at least 500 new social housing dwellings progressively to 2041, and at least 170 places as crisis, short-term, transitional and/or supported accommodation for people at risk of long-term homelessness, as a matter of urgency, under State and Federal Government funding programs.	7 Use of Council land for Partnership Developments	8 Council advocate with relevant State Government authorities to developing a register of public land that can be made available for additional affordable housing partnership developments	9 Council will seek to ensure that there is an increase in appropriate social housing dwellings to meet existing and projected needs, and to ensure the long-term viability of such housing stock	10 Council will seek to make amendments to planning controls
11 Council will consider implementation mechanisms that facilitate the more effective operation of the Housing SEPP in the LGA	12 Council will develop a Planning Agreement Policy	13 Council will seek to encourage and prioritize development of 'affordable housing' projects	14 Council will consider developing Affordable Housing Contributions Scheme	15 Mandating housing diversity
Green = on track Orange = working towards Red = not started		16 Council will establish required administrative mechanisms to ensure proper monitoring, management and administration related to the Strategy	17 Council will ensure that partnering and management arrangements with a registered community housing provider include adequate budgetary provision and planning for maintenance and facilities management	

STRATEGIES – 2023-24





1. Council adopt & adequately resource implementation of the Affordable Housing Strategy

Dedicated staff member	Seek funding – Explore Federal and State funding	Affordable housing advisory group to monitor	Adopting definitions and benchmarks
Complete and ongoing: Dedicated staff member to Affordable Housing Strategy	- QPRC was granted \$720,000 to fund 5 technical studies for Infill Housing Strategy under Federal and NSW's Housing Support Program Fund; studies scheduled to be completed 30 December 2025 - Investigating National Housing Infrastructure Facility Crisis and Transitional Housing for grant to fund potential project between QPRC and community Housing Provider - Regional Housing Strategic Planning Fund Round 4 – unsuccessful under Round 3; now preparing application for Round 4 to prepare business case and master plan for 41A Ryrie Street Braidwood – closes 12 December.	Three working group meetings were held throughout 2025, each with a theme for discussion: March - Braidwood Discussions included reconfirming early engagement with the Braidwood community as preparatory work for redevelopment of the QPRC depot site progresses. May - Council owned land The strategy identifies a number of Council owned sites for potential affordable housing projects. Many of these parcels of land have been further explored and the group was provided with a summary of constraints and opportunities. September – Infill housing strategy It is anticipated the work on the Infill housing strategy will commence early in 2026, drawing together findings from the six background studies.	Completed when Strategy was adopted.
September 2023	On-going	On-going	August 2023

Definitions





2. Adoption of targets for affordable housing to 2041

Adopt targets for affordable housing delivery	
Complete, adopted the definitions, benchmarks and key performance indicators when Strategy was adopted	
	August 2023

Definitions





3. Monitoring the progress of this strategy

Update data and info every 2 years in background report	Adopt KPIs	Report on KPIs annually
A Housing Market Needs Analysis for central Queanbeyan is currently being prepared. It will provide background information for an Infill Housing strategy to be prepared in early 2026. It updates median dwelling prices/rents for Crestwood, Queanbeyan, Queanbeyan East and Canberra.	Complete, adopted the definitions, benchmarks and key performance indicators when Strategy was adopted	Information report to Council November 2025
September 2025	July 2025	November 2025

Definitions



4. Advocate for and actively support the provision of crisis, short term, temporary and transitional accommodation for the growing number of homeless people in the LGA



Identify vacant or underutilised Council, public, community and/or private buildings for short-term crisis/transitional housing	Seek State Government agreement and funding to renovate existing public building and/or social housing dwellings that are currently vacant or in poor repair	Investigate 'pop up' models of crisis or short-term accommodation
- Council owned land audit undertaken - Partnerships developed to understand State Gov land - Investigated rent of unused shop fronts/commercial spaces.	Engagement between QPRC and NSW Homes is ongoing and underpinned by a 5-year collaboration agreement. Council staff have assisted NSW Homes with background information and pre-lodgement advice for a number of Homes NSW social and seniors housing projects in Queanbeyan. Each project has resulted in increased density on the land eg knock-down of 1x dwelling and replaced with 3, 1 of which is accessible. Increasing density of social housing stock in areas with past low density eg Thurrallilly Street, East Queanbeyan will enable residents to be moved from housing stock that is in poor repair.	Work currently underway with 'pop up' style housing provider - outcome yet to be determined.
Ongoing	Ongoing	Ongoing

Definitions





4. Advocate for and actively support the provision of crisis, short term, temporary and transitional accommodation for the growing number of homeless people in the LGA

Identify Council or other publicly owned land close to the town centre suited to older people with some support needs	Identify Council and other publicly owned land for projects developed by local CHPs, NFPs or local services networks that can use this land as part of funding applications	Investigate and advocate for the use of vacant (public or private) land where caravan parks are permitted for the development of an affordable manufactured home estate, including urgent approval and placement of smaller manufactured or 'tiny' homes
- Audit of Council land listed in Background Report has found - many of these sites are flood prone - redevelopment of identified car park sites cannot take place prior to a car parking strategy and contribution plan. These will identify opportunities for redevelopment, if any. - Council staff have worked closely with Homes NSW on a number of redevelopments in Queanbeyan, including one for seniors housing. - Background studies taking place for Infill housing strategy for 'Central Queanbeyan' to be undertaken in 2026.	- Audit of Council land listed in Background Report has found - many of these sites are flood prone - redevelopment of identified car park sites cannot take place prior to a car parking strategy and contribution plan. These will identify opportunities for redevelopment, if any. - Work currently underway with 'pop up' style housing provider - outcome yet to be determined.	- No sites identified for caravan park or MHE to date. - Investigating placement of tiny homes on public and private land
Ongoing	Ongoing	Ongoing

Definitions





4. Advocate for and actively support the provision of crisis, short term, temporary and transitional accommodation for the growing number of homeless people in the LGA

Provide proactive planning and resourcing support NFPs or CHPs seeking to engage in adaptive reuse of existing facilities and/or place smaller manufactured or 'tiny' homes on Council or other publicly owned or philanthropic vacant land	Review Council's internal referrals/protocols between the planning and community services teams to explore ways to improve efficiency and reduce costs associated with the DA process	Reducing ongoing costs for affordable housing developments and supported accommodation through rate reductions or rebates, or other financial support
Ongoing. - Information about tiny homes placed on QPRC website - On-going investigation of sites suitable for tiny homes - On-going engagement with potential NFPs & CHPs involving Council owner land	Ongoing * Manager Development commenced July 2024 * Significant progress to update DA processes have been implemented – the DA team recently won awards for increased efficiencies in assessment times.	- Developments for provision of affordable housing are exempt from section 7.12 fixed levy contributions in Queanbeyan (for infrastructure). - Rate reductions are available and can be applied for annually
Ongoing	Ongoing	Ongoing

Definitions





4. Advocate for and actively support the provision of crisis, short term, temporary and transitional accommodation for the growing number of homeless people in the LGA

Develop an awareness campaign on the nature and extent of growing homelessness in the LGA	Promoting the return of properties used for Short Term Rental Accommodation to the longterm private rental market	Facilitating a pilot brokerage scheme in partnership with a local CHP or NFP that matches owner occupiers in large underoccupied homes with people who are at risk
On-going QPRC Community team staff attend Queanbeyan Housing Action Collective meetings to understand key challenges and supports available locally. Coordinator, Community attends the Homelessness Leadership network meetings to discuss and share key challenges and supports available across wider Canberra region. QPRC Community Resource and Support Directory available on QPRC website for Community and Service provider reference. https://www.qprc.nsw.gov.au/Community/Community-Life/Community-Resources-and-Support	Beyond Council's ability to influence	Council needs to consider capacity to deliver and operate; financial burden if project not successful
Ongoing	Ongoing	To be brought to next working group for discussion

Definitions



5. Council will urgently advocate with the NSW Land and Housing Corporation



A commitment to at least maintain the existing quantum of social housing in the LGA	A commitment to provide for appropriate and timely maintenance and repair of existing stock	A strategic approach to selective redevelopment of existing stock, and the funding of new social housing stock, to better meet current and projected need
A 2023 collaboration agreement between NSW Homes and QPRC’s underpins intent to deliver the right social housing in the right location, at the right time. Although some of Homes NSW’s proposed projects are commercial in confidence, Homes NSW presented their work program for Queanbeyan to the Affordable Housing working group in August 2024. QPRC continues work towards redevelopment of the depot site for medium density housing in the centre of Braidwood.		
On-going		



6. Seek to ensure the funding of at least 500 new social housing dwellings progressively to 2041, and at least 170 places as crisis, short-term, transitional and/or supported accommodation for the growing cohort of people at risk of long-term homelessness, as a matter of urgency, under State and Federal Government funding programs.

Seek to ensure the funding of at least 500 new social housing dwellings

Ongoing - Council monitors funding opportunities, with a grant for crisis and transitional housing currently available through the Federal government.

Council engages with Homes NSW regularly. Homes NSW has an ongoing program of updating and increasing density of housing stock.

No end date

Definitions





7. Use of Council land for Partnership Developments

Allocate, in principle, at least five Council-owned sites in Queanbeyan, Bungendore and Braidwood for the development of affordable housing in partnership with a Tier 1 CHP and/or NFP housing provider	Seek to develop these sites in the short-term, medium and longer-term for a range of uses
Ongoing and underway - Wallace Street/Ryrie Street Braidwood Council dept redevelopment Exploratory discussions with CHP and NFP underway with regard to Council land	Ongoing and underway
No end date	No end date

Definitions





7. Use of Council land for Partnership Developments

Develop the sites through a competitive tendering process (EOI) or a preferred partnering arrangement with a registered Tier 1 CHP or relevant NFP that clearly specifies requirements for the site including maximisation of affordable rental housing yield	Seek to secure the dedication of at least three sites owned by other public authorities
Ongoing and in part underway; initial strategic planning analyses completed on many sites named in the Strategy. Some unsuitable, some are being investigated further for a QPRC and CPH partnership and some subject to a new carparking strategy currently being prepared. Additionally, five technical studies due to be completed end of December 2025 for Infill Housing Strategy	Underway, work being led by NSW Homes.
No end date	No end date

Definitions





8. Advocate with State Government to develop a register of public land that can be made available for additional affordable housing partnership developments

Develop a mechanism for development and/or dedication of land or dwellings, which may include:

- I. Partnership development with a Community Housing Provider, with land dedicated free of charge or with value recouped through sale of some dwellings; and/or**
- II. Development of a Planning Agreement to provide for dedication of a reasonable proportion of dwellings as affordable rental housing; and/or**
- III. an Affordable Housing Contribution Scheme if preferred and/or to accompany the lodgment of a Planning Proposal for rezoning of the land.**

i. Strategic planning staff working with a not for profit and community housing provider to explore partnership for use of approx. 5x underutilized Council sites for transitional housing

ii. & iii. Some investigations completed to understand the best mechanism. Bega Valley Shire has recently adopted an Affordable Housing Contribution Scheme and is being reviewed as a potential template. Further work to be undertaken in 2026.

2025-26

Definitions





8. Advocate with State Government to develop a register of public land that can be made available for additional affordable housing partnership developments

Council will seek to give priority to the development of:

- i. An affordable Manufactured Housing Estate with mixture of owner-renters and renter-renters;**
- ii. A well-located multi-tenure development; and affordable seniors development.**

i. Ongoing and to be determined on a case by case basis.

ii. Work for redevelopment of QPRC depot at Wallace Street/Ryrie Street Braidwood work underway, including grant application to fund business case and master plan of redevelopment of Braidwood depot; contamination survey and remediation action plan preparation and Heritage character analysis of site. The site is identified for Seniors Housing in the strategy.

Homes NSW currently redeveloping 37-39 Munro Road, Crestwood for 12x seniors housing units

2025-26

Definitions





9. Council will seek to ensure that there is an increase in appropriate social housing dwellings to meet existing and projected needs, and to ensure the long-term viability of such housing stock

Exploring opportunities with NSW Land and Housing Corporation and Tier 1 CHPs for the selective redevelopment of older concentrations of social housing	Seeking to ensure that senior Council staff are included in any planning, round-table discussions and/or negotiations with relevant government departments on decisions affecting the supply of affordable (including social) housing	Ensuring that there is no net loss of social housing dwellings as a result of any regeneration activities
A 2023 collaboration agreement between NSW Homes and QPRC's underpins intent to deliver the right social housing in the right location, at the right time. Although some of Homes NSW's proposed projects are commercial in confidence, Homes NSW presented their work program for Queanbeyan to the Affordable Housing working group in August 2024.	Ongoing and underway - senior Council staff are included in discussions about housing provision with the relevant agencies.	Ongoing and underway - NSW Homes intend to maintain existing numbers.
Ongoing	Ongoing	Ongoing

Definitions





9. Council will seek to ensure that there is an increase in appropriate social housing dwellings to meet existing and projected needs, and to ensure the long-term viability of such housing stock

Advocating to State Government on behalf of local Community Housing Providers for a transfer of title and/or long-term (e.g. 50-year lease) on existing public housing on contiguous sites in appropriate areas to facilitate the redevelopment of selected stock	Reviewing zoning and controls in precincts targeted for estate regeneration or selective redevelopment to support density.
Outside of Council's range of influence	In Queanbeyan this is to be delivered through the Infill Strategy for Queanbeyan and surrounds. A character analysis is currently being prepared for the Braidwood depot site to determine suitable medium density planning controls. If suitable, these controls will be expanded across all of Braidwood.
No date identified	2025-26

Definitions





10. Council will seek to make amendments to planning controls

Amending parking controls to reflect actual owner rates for vehicles, with a further discount for well-located areas within B3 and B4 zones to facilitate Residential flat buildings, and for smaller houses and Multi dwelling housing	Amending controls to allow non-commercial uses such as parking at the ground floor of Shop top housing developments combined with a requirement for an active street frontage, noting the increasing non-viability of commercial development in B2 and B3 zones
To be delivered through the Infill Strategy for Queanbeyan and surrounds. Council is reviewing its Carparking Strategy within the CBD	To be delivered through the Infill Strategy for Queanbeyan and surrounds. Council is reviewing its Carparking Strategy within the CBD
Ongoing	On-going

Definitions





10. Council will seek to make amendments to planning controls

Providing additional Floor Space Ratio in the Queanbeyan B3 zone in return for the development of Boarding Houses and Co-living Housing, and studio and one-bedroom apartments	Removing all DCP controls related to apartment development that are above the Apartment Design Guide requirements	Allowing Residential flat buildings and parking with consent in the B3 zone where it can be demonstrated that the ground floor is not used for habitable purposes, an active street frontage (or a street frontage adaptable to commercial uses) is maintained
To be delivered through the Infill Strategy for Queanbeyan and surrounds.	To be delivered through the Infill Strategy for Queanbeyan and surrounds.	To be delivered through the Infill Strategy for Queanbeyan and surrounds.
Ongoing	Ongoing	Ongoing

Definitions





10. Council will seek to make amendments to planning controls

Rezoning some B3 zoned areas in Queanbeyan to B4 to allow for the construction of Residential flat buildings, and to open up opportunities provided by the Housing SEPP	Allowing height of at least 14 metres within B4 and R4 zones, noting that currently height controls further constrain the development of Residential flat buildings	Removing DCP controls on Residential flat buildings related to setbacks, minimum site area per dwelling, etc and rely instead upon the provisions of the Apartment Design Guide
To be delivered through the Infill Strategy for Queanbeyan and surrounds.	To be delivered through the Infill Strategy for Queanbeyan and surrounds.	To be delivered through the Infill Strategy for Queanbeyan and surrounds.
Ongoing	Ongoing	Ongoing

Definitions





10. Council will seek to make amendments to planning controls

Remove minimum lot area per dwelling controls for Multi dwelling housing in Bungendore and Braidwood	Providing opportunities for smaller dwellings on smaller lots through measures such as substantially reducing minimum lot size in new release areas, particularly in Braidwood and Bungendore; zoning Greenfield sites as R1 rather than R2 to allow Multi dwelling housing
Being investigated through the Braidwood and Bungendore Structure Plans - Heritage, Infrastructure constraints are barriers	Being investigated through the Braidwood and Bungendore Structure Plans - Heritage, Infrastructure constraints are barriers
2025-26	2025-26



11. Council will consider implementation mechanisms that facilitate the more effective operation of the Housing SEPP in the LGA

Introduction of FSR controls in residential areas within 400 metres of B1, B2 and B4 zones to facilitate infill affordable housing	Rezoning areas on the periphery of B3 zones to B4 to maximise opportunities for Boarding House development in R2 zones within 400 metres of B4	Facilitating information sessions with developers and social housing providers to promote opportunities provided by the Housing SEPP
Infill Housing Strategy to explore this	Infill Housing Strategy to explore this	Being explored as part of the Infill housing strategy
On-going	On-going	On-going

Definitions





12. Council will develop a Planning Agreement Policy

Agreements made with regard to any mechanisms that involve concessions or relaxation of controls are transparent and guaranteed	That an appropriate share of benefit is captured from any rezoning or up-zoning that is assessed as resulting in sufficient land value uplift
For discussion with working group - some investigations have been undertaken to understand the best mechanism.	For discussion with working group. Bega Valley Shire has adopted an Affordable Housing Contribution Scheme which provides for dollar or in-kind contributions for Affordable Housing in the local government area. Currently the Scheme applies to the Bega Urban Release Area, but further land may be added. The Bega Urban Land Release proposal will rezone 279 hectares to support creation of new homes, shops and public spaces. It will allow for a broad mix of housing options including semi-detached dwellings, multi-dwelling housing and independent living units. Benefits captured through the Scheme from up-zoning, will ensure a range of affordable housing is available in the LGA.
2025-26	2025-26

Definitions





13. Council will seek to encourage and prioritize development of 'affordable housing' projects

Developing internal processes that can fast track or prioritise 'affordable housing' developments by private, public and/or community sector/NFP proponents	Ensuring that this process is applied to those providing genuinely 'affordable housing' in accordance with this Strategy
Development assessment processes have been updated over past 12 months including setting up a Fast Track assessment team	Development assessment processes have been updated over past 12 months
Ongoing	Ongoing

Definitions





13. Council will seek to encourage and prioritize development of ‘affordable housing’ projects

Providing advice and support on relevant aspects of affordable housing policy, models, planning and development	Actively linking potential private sector developers, CHPs/NFPs and philanthropists
Ongoing	Ongoing and opportunistic
2025-26	No end date

Definitions 



14. Council will consider developing Affordable Housing Contributions Scheme

Conduct more detailed economic modelling to determine the viability of an Affordable Housing Contributions Scheme in relation to specific precincts prior to rezoning	Develop an Affordable Housing Contributions Scheme in relation to those precincts where such a contribution is likely to be viable to generate resources for affordable rental housing
Some investigations have been undertaken to understand the best mechanism. For discussion with working group. Bega Valley Shire has adopted an Affordable Housing Contribution Scheme which provides for dollar or in-kind contributions for Affordable Housing in the local government area. Currently the Scheme applies to the Bega Urban Release Area, but further land may be added. The Bega Urban Land Release proposal will rezone 279 hectares to support creation of new homes, shops and public spaces. It will allow for a broad mix of housing options including semi-detached dwellings, multi-dwelling housing and independent living units. Benefits captured through the Scheme from up-zoning, will ensure a range of affordable housing is available in the LGA.	
2025-26	2025-26

Definitions





15. Mandating housing diversity

In existing areas, as well as amending the DCP to ensure that there are no impediments to studio apartments	In Greenfield sites, adopt a masterplan approach to Greenfield developments to facilitate multi-dwelling housing and houses on small lots
Suitability of this will be examined as part of the Infill housing strategy	Opportunistic - consideration through planning proposal processes for large urban release areas
Ongoing	Ongoing

Definitions





16. Council will establish required administrative mechanisms to ensure proper monitoring, management and administration related to the Strategy

Council will establish required administrative mechanisms to ensure proper monitoring, management and administration related to the Strategy	
Ongoing and underway - monitoring systems in development	
No end date	

Definitions





17. Council will ensure that partnering and management arrangements with a registered community housing provider include adequate budgetary provision and planning for maintenance and facilities management

Council will ensure that partnering and management arrangements with a registered community housing provider include adequate budgetary provision and planning for maintenance and facilities management

Ongoing - Council needs to consider capacity to deliver and operate; financial burden if project not successful

Preliminary discussions are currently being undertaken with CHP

Ongoing

Definitions





Definitions

- NFP = Not for profit
- CHP = Community Housing Provider

Definitions



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.1 QPRC AFFORDABLE HOUSING STRATEGY - ANNUAL
UPDATE

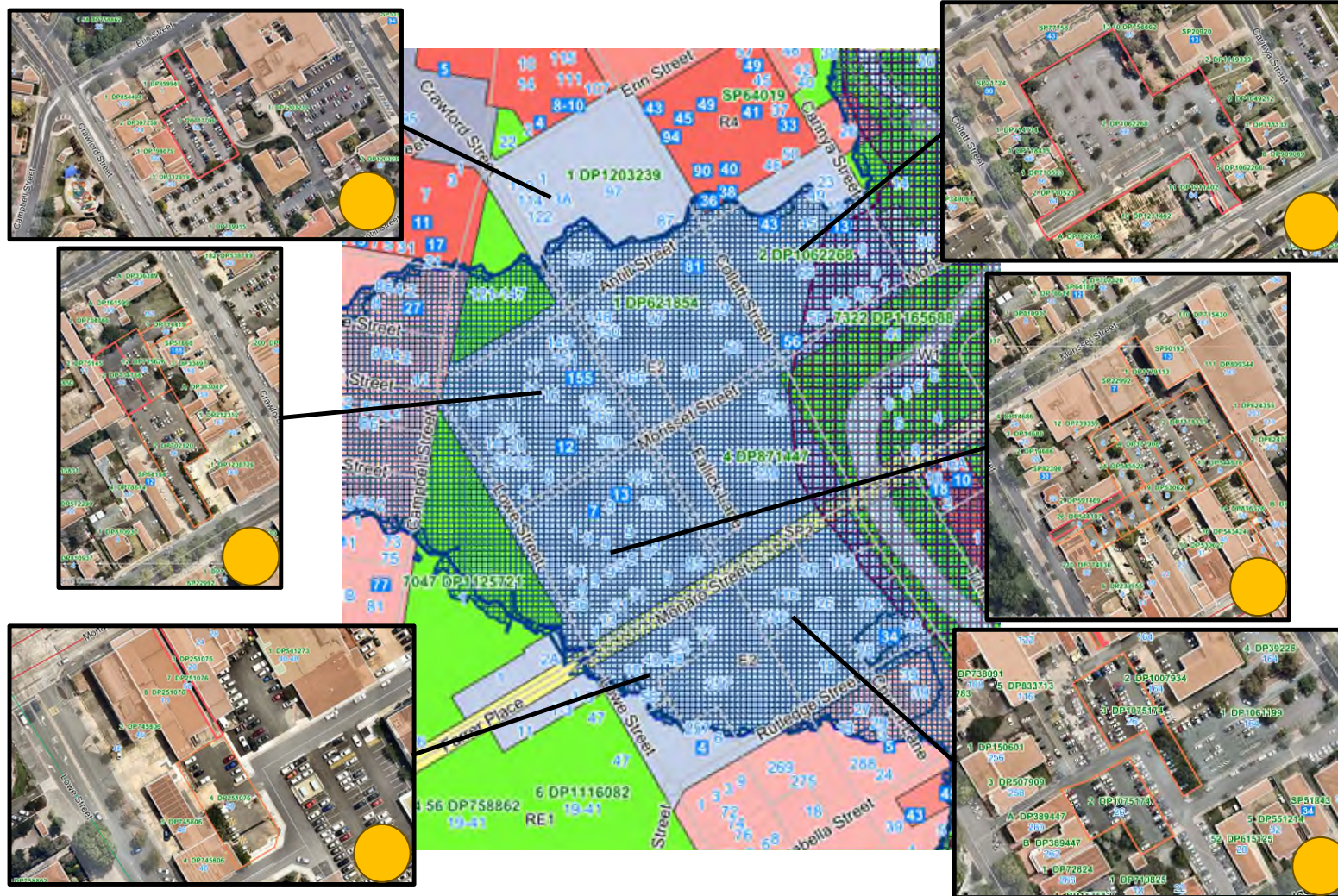
ATTACHMENT 2 COUNCIL OWNED LAND

Analysis of key sites identified in the QPRC Affordable Housing Strategy

Key sites identified in Affordable Housing Strategy

Site	Tenure/Ownership	Challenges/risks	
Queanbeyan Showground (Caravan Park or MHE)	Council Managed Crown Land	Ownership, Traffic, Parking and Access, State Heritage listed, impact on existing uses (recreation/event space), Crown land/plans of management	
Queanbeyan Racecourse (Caravan Park or MHE)	Crown land – managed Queanbeyan Racing Club Limited	Not Council owned, excess land needs are unknown	
Braidwood Racecourse and Showground (Caravan Park or MHE)	Council Managed Crown Land	Braidwood showground already operates as a primitive camping area, heritage listed, disconnected from Braidwood, lack of supporting infrastructure	
42 Bombay Road Braidwood	Council land – Operational	Flooding, topography, access	
Bungendore Showground (Caravan Park or MHE)	Crown Land – managed Bungendore Racecourse & Showground Trust	Bungendore showground already operates as a primitive camping area Services, disconnected from Bungendore, not managed by Council, already primitive camping area	

Key sites within Queanbeyan CBD



Issues with the current Strategy's implementation

- All sites currently zoned E2 – Commercial Centre – Shop Top Housing is the only permissible residential use. No assessment undertaken on potential loss of economic land if converted to residential.
- The majority of the sites are flood prone.
- Implementation plan identifies car park sites but no assessment of them had been done – carparking strategy is currently being prepared to inform strategic decisions.



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.2 PLANNING PROPOSAL GATEWAY DETERMINATION -
ADDITIONAL PERMITTED USES FOR SENIORS
HOUSING AND MULTI-DWELLING HOUSING IN SOUTH
JERRABOMBERRA

ATTACHMENT 1 GATEWAY DETERMINATION - APU SOUTH
JERRABOMBERRA

Department of Planning, Housing and Infrastructure



Our ref: IRF25/2248

Ms Rebecca Ryan
General Manager
Queanbeyan Palerang Regional Council
council@qprc.nsw.gov.au

Attn: Haydon Murdoch

4 November 2025

Subject: **Planning proposal PP-2024-1370 to amend Queanbeyan Palerang Regional Local Environmental Plan 2022**

Dear Ms Ryan

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) to allow 'seniors housing' and 'multi-dwelling housing' as additional permitted uses on land zoned RE2 Private Recreation at South Jerrabomberra.

After careful consideration, as delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should not proceed due to the following reasons:

- The planning proposal is inconsistent with local and regional strategic planning
- The proposal does not demonstrate that it is compatible with the existing and future functioning of the Hume Industrial Area.
- Residential development as proposed does not align with the zone objectives of the RE2 Private Recreation zone within the QPRC LEP 2022.
- The proposal sets an undesirable precedent for future proposals with sensitive uses within the buffer area that would erode the effectiveness of the buffer.

While the housing benefits of the proposal are acknowledged, these are considered to be outweighed by potential impacts on the Hume Industrial Estate which must be protected due to the significant employment within the Estate and the role that it plays in the supply of industrial land for the region.

Department of Planning, Housing and Infrastructure



Should Council wish to pursue permitting residential or other land uses not currently permitted within the RE2 zoned buffer area, a strategic review of the entire buffer area should be undertaken in consultation with and agreed to by the ACT Government.

Should you have any enquiries about this matter, please contact Graham Towers on graham.towers@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D Thompson", on a light blue background.

Daniel Thompson
Executive Director
Local Planning and Council Support



Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2024-1370): to allow Seniors Housing and Multi-dwelling housing as additional permitted uses on land zoned RE2 Private Recreation at South Jerrabomberra

I, the Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Queanbeyan Palerang Regional Local Environmental Plan 2022 to allow Seniors Housing and Multi-dwelling housing as additional permitted uses on land zoned RE2 Private Recreation at South Jerrabomberra should, for the following reasons, not proceed.

- The planning proposal is inconsistent with local and regional strategic planning
- The proposal does not demonstrate that it is compatible with the existing and future functioning of the Hume Industrial Area.
- Residential development as proposed does not align with the zone objectives of the RE2 Private Recreation zone within the Queanbeyan Palerang Regional Local Environmental Plan 2022.
- The proposal sets an undesirable precedent for proposals for other sensitive uses within the buffer area that would erode the effectiveness of the buffer.

Dated 4 November 2025

A handwritten signature in blue ink, appearing to read 'D Thompson'.

Daniel Thompson
Executive Director, Local Planning
and Council Support
Department of Planning, Housing and
Infrastructure

**Delegate of the Minister for Planning
and Public Spaces**

PP-2024-1370 (IRF 25/2248)

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.4 AUDIT, RISK AND IMPROVEMENT COMMITTEE - CHAIR'S
ANNUAL REPORT 2025

ATTACHMENT 1 AUDIT, RISK AND IMPROVEMENT COMMITTEE - CHAIR'S
ANNUAL REPORT 2025



Audit Risk and Improvement
Committee Chair's

Annual Report

Audit Risk and Improvement Committee Chair's **Annual Report 2025**



Image: Queanbeyan
Source: Visitqueanbeyanpalerang

Contents

01. Summary	4
02. QPRC Audit, Risk and Improvement Committee Members	5
Internal Audit Function	9
Internal Audit Plan	9
Monitoring of Agreed Management Actions	10
Compliance with the ARIC Charter	11
Major Highlights	15

OFFICES:

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257 Crawford Street

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01. Summary

QPRC has an Audit, Risk and Improvement Committee (ARIC) consisting of three independent voting members and two non-voting Council members. The ARIC is an advisory committee to Council and plays a pivotal role in the governance framework by providing Council with independent oversight and monitoring of Council's audit processes, including internal control activities.

Independence is assured through the recruitment process where the Office of Local Government has prescribed the assessment requirements for recruitment. ARIC members are required to complete a Pecuniary Interest Statement & Other Matters disclosure return annually.

Representatives of The Audit Office of NSW are invited to attend the ARIC meetings.

The ARIC Charter provides the framework for the performance of the Committee activities and has been developed in accordance with the Office of Local Government's model Terms of Reference.

The ARIC Charter documents the duties and responsibilities of the Committee and is reviewed annually.

The Charter is required to be adopted by Council within the first year of a new Council being appointed. The current Charter was approved at the Ordinary meeting of Council held 18 December 2024.

The Committee met five times throughout 2024/25. The schedule of ARIC meetings are detailed in the following table.

Key items of business include:

- Received briefings on risk, audit actions, quarterly budget review statements and the quarterly forward internal audit plan at each meeting
- Considered reports on internal and external audits
- Received briefings from the Audit Office of NSW
- Discussed emerging risks and any general business arising
- Held in-camera sessions with individual key stakeholders, including internal audit and external auditors.

Date	Meeting Type
5 September 2024	Extraordinary / Additional Meeting
9 September 2024	Ordinary Meeting
9 December 2024	Ordinary Meeting
17 March 2025	Ordinary Meeting
16 June 2025	Ordinary Meeting

02. QPRC Audit, Risk and Improvement Committee members



Rhonda Wheatley

Independent Committee Chair
July 2023 – current

Rhonda joined the Committee as the appointed Chair in July 2023.

Rhonda is a highly experienced Board and Audit Committee member. She is currently the CEO of a not-for-profit charity located on the Central Coast of NSW. Over the past 30 years she has worked in the private and public sectors including NFP public sector entities as Director Corporate Services, CFO and/or CEO.

Rhonda has an extensive finance career across manufacturing and major public sector organisations. She was awarded the NSW Public Sector CPA of the year in 2003 for her significant contribution toward improving governance and the financial management of public sector organisations within NSW.

She received the CPA Presidents Award in December 2006 and the CPA Australia NSW President's Award in December 2014. Rhonda is a CPA, FCPA. She has a Graduate Certificate Public Sector Management, Australian Institute of Company Directors certification and a Bachelor of Business from the University of Western Sydney Nepean.



Carolyn Rosetta-Walsh

Independent Committee Member
July 2019 – current

Carolyn joined the Committee in 2019. Carolyn's appointment has recently been extended for another two years.

Carolyn brings a wealth of financial management experience to the committee and served as the Chair of the ARIC Financial Statements Sub-Committee for several years to assist the financial team in planning and improving the process for external audit.

Carolyn has extensive assurance, risk and advisory experience across the public sector, private sector and not-for-profit sector. Carolyn also serves on a number of Audit, Risk and Improvement Committees.

Carolyn is the Director of C&N Audit Services and is a Chartered Accountant, Registered Company Auditor, SMSF Auditor, Certified Internal Auditor and holds a Certificate of Public Practice.



Diana Hamono

Independent Committee Member
August 2022 – current

Diana joined the Committee in 2022.

Diana has more than 36 years' internal auditing and IT auditing experience in federal and local government organisations, spanning regulatory, policy and service delivery organisations. Her audit consulting experience covers all aspects of risk, governance, ICT, program and project management and corporate and operational business systems.

Diana holds a Masters degree in Information Studies (Knowledge Management), a Diploma of Security (Risk Management), an OGC Gateway Reviewer Team Member accreditation, a Certificate of COBIT 5 Foundations and a foundation Certificate in IT Service Management (ITIL v3). She is a certified Information systems Auditor, is certified in the Governance of Enterprise IT, is a Professional Member of IIA – Australia and a Member of ISACA. Diana is an independent audit and risk committee member at several local and federal government agencies.



Cr Morgan Broadbent

Non-voting Councillor Member
October 2024 - current

Cr Broadbent joined the Committee in 2024 as the Non-Voting Council Member. He is a qualified systems engineer with extensive experience working within both regulated industries and regulating agencies in complex environments, including the defence and federal government sectors. His expertise spans systems engineering, safety engineering, electronic warfare, and the application of assurance frameworks to deliver safe, compliant, and effective outcomes.

He holds a Bachelor of Electrical Engineering (Hons) and an MBA (Executive) and is an accredited ISO 9001 Lead Auditor.

Cr Broadbent's professional background includes significant engagement with risk management, governance, compliance, and capability acquisition. In addition to his engineering career, he serves as an elected councillor for Queanbeyan–Palerang Regional Council, bringing practical governance, policy, and community engagement experience to the Committee.



Cr John Preston
Non-voting Councillor Member (alternate)
October 2024 - current



Image: Braidwood
Source: Visitqueanbeyanpalerang

The Committees attendance at meetings (2024/25):

Name	Role	Eligible	Attended
Rhonda Wheatley	Independent Chair Appointed 2023	5	5
Carolyn Rosetta-Walsh	Independent Member Appointed 2019	5	5
Diana Hamono	Independent Member Appointed 2022	5	5
Cr Michele Biscotti	Non-voting Council Member Appointed 2022	2	0
Cr Bryce Wilson (alternate)	Non-voting Council Member Appointed 2022	2	0
Cr Morgan Broadbent	Non-voting Council Member Appointed October 2024	3	2
Cr John Preston (alternate)	Non-voting Council Member Appointed October 2024	3	0

Other attendees at Committee meetings include:

QPRC staff:

- QPRC's General Manager (GM)
- Director - Corporate Services
- Chief Financial Officer
- Manager Governance, Legal and Risk
- ARIC Secretary/Risk and Internal Audit Coordinator.

Invitees:

- Audit Office of NSW
- Internal Audit Partner O'Connor Marsden & Associates
- QPRC staff requested to present to the Committee.

INTERNAL AUDIT FUNCTION

The Internal Audit function is outsourced to an external provider. An open tender process occurred in late 2023 to select our providers for the following 4 years and after review by the tender panel, against the tender assessment criteria, the internal audit services were awarded to O'Connor Marsden.

INTERNAL AUDIT PLAN

One of the ARIC functions is to oversee the implementation of the 4-year strategic internal audit plan (2023 to 2027). The 4-year Strategic Plan is a rolling plan where the current year of the plan is reviewed and becomes the annual internal audit plan. This enables the plan to stay dynamic and relevant to emerging risks. The Internal Audit Plan for 2024/2025 was endorsed by the ARIC at its meeting of 17 June 2024.

Each quarter the ARIC monitors progress against the audit plan and is presented with final internal audit reports.

During the year, eight internal audits were completed across the main areas of business and administration within Council. These included: (Please see on page 10 the table).



Image: Bungendore
Source: Visitqueanbeyanpalerang

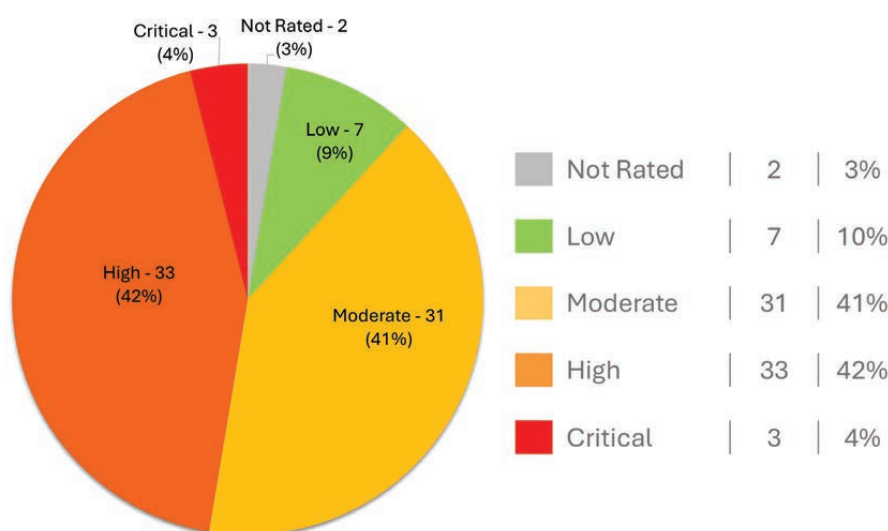
Audit Risk and Improvement Committee Chair's **Annual Report 2025**

Internal Audit	Key Directorate
IT Disaster Recovery (Papers went to ARIC Q1 2024/25)	Corporate Services
S.355 Committee Review (Papers went to ARIC Q1 2024/25)	Community, Arts and Recreation
Swimming Pool Compliance	Development and Environment
Fuel Card Audit	Infrastructure Services
Waste Management Facilities	Infrastructure Services
Records Management	Corporate Services
Asset Management	Corporate Services
Roadside Infrastructure Works Compliance	Infrastructure Services

MONITORING OF AGREED MANAGEMENT ACTIONS

Each final internal audit report identifies areas of improvement as well as the actions (which are risk rated) and timeframes for completion as agreed to by management.

The ARIC monitors performance against these actions so that risks can be mitigated within the timeframes identified, particularly for those risks that are rated Critical, High, and Moderate. Below is a graph showing audit actions by risk rating as at 30 June 2025. The ARIC also monitors actions contained within external audit reports. The graph below is inclusive of these actions.



COMPLIANCE WITH THE ARIC CHARTER

The ARIC charter provides the terms of reference for the ARIC. The ARIC review's its charter annually. The Charter is then endorsed by Council and published on Council's website. The table below provides an analysis of compliance against the ARIC Charter as endorsed by Council at its meeting of December 2024.

Committee Charter	Compliance
<i>Committee meetings</i>	A quorum was met at every meeting.
<i>Composition</i>	3 Independent members 1 Councillor
<i>Broad range of skills and experience</i>	The Committee consists of a diverse range of extensive experience across risk management, internal audit, financial management, local government and commercial activities.
<i>Functional separation</i>	The Committee has no executive powers.
<i>Sufficient time allocated to tasks</i>	The Committee agenda facilitated adequate time to discuss all internal audit reviews, external audit reviews, and update on the progress of the implementation of audit actions.
<i>Probity</i>	Members declared conflicts of interest if they arose.
<i>Operational</i>	The committee held 4 meetings during the year including a special meeting held on the 5th of September 2024 to review the draft financial statements. The committee undertook its work in accordance with its annual work plan. The ARIC held an in-camera session with internal audit at their meeting of 17 March 2025. Although the current charter states that the ARIC should hold an in-camera session twice early this was not deemed necessary due to open communication between the two parties. The ARIC held an in-camera session with the external auditors at their meeting of 17 March 2025. Meeting agenda and papers were prepared for each meeting 5 days prior to each meeting with minutes prepared and distributed within 10 working days of each meeting.

Audit Risk and Improvement Committee Chair's **Annual Report 2025**

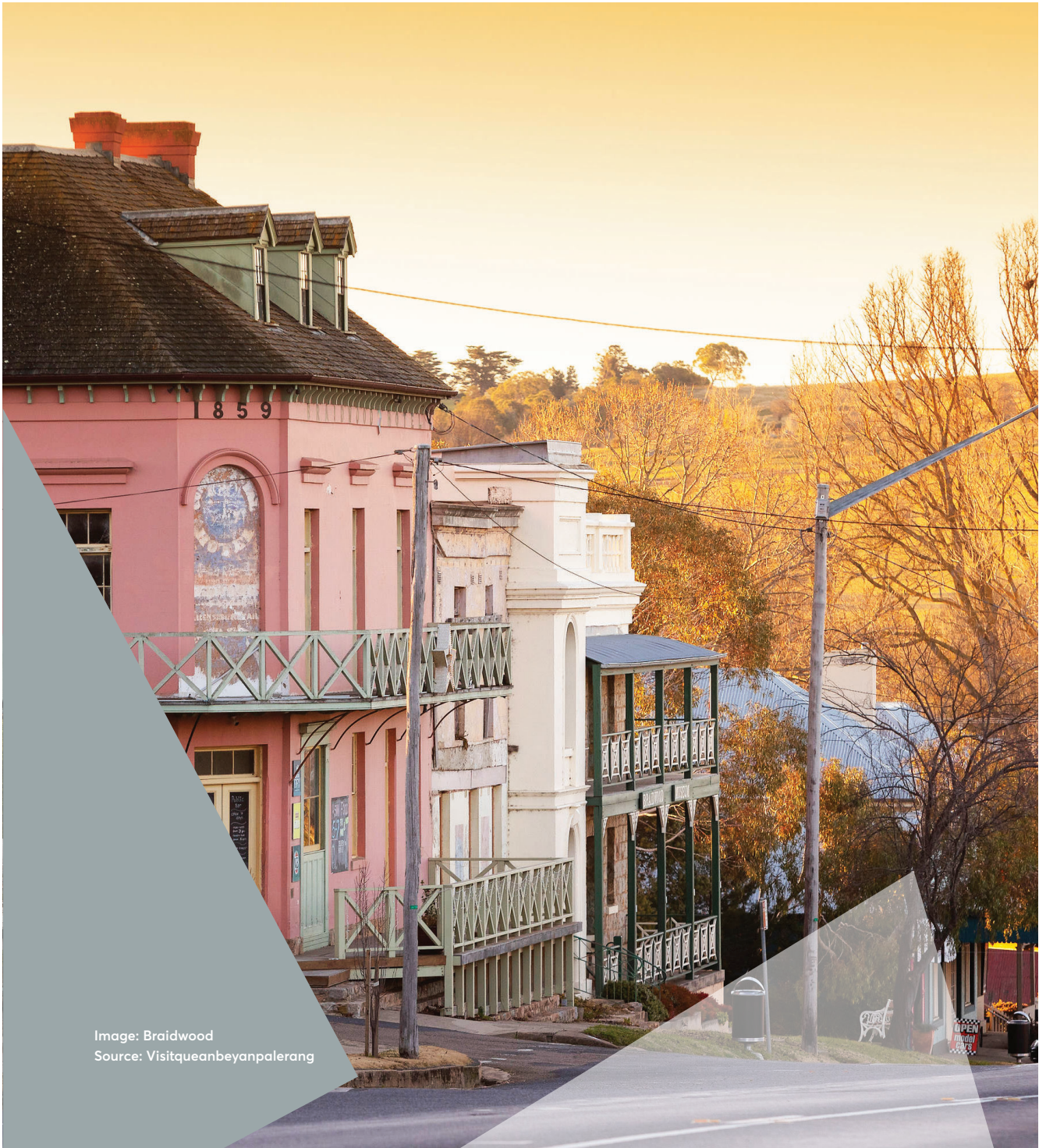


Image: Braidwood
Source: Visitqueanbeyanpalerang

Committee Charter	Compliance
<i>Risk management</i>	Risk management key activities are reported at each meeting of the Committee through: - Internal Audit: This includes risk management activities through the improvement of controls through internal audit reports and tracking of progress of internal audit agreed management actions. - Projects: Presentation on a significant project and how relevant risks are being addressed. - General Manager Update: The General Manager presents on three key issues of interest at each meeting. - General information in relation to reviews or updates to the Enterprise Risk Management Framework. - Governance reports which are presented on a regular basis on policies, delegations and compliance.
<i>Control framework</i>	The Committee effectively reviewed the controls, policies and procedures through audit reports and high-level briefings received.
<i>Compliance</i>	The Committee received and reviewed the bi-annual calendar of Compliance and Reporting Requirements 2024/25.
<i>Fraud, corruption and control</i>	The Committee receives information on any major incidents and/or breaches of the Code of Conduct, in addition to ethics and cultural information from surveys.
<i>Internal audit</i>	Reviewed and approved the internal audit coverage and QPRC's internal audit plan. Considered all internal audit reports finalised and presented to the ARIC. Received quarterly reports on the progress of implementing agreed management actions contained in internal audit reports. Received presentations on overdue high and medium rated agreed management actions.

Audit Risk and Improvement Committee Chair's **Annual Report 2025**

Committee Charter	Compliance
<i>External audit</i>	The Committee has continued to review QPRC's financial position. Quarterly reports are received from the CFO in addition to the External Auditors being in attendance at each ARIC meeting. The external audit documents are circulated out-of-session and then placed on the next ARIC meeting agenda to be formally addressed by the external auditors.
<i>External accountability</i>	The Committee acts as a forum for communication between the Council, the GM, senior management, internal audit, external auditors and the Audit Office of NSW.
<i>Financial management</i>	The Committee receives and reviews the Quarterly Budget Review Statement. The ARIC held a special meeting on the 5th of September 2024 to review the draft financial statements.
<i>Committee Outcomes and Self-assessment</i>	The Chair's annual report was presented to the ARIC at its meeting of 15 September 2025. The Committee conducted a self-assessment to determine the extent to which it is achieving its overall objective to provide independent assurance and assistance to QPRC on risk management, control, governance, and legal and regulatory obligations; and assess the performance of QPRC's internal audit function. The self-assessment for 2024/25 was completed by the Committee and attendees in August 2025.

MAJOR HIGHLIGHTS

Major highlights of the work undertaken by ARIC during the 2024/25 year were:

- ARIC reviewed its annual work plan to confirm alignment with the OLG list of requirements contained in the OLG Guidelines for Risk Management and Internal Audit.
- Considered presentations by management on major projects.
- Reviewed the draft financial statements and resolved to recommend their endorsement by Council.
- Several Agreed Management Actions were updated and finalised, significantly reducing the overall number of outstanding items.

As Chair of the ARIC, I would like to extend my appreciation to my fellow committee members for their contributions and dedication during the year. I would also like to extend my appreciation to Anita Cakalic, Risk & Internal Audit Coordinator for her support and that of her team during the year, and to Rebecca Ryan, General Manager, and her leadership team for their efforts to meet their obligations during times of staff shortages.



Image: Bungendore
Source: Visitqueanbeyanpalerang



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.6 CAPITAL FOOTBALL'S NATIONAL PREMIER LEAGUES (NPL)
REVIEW - RESPONSES

ATTACHMENT 1 QPRC LETTER TO YVETTE BERRY, MLA, ACT MINISTER
FOR SPORT AND RECREATION RE NPL CAPITAL
FOOTBALL REVIEW



Council ref: 52.5.1

1 October 2025

Yvette Berry, MLA
ACT Minister for Sport and Recreation
GPO Box 1020
CANBERRA ACT 2601
By email: berry@act.gov.au

Dear Minister Berry,

Capital Football's Review

On behalf of Queanbeyan-Palerang Regional Council and our local football community, I am writing to highlight the widespread dissatisfaction with Capital Football and their handling of the recent National Premier Leagues Capital Football review. Council requests your immediate intervention by requesting they set the review aside and instead:

- Conduct an analysis between the current CF NPL Review and the FNSW Player Development approach to identify best practice;
- Pilot a Youth Club Standards Rubric in 2026 alongside existing competition structures;
- Engage clubs in a two-year transition plan, introducing technical advisor visits and progression/retention tracking;
- Reassess competition format changes for 2027 based on data from the pilot, and
- Agree to retain Monaro Panthers FC in the NPLB in 2026.

Council is committed to supporting our local football clubs – namely the Monaro Panthers, QBN City Football Club and BellaMonaro FC, and will provide them priority access to the South Jerrabomberra Regional Sports Complex, Riverside Oval, High Street Oval and any other QPRC football facilities.

I have a meeting scheduled with you on Monday, 6 November to discuss this matter. If possible, I respectfully request this meeting be brought forward to discuss this important issue as it has serious consequences for QPRC's local football community, particularly for our youth.

Yours sincerely,

Cr Kenrick Winchester
Mayor
Queanbeyan-Palerang Regional Council

CC. NSW Minister for Sport, the Hon. Steve Kamper, MP

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ABN 95 933 070 982

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.6 CAPITAL FOOTBALL'S NATIONAL PREMIER LEAGUES (NPL)
REVIEW - RESPONSES

ATTACHMENT 2 RESPONSE FROM YVETTE BERRY, MLA, RE CAPITAL
FOOTBALL'S NATIONAL PREMIER LEAGUES - NPL -
REVIEW



Yvette Berry MLA
Deputy Chief Minister
Minister for Education and Early Childhood
Minister for Homes, Homelessness and New Suburbs
Minister for Sport and Recreation

Member for Ginninderra

Mr Kenrick Winchester
Mayor
Queanbeyan-Palerang Regional Council
PO Box 90 Queanbeyan NSW 2620

Dear Mr Winchester

Thank you for your email in August requesting a meeting with me to discuss Capital Football's National Premier Leagues (NPL) Review.

I acknowledge there is significant community interest in this matter, including via social media. I also acknowledge the disappointment being experienced by the Monaro Panthers Football Club. However, and as you will understand, decisions relating to the structure, administration, and participation of clubs in the National Premier League and associated competitions are at the sole discretion of Capital Football. The ACT Government does not intervene in decisions made by independent sporting organisations.

None the less, following your advocacy I have had a conversation with Capital Football and have asked to be kept up to date where appropriate should there be any future changes. If I am advised of any further developments, I will let you know.

I apologise that I have been unable to accommodate your request for an earlier meeting. I do look forward to meeting with you along with members of the Monaro Panthers on this matter on 06 November and on any other issues you wish to discuss.

Kind regards,

Yvette Berry MLA
15/10/2025

act.gov.au

ACT Legislative Assembly
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Canberra ACT 2601

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berry@act.gov.au

YvetteSBerry
 Yvette_berry_mla

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.6 CAPITAL FOOTBALL'S NATIONAL PREMIER LEAGUES (NPL)
REVIEW - RESPONSES

ATTACHMENT 3 QPRC LETTER TO THE HON STEVE KAMPER NSW MINISTER
FOR SPORT RE NPL CAPITAL FOOTBALL REVIEW



Council ref: 52.5.1

8 October 2025

The Hon. Steve Kamper, MP
NSW Minister for Sport
GPO Box 5341
SYDNEY NSW 2001

By email: [REDACTED]

Dear Minister Kamper,

Capital Football's Review

On behalf of Queanbeyan-Palerang Regional Council and our local football community, I am writing to highlight the widespread dissatisfaction with Capital Football and their handling of the recent National Premier Leagues Capital Football review. Council requests your immediate intervention by requesting they set the review aside and instead:

- Conduct an analysis between the current CF NPL Review and the FNSW Player Development approach to identify best practice;
- Pilot a Youth Club Standards Rubric in 2026 alongside existing competition structures;
- Engage clubs in a two-year transition plan, introducing technical advisor visits and progression/retention tracking;
- Reassess competition format changes for 2027 based on data from the pilot, and
- Agree to retain Monaro Panthers FC in the NPLB in 2026.

Council is committed to supporting our local football clubs – namely the Monaro Panthers, QBN City Football Club and BellaMonaro FC, and will provide them priority access to the South Jerrabomberra Regional Sports Complex, Riverside Oval, High Street Oval and any other QPRC football facilities.

Yours sincerely,

[REDACTED]

Cr Kenrick Winchester
Mayor
Queanbeyan-Palerang Regional Council

CC. ACT Minister for Sport and Recreation, The Hon. Yvette Berry, MLA

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.6 CAPITAL FOOTBALL'S NATIONAL PREMIER LEAGUES (NPL)
REVIEW - RESPONSES

ATTACHMENT 4 LETTER OF RESPONSE FROM THE HON STEVE KAMPER,
MP, RE CAPITAL FOOTBALL'S REVIEW

OFFICIAL

The Hon Steve Kamper MP

Minister for Lands and Property
Minister for Multiculturalism
Minister for Sport
Minister for Jobs and Tourism



CRML25/456

Cr Kenrick Winchester
Mayor
Queanbeyan-Palerang Regional Council
QUEANBEYAN NSW 2620

By email: council@qprc.nsw.gov.au

Dear Mayor Winchester,

Thank you for your correspondence of the 8 October 2025, regarding your concerns about the review by Capital Football of their National Premier League competitions.

Whilst I acknowledge your concerns, the administration and control of the sport of football in the Australian Capital Territory (ACT) does not come under the control of the NSW Office of Sport. Capital Football is an independent legal entity in the ACT administered by a Board of Directors responsible to all its member clubs.

As a legal entity, Capital Football has a commitment to its members to comply with its Constitution, all applicable statutes as an affiliate of Football Australia, its National Sporting Organisation, its by-laws and regulations, including those to adhere to the principles and procedures which govern the adjudication of disputes between its members, its affiliate clubs and other stakeholders including the Council.

The Office of Sport recognises Football NSW and Northern NSW Football as the two State Sporting Organisations responsible for the administration and control of football in NSW.

In the circumstances, you may wish to liaise directly with Capital Football's CEO, Samantha Farrow, and the ACT Government about your concerns. Alternatively, you may wish to contact Mr Anter Issac, Chairperson, Football Australia by Phone: (02) 8020 4000 or Email: reception@footballaustralia.com.au

I hope this information is of assistance.

Sincerely,


Steve Kamper MP
Minister for Lands and Property
Minister for Multiculturalism
Minister for Sport
Minister for Jobs and Tourism

23/10/25

52 Martin Place Sydney NSW 2000
GPO Box 5341 Sydney NSW 2001

02 7225 6140
nsw.gov.au/ministerkamper

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OFFICIAL

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.7 TREATY ON THE PROHIBITION OF NUCLEAR WEAPONS -
MINISTER RESPONSE

ATTACHMENT 1 QPRC LETTER TO PRIME MINISTER THE HON ANTHONY
ALBANESE, MP RE UN TREATY ON THE PROHIBITION
OF NUCLEAR WEAPONS



Council ref: 52.5.1

18 August 2025

The Hon Anthony Albanese, MP
Prime Minister of Australia
Parliament House
CANBERRA ACT 2600

Dear Prime Minister Albanese,

UN Treaty on the Prohibition of Nuclear Weapons

Queanbeyan-Palerang Regional Council has reaffirmed its support for the UN Treaty on the Prohibition of Nuclear Weapons. The use of any nuclear weapon, whether deliberate or accidental, would have catastrophic, far-reaching and long-lasting consequences for people and the environment.

On behalf of Council and our community, I am writing to respectfully inquire why the Australian Government has not yet given effect to its commitment to sign and ratify the UN Treaty on the Prohibition of Nuclear Weapons.

The 6th and 9th August 2025 marked the 80th anniversary of the first use of atomic weapons on civilians, at Hiroshima and Nagasaki in Japan, respectively.

Up to 140,000 people are thought to have died from injuries sustained during the bombing of Hiroshima and Nagasaki. Tens of thousands more people died from the long-term effects including radiation poisoning and burns.

Council acknowledges the efforts of the survivors of the atomic bombings to work for a world free of nuclear weapons, for which they were awarded the 2024 Nobel Peace Prize.

Council firmly believes that its residents have the right to live in a world free from this threat.

Yours sincerely,



Cr Kenrick Winchester
Mayor
Queanbeyan-Palerang Regional Council

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.7 TREATY ON THE PROHIBITION OF NUCLEAR WEAPONS -
MINISTER RESPONSE

ATTACHMENT 2 LETTER OF RESPONSE FROM THE HON PATRICK GORMAN,
MP, RE THE TREATY ON THE PROHIBITION OF
NUCLEAR WEAPONS



ASSISTANT MINISTER TO THE PRIME MINISTER
ASSISTANT MINISTER FOR THE PUBLIC SERVICE
ASSISTANT MINISTER FOR EMPLOYMENT AND WORKPLACE RELATIONS
MEMBER FOR PERTH
The Hon Patrick Gorman MP

Reference: MC25-119964

Councillor Kenrick Winchester
Mayor
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Dear Mayor

Thank you for your letter dated 18 August 2025 to the Hon Anthony Albanese MP, Prime Minister, regarding the Treaty on the Prohibition of Nuclear Weapons. The Prime Minister has asked me to reply on his behalf.

The Prime Minister spoke about Australia's deep commitment to a world without nuclear weapons when he visited Hiroshima in 2023. The Government steadfastly supports the Nuclear Non-Proliferation Treaty as the cornerstone of the global nuclear non-proliferation and disarmament regime. The best pathway to ensure a world free of nuclear weapons is to ensure the Nuclear Non-Proliferation Treaty is acted upon and progressed.

The Government shares the ambition of the Treaty on the Prohibition of Nuclear Weapons. Australia continues to engage constructively on it, including by observing its meetings of states parties and engaging with civil society. The Government's approach is underpinned by a clear-eyed assessment of the international security environment and a recognition of the devastating humanitarian consequences of nuclear weapons use.

As long as nuclear weapons exist, Australia will work tirelessly with the international community towards a nuclear weapon-free world.

Thank you again for raising these concerns with the Prime Minister. I have provided a copy of this letter to the Prime Minister.

Yours sincerely



PATRICK GORMAN

02 / 10 / 2025

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.8 NSW GOVERNMENT'S NEW LAWS ON ILLICIT TOBACCO AND
LANDLORD RESPONSIBILITIES

ATTACHMENT 1 LETTER FROM NSW MINISTRY OF HEALTH ON NSW
GOVERNMENT'S NEW LAWS ON ILLICIT TOBACCO AND
LANDLORD RESPONSIBILITIES

NSW Health



Ref: H25/113114

NSW Government's new laws on illicit tobacco and landlord responsibilities

Dear General Manager,

I am writing to update you on the NSW Government's tobacco licensing scheme and new closure order powers to combat the sale of illicit tobacco and illegal vapes.

The NSW Government's tobacco licensing scheme is now fully operational. The three-month transitional period for all suppliers of tobacco and non-tobacco smoking products to apply for a licence ended on 1 October 2025.

Every premises where tobacco is sold must now hold a valid tobacco licence

If a retailer or wholesaler has submitted a valid licence application on or before 1 October 2025, they can continue to trade until notified of the outcome of their application, otherwise retailers must now have a valid tobacco licence. Those who continue to sell tobacco products without holding a valid licence will now face significant penalties.

A tobacco licence must be displayed at the point of sale for tobacco or non-tobacco smoking products.

If you want to check whether a premises holds a valid tobacco retail or wholesale licence, you can do so by checking the tobacco licence registry on Verify NSW at the following address:
<https://verify.licence.nsw.gov.au/home/Tobacco/>

The tobacco licence registry is automatically updated as licences are issued, when they expire or if they are revoked, cancelled or surrendered. It is searchable by address data, which will allow you to see all the premises in your area that hold a current tobacco retail or wholesale licence.

Tough new laws allow premises selling illicit tobacco and illegal vapes to be closed

On 11 September 2025, the NSW Parliament passed the Government's new package of legislative reforms to crack down on the sale of illicit tobacco and illegal vaping goods. These new laws are planned to commence in early November 2025.

New powers will allow NSW Health to issue a short-term closure order (up to 90 days) or apply to the Local Court for a long-term closure order (up to 12 months) for premises selling illicit tobacco, or illegal vaping goods, or selling tobacco or non-tobacco smoking products without a valid licence.

Once a closure order has been issued for a premises, no-one may enter the premises without an exemption or a reasonable excuse, and no goods may be sold from the premises. This will apply not just to tobacco products, but to the sale of products of any kind. Breaches of these restrictions will attract significant penalties.

1 Reserve Road, St Leonards NSW 2065
Locked Mail Bag 2030, St Leonards NSW 1590

02 9391 9000
health.nsw.gov.au

1

As part of the closure order provisions, the NSW Health Secretary will give a public notice by posting a copy of the order on the front of, or near, the premises. The NSW Health Secretary may also publish information about a closure on the Ministry's website which a landlord can access.

Closure orders will allow NSW Health, in collaboration with NSW Police, to take immediate action against businesses engaging in the illicit tobacco and illegal vape trade.

The package of reforms also includes substantially increased maximum penalties for supplying illicit tobacco and illegal vaping goods. Selling illicit tobacco, and a new offence of possession of a commercial quantity of illicit tobacco, will carry a maximum penalty of 7 years imprisonment and/or a fine of up to \$1.54 million.

Commercial leases can be terminated if a premises is issued a closure order

If a premises is subject to a closure order, a landlord will be able to terminate a retail shop lease by giving the lessee at least 28 days notice. This change is expected to commence in early November 2025.

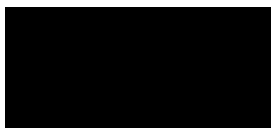
NSW Health will take reasonably practicable steps to give a copy of the order to certain people connected with the premises, including the owner, as well as a statement explaining the effect of the order, reasons for making the order, and the lessor's ability to terminate the lease. The ability to sever a tenancy for any premises subject to a closure order will provide a straightforward power for landlords to act against tenants using their premises for illicit activity.

More information is available

More information on the NSW Government's tobacco retailing and licensing laws is available on the NSW Health website at <https://www.health.nsw.gov.au/tobacco/Pages/default.aspx>

You can also contact the Tobacco Information Line with any further queries on 1800 367 412.

Yours sincerely



Dr Kerry Chant AO PSM

Chief Health Officer and Deputy Secretary, Population and Public Health

29/10/2025

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.9 VALUER GENERAL'S CANCELLATION OF COMMONWEALTH
LAND - MINISTER RESPONSE

ATTACHMENT 1 QPRC LETTER TO THE HON RON HOENIG MP RE IMPACT OF
NEW RATES EXEMPTION FOR DEFENCE HOUSING



Council ref: 3062784

3 April 2025

The Hon Ron Hoenig MP
Minister for Local Government
GPO Box 5341
SYDNEY NSW 2001

By email: [REDACTED]

Dear Minister Hoenig,

Impact of new Council Rates Exemption for Defence Housing

I am writing to advise the impact on Queanbeyan-Palerang Regional Council of a recent decision by the NSW Valuer General to exempt Commonwealth Land from Council rates and to request your support to help resolve the issue for NSW Councils.

Council received notification from the NSW Valuer General that Commonwealth land will no longer have a rateable value, and therefore, will now be exempt from Council rates. The letter is attached for your information. Subsequently, on 27 October, the NSW Valuer General cancelled Commonwealth Land valuations, and backdated the cancellation to 1 July 2023.

Council levies 68 Commonwealth properties including 66 Defence Housing properties in accordance with the Local Government Act 1993; which does not provide a rates exemption to Commonwealth Land. The total rates levied on the properties is approximately \$162,000 in 2024/25 and estimated to be \$191,000 per annum from 2025/26.

The retrospective application of the removal of rateable value meant that Council had to reverse the general rate for two financial years and will be required to refund rates to the Commonwealth Government for 2023/24 and 2024/25. I have written to the NSW Valuer General to request a review of the decision to retrospectively apply the change.

The initial supplementary valuations issued to Council by the Valuer General for the first 43 properties has resulted in lost general rate income of \$85,283 (2023/24) and \$100,642 (2024/25), and additional supplementary valuations have subsequently been received for the remaining Commonwealth land.

Council has not received any information or context to explain the reason for the policy change or the reason for applying it retrospectively. We assume it may relate to section 114 of the Commonwealth constitution which provides that the Commonwealth cannot tax state property, nor States tax commonwealth property, without the consent of the other.

There is various relevant case law that ran between 2019 and 2024 including a recent decision in Clarence City Council v the Commonwealth. The case involved Hobart airport which is located within the Council area. Run in parallel were cases by Northern Midlands Council regarding Launceston airport. In February 2024 Clarence City Council lost its appeal and the Federal Court held that:

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PO Box 90, Queanbeyan NSW 2620

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EMAIL/WEB

E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

ABN 95 933 070 982



By operation of ss 52 and 114 of the Constitution, the Councils do not have power to levy rates or charges in respect of the sites covered by the Airports, because the sites are owned by the Commonwealth.

The Federal Court's decision in the Clarence City Council case has significant implications for local councils in Australia:

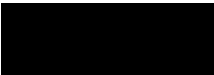
- **Reinforcement of Exemptions:** The ruling reinforces that Commonwealth land, including airports, remains exempt from council rates. This means councils cannot charge rates on such properties.
- **Financial Implications:** Councils may face financial challenges as they cannot rely on rate payments from Commonwealth properties. This could affect their budgets and the funding available for local services.
- **Need for Alternative Funding:** Councils will need to seek alternative funding sources or negotiate different arrangements with the Commonwealth or lessees to cover the costs of services provided to these properties.

I am requesting your assistance to work through this issue to restore an equivalent level of rates funding to NSW Local Government, and to avoid disadvantaging other rate payers in our communities.

I have written to the Hon Kristy McBain, MP requesting an alternative funding arrangement to cover the cost of services provided to the newly exempted properties in Queanbeyan. I have also written to Stewart McLachlan, Chief Executive Officer of Value NSW, requesting a review of his decision to retrospectively apply the change to previous financial years.

Your assistance in this matter would be appreciated.

Your sincerely,



Cr Kenrick Winchester
Mayor
Queanbeyan-Palerang Regional Council

Encl. Letter from NSW Valuer General

CC. The Hon Steve Whan MP, Member for Monaro

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

12 NOVEMBER 2025

ITEM 10.9 VALUER GENERAL'S CANCELLATION OF COMMONWEALTH
LAND - MINISTER RESPONSE

ATTACHMENT 2 LETTER FROM THE MINISTER FOR LOCAL GOVERNMENT
RE COUNCIL RATES EXEMPTION FOR LAND OWNED
BY THE COMMONWEALTH

The Hon. Ron Hoenig MP

Leader of the House in the Legislative Assembly
Vice-President of the Executive Council
Minister for Local Government



Our Ref: A955708 / M025-0169

His Worship the Mayor
Cr Kenrick Winchester
Queanbeyan Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

via email: [REDACTED]

Dear Cr Winchester,

Thank you for your letter regarding the impact of the policy changes to council rates exemptions for land owned by the Commonwealth. I apologise for the delay in responding.

As you note in your letter, land owned by the Commonwealth cannot be forcibly rated by a State or a Local Government. This is due to Section 114 of the Commonwealth Constitution, which explicitly states "*A State shall not, without the consent of the Parliament of the Commonwealth, raise or maintain any naval or military force, or impose any tax on property of any kind belonging to the Commonwealth, nor shall the Commonwealth impose any tax on property of any kind belonging to a State.*"

However, it is common for Commonwealth entities to make ex-gratia payments to Councils or the State in respect of any burden on services that their properties may impose.

While I cannot reimburse any loss to the Council due to the Commonwealth acquisition of properties for housing, you are welcome to raise the matter directly with Defence Housing Australia to seek reasonable recompense for the loss of ratable income associated with the acquisition of land by the Commonwealth for residential purposes. As the Valuer General is no longer providing valuations of properties owned by the Commonwealth, on the basis that the properties are not ratable, I encourage you to seek a private valuation to assist with these discussions.

Thank you for bringing this matter to my attention.

Yours sincerely,

[REDACTED]

31 OCT 2025

The Hon. Ron Hoenig MP
Leader of the House in the Legislative Assembly
Vice-President of the Executive Council
Minister for Local Government

52 Martin Place Sydney NSW 2000
GPO Box 5341 Sydney NSW 2001

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1