



Minutes of the Ordinary Meeting of the Queanbeyan-Palerang Regional Council held via Zoom and in the WB Freebody Chambers, Nellie Hamilton Centre, 257 Crawford Street, Queanbeyan on Wednesday, 25 June 2025 commencing at 5.30pm.

## ATTENDANCE

**Councillors:** Cr Winchester (Chairperson)

Cr Grundy

Cr Livermore

Cr Macdonald

Cr Preston

Cr Schweikert

Cr Waterhouse

Cr Willis

Cr Wilson

**Staff:**

R Ryan, General Manager

M Duff, Director Infrastructure Services

J Richards, Director Community, Arts and Recreation

R Ormella, Director Development and Environment

T Sligar, A/Director Corporate Services

**Also Present:** L Ison (Minute Secretary)

### 1. OPENING

The meeting commenced at 5.30pm.

### 2. ACKNOWLEDGEMENT OF COUNTRY

The Mayor acknowledged the Traditional Custodians of the Land upon which the meeting was held.

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

875/25

#### RESOLVED (Winchester/Macdonald)

That the apologies for non-attendance from Crs Broadbent and Taskovski be received and that leave of absence be granted.

The resolution was carried unanimously.

- 876/25                      **3.1      Application for Leave of Absence - Cr Mareeta Grundy**  
**RESOLVED (Winchester/Macdonald)**  
That Council approve the Leave of Absence application submitted by Councillor Mareeta Grundy for the 9 July 2025 Council meeting.  
  
The resolution was carried unanimously.
- 4.      CONFIRMATION OF MINUTES**
- 877/25                      **4.1      Minutes of the Ordinary Meeting of Council held on 11 June 2025**  
**RESOLVED (Winchester/Livermore)**  
That the Minutes of the Ordinary Meeting of Council held in the Braidwood National Theatre on Wednesday 11 June 2025 be confirmed.  
  
The resolution was carried unanimously.
- 5.      DISCLOSURES OF INTERESTS**
- 878/25                      **RESOLVED (Winchester/Waterhouse)**  
That Councillors and staff now disclose any interests and reasons for declaring such interest in the matters under consideration by Council at this meeting.  
  
The resolution was carried unanimously.  
  
Cr Macdonald declared a less than significant non-pecuniary interest in Item 9.2: DA.2023.0609 - 191 Googong Road, Googong - Torrens Title Subdivision Comprising 51 Residential Lots, Residue Lot and Open Spaces - Talpa Estate, stating one of the presenters to the Item was is a personal friend. Cr Macdonald proposed to remain in the Chamber when the matter is considered and vote on the Item.  
  
Cr Winchester declared a significant non-pecuniary interest in Item 9.6: Liquor Licence Notification - Queanbeyan Leagues Club - 164 Monaro Street, Queanbeyan, stating he is a Board Member of the Queanbeyan Leagues Club. Cr Winchester proposed to leave the Chamber when the matter is considered.
- 6.      ADJOURNMENT FOR PUBLIC FORUM**
- 879/25                      **RESOLVED (Winchester/Waterhouse)**  
That the meeting be adjourned to conduct the Public Forum.  
  
The resolution was carried unanimously.

**ADJOURNMENT:** The meeting adjourned for the Public Forum at 5.32pm and resumed at 6.15pm.

**7. MAYORAL MINUTE**

There was no Mayoral Minute.

**8. NOTICES OF MOTIONS OF RESCISSION**

There were no Notices of Motions of Rescission.

**PROCEDURAL MOTION**

880/25

**RESOLVED (Macdonald/Winchester)**

That Item 9.9 be brought forward for consideration at this juncture.

The resolution was carried unanimously.

**9.9 Policy Review**

881/25

**RESOLVED (Waterhouse/Macdonald)**

That:

1. Council endorse the following QPRC Strategic Policies and place on exhibition for 28 days:
  - Environmental Controls on Construction Sites Policy
  - On-Site Sewerage Management Policy
  - Footpath Management Policy
  - Friendship and Sister City Policy
  - Street Banners and Sails Policy
2. If no submissions are received, the policies be adopted.
3. The Unsealed Road Grading Policy be referred to a Councillor workshop to consider detailed responses from staff regarding Category 10 roads and legal advice on Council responsibility if not maintaining Council assets and if necessary, revise the policy.
4. Following clarification of legal responsibility and Councillors' and staff input, the revised policy be returned to Council for endorsement and exhibition.

The resolution was carried unanimously.

**9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION****9.1 DA.2024.0416 - Light Industry and Construction of a Warehouse or Distribution Centre with Ancillary Office - 1 and 5 Marland Court, Envirova (Formerly known as 137 Envirova Drive Envirova)**

882/25

**RESOLVED (Schweikert/Willis)**

That development application DA.2024.0416 for the light industry and construction of a warehouse or distribution centre with ancillary office on Lots 101 and 102 DP 1296716 (formally known as Lot 3 DP 1282459), No. 1 and 5 Marland Court Envirova (Formerly known as 137 Envirova Drive Envirova) be granted conditional consent, noting the additions as follows:

**1. Addition of 'the use of mechanical plant' to Clause 62:****62. Compliance with Acoustic Report**

All recommendations and specifications detailed in Section 6.7 of the acoustic report related to the operational noise of the premises as light industry, including the use of mechanical plant, Report No. 6387R20250604tbLot101-102EnvironDrEnvirova\_DA, by Koikas Acoustics Pty Ltd, for Lot 101-102 Envirova Dr Envirova NSW 2620 must be implemented and adhered to.

*Reason: To ensured noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors. To ensure compliance with the recommendations of the acoustic report submitted prior to the issue of the development consent.*

**2. And a new condition to Clause 42:****42a. External/outdoor Lighting**

Any external lighting on the building and outdoor lighting around the site shall be designed, installed and used so as not to cause a nuisance to occupants of adjoining premises or glare to motorist on nearby roads.

Outdoor lighting must comply with AS 4282-1997: Control of the obtrusive effects of outdoor lighting.

*Reason: To ensure no adverse impact on the amenity of the surrounding area by light overspill.*

The resolution was carried.

For: Crs Grundy, Livermore, Macdonald, Preston,  
Schweikert, Waterhouse, Willis and Winchester

Against: Cr Wilson

**ADJOURNMENT:**

The meeting adjourned at 6.38pm for a short break and resumed at 6.41pm.

883/25

**9.2 DA.2023.0609 - 191 Googong Road, Googong - Torrens Title Subdivision Comprising 51 Residential Lots, Residue Lot and Open Spaces - Talpa Estate**

**RESOLVED (Schweikert/Macdonald)**

That development application DA.2023.0609 for Torrens Title Subdivision comprising 51 residential lots, a residual lot and open space lots, associated roads, infrastructure, landscaping and tree removal and demolition of an existing dwelling house and outbuildings on Lot 333 DP 706066, Lot 2 DP 1048621 and Part Lot 2 DP 826105, No. 191 Googong Road Googong and 19 Mol Crescent Googong be granted conditional consent, noting the additional prior to commencement condition as follows:

- **Hollow Bearing Trees Relocation**

The hollow bearing trees identified to be relocated as shown on the plan are to be inspected and moved to land within the site zoned C2 – Environmental Conservation under supervision of qualified arborist (Minimum AQF Level 5) prior to the commencement of any work.

Details of how hollow bearing trees are to be relocated and timing must be submitted to and endorsed by Council prior to the issue of a Subdivision Works Certificate.

*Reason: To ensure that hollow bearing tree(s) are protected and moved safely to suitable location.*

The resolution was carried.

For: Crs Grundy, Livermore, Macdonald, Preston,  
Schweikert, Waterhouse, Wilson and Winchester  
Against: Cr Willis

**9.3 DA.2025.0014 - 24 Gibraltar Street, Bungendore - Demolition of Existing Building and Construction of Medical Centre**

**MOVED (Schweikert/Grundy)**

That development application DA.2025.0014 for the demolition of existing building and construction of a medical centre on Lot 23 DP 591333 be granted conditional consent, noting the inclusion of a condition requiring the landscaping plan to be amended to accord with Council's road verge planting policy and preferred species.

Cr Willis foreshadowed a contrary motion:

That development application DA.2025.0014 for the demolition of an existing building and construction of a medical centre at Lot 23 DP 591333 be refused for the following reasons:

1. The proposed development is not consistent with the zone objective '*To encourage development that is consistent with the character and amenity of the locality*'.

2. The proposed development is not consistent with the Palerang Development Control Plan 2015 Clause of Section B10.1.6 New development in the vicinity of heritage items, in that *it does not harmonise with the existing streetscape and heritage items built form.*
3. The proposed development is not in the public interest.
4. Council has not received an adequate s4.15 assessment report. The current report does not adequately consider the heritage values of the current building, and their destruction, as an impact on the environment which must be considered under s4.15(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*.

In refusing the proposed development the Council notes:

1. The building proposed to be demolished has been assessed as having strong heritage values, being an uncommon surviving example of an Edwardian / Federation era commercial premises. The overall form and some original fabric are intact and the building contributes to the heritage character of streetscape.
2. The 2019 *Bungendore Heritage Study* identified the building for inclusion in Council's heritage register, after further articulation of its heritage values.
3. The scale of the proposed building and overall site coverage is out of character with other buildings in the vicinity; and
4. The proposed building would dominate the streetscape particularly given the corner location, creating an undesirable precedent for future development in the precinct.

The motion (of Crs Schweikert and Grundy) was brought forward.

**MOVED (Schweikert/Grundy)**

That development application DA.2025.0014 for the demolition of existing building and construction of a medical centre on Lot 23 DP 591333 be granted conditional consent, noting the inclusion of a condition requiring the landscaping plan to be amended to accord with Council's road verge planting policy and preferred species.

The motion was put and lost.

For: Crs Grundy, Macdonald, Schweikert and Winchester  
Against: Crs Livermore, Preston, Waterhouse, Willis and Wilson

The foreshadowed motion (of Cr Willis) was brought forward and seconded by Cr Preston.

**MOVED (Willis/Preston)**

That development application DA.2025.0014 for the demolition of an existing building and construction of a medical centre at Lot 23 DP 591333 be refused for the following reasons:

1. The proposed development is not consistent with the zone objective '*To encourage development that is consistent with the character and amenity of the locality*'.
2. The proposed development is not consistent with the Palerang Development Control Plan 2015 Clause of Section B10.1.6 New development in the vicinity of heritage items, in that it *does not harmonise with the existing streetscape and heritage items built form*.
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2. The 2019 *Bungendore Heritage Study* identified the building for inclusion in Council's heritage register, after further articulation of its heritage values.
3. The scale of the proposed building and overall site coverage is out of character with other buildings in the vicinity; and
4. The proposed building would dominate the streetscape particularly given the corner location, creating an undesirable precedent for future development in the precinct.

Cr Macdonald foreshadowed the following contrary motion:

That development application DA.2025.0014 for the demolition of existing building and construction of a medical centre on Lot 23 DP 591333 be granted conditional consent, noting the inclusion of a condition requiring the landscaping plan to be amended to accord with Council's road verge planting policy and preferred species.

The motion (of Crs Willis and Preston) was brought forward.

**MOVED (Willis/Preston)**

That development application DA.2025.0014 for the demolition of an existing building and construction of a medical centre at Lot 23 DP 591333 be refused for the following reasons:

1. The proposed development is not consistent with the zone objective '*To encourage development that is consistent with the character and amenity of the locality*'.
2. The proposed development is not consistent with the Palerang Development Control Plan 2015 Clause of Section B10.1.6 New development in the vicinity of heritage items, in that it *does not harmonise with the existing streetscape and heritage items built form*.
3. The proposed development is not in the public interest.
4. Council has not received an adequate s4.15 assessment report. The current report does not adequately consider the heritage values of the current building, and their destruction, as an impact on the environment which must be considered under s4.15(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*.

In refusing the proposed development the Council notes:

1. The building proposed to be demolished has been assessed as having strong heritage values, being an uncommon surviving example of an Edwardian / Federation era commercial premises. The overall form and some original fabric are intact and the building contributes to the heritage character of streetscape.
2. The 2019 *Bungendore Heritage Study* identified the building for inclusion in Council's heritage register, after further articulation of its heritage values.
3. The scale of the proposed building and overall site coverage is out of character with other buildings in the vicinity; and
4. The proposed building would dominate the streetscape particularly given the corner location, creating an undesirable precedent for future development in the precinct.

The motion was put and lost.

For: Crs Preston and Willis  
Against: Crs Grundy, Livermore, Macdonald, Schweikert, Waterhouse, Wilson and Winchester

The foreshadowed motion (of Cr Macdonald) was brought forward and seconded by Cr Wilson.

**Note: It has been identified that the second foreshadowed motion considered by Council may not have been dealt with in accordance with the QPRC Code of Meeting Practice and relevant provisions of the Local Government Act. To ensure procedural clarity and transparency, this item will be brought back to Council for consideration at an Extraordinary Meeting scheduled for 5.30pm on Wednesday 2 July 2025.**



**RESOLVED (Macdonald/Wilson)**

~~That development application DA.2025.0014 for the demolition of existing building and construction of a medical centre on Lot 23 DP 591333 be granted conditional consent, noting the inclusion of a condition requiring the landscaping plan to be amended to accord with Council's road verge planting policy and preferred species.~~

~~The resolution was carried.~~

~~For: Crs Grundy, Livermore, Macdonald, Schweikert, Waterhouse, Wilson and Winchester~~

~~Against: Crs Preston and Willis~~

**9.4 Draft 2025-26 IP&R Documents (Operational Plan and Revenue Policy, Fees and Charges, Delivery Program, Resourcing Strategy, Donations Policy and Grant Guidelines) Post Exhibition Report for Adoption**

884/25

**RESOLVED (Wilson/Grundy)**

That Council:

1. Consider the submissions to the Draft Integrated Plans and by resolution, make any amendments.
2. Adopt the Operational Plan and Delivery Program 2025 to 2029, inclusive of the Fees and Charges, Statement of Revenue Policy and Donations Program including the amendments listed within the attachment.
3. Adopt the Asset Management Strategy, Long Term Financial Plan and Workforce Management Plan including the amendments listed within the attachment.
4. Adopt the Donations Policy and Guidelines including the amendments listed within the attachment.
5. Provide a voluntary pensioner rebate of \$50 to all pensioners in the local government area, in addition to the legislated pensioner rebate that is \$250 for general rates and \$87.50 for water annual charges and \$87.50 for sewer annual charges.
6. Make and levy the rates and annual charges, as detailed in the Statement of Revenue Policy and in the amount specified hereunder for the 2025-26 financial year.
7. Add \$20,000 to the Operational Plan for a virtual fencing pilot program to protect wildlife and human travellers along a suitable section of road where there is strong evidence of a high volume of wildlife impacts.

**In accordance with section 533, 534, 535 and 566 of the Local Government Act 1993 (the Act), Council makes the following Rates and Annual Charges for the period 1 July 2025 to 30 June 2026, being the financial year 2025/2026.**

## Annual Rates

### *Residential General*

An ordinary rate will be levied on all rateable land categorised as “**Residential**” under section 516 of the Act which falls within the designated area of Queanbeyan-Palerang Regional Council as indicated on Page 2 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of zero point one six eight six three three five six cents in the dollar (0.16863356) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of six hundred and thirty six dollars (\$636) which is equivalent to 33% of the total rates levied for this category in 2025/26. In accordance with section 543(1) of the Act this rate be named “**Residential General**”.

### *Residential Queanbeyan Urban*

An ordinary rate will be levied on all rateable land sub-categorised as “**Residential Queanbeyan Urban**” under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 13 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of zero point three two six seven four zero five eight cents in the dollar (0.32674058) calculated on the land value issued by the NSW-Valuer General’s Office with base date 1 July 2022, and a base amount of seven hundred and three dollars (\$703) which is equivalent to 33% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named “**Residential Queanbeyan Urban**”.

### *Residential Googong*

An ordinary rate will be levied on all rateable land sub-categorised as “**Residential Googong**” under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 13 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of zero point three two six seven four zero five eight cents in the dollar (0.32674058) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of eight hundred and twenty five dollars (\$825) which is equivalent to 33% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named “**Residential Googong**”.

### *Residential Bungendore*

An ordinary rate will be levied on all rateable land sub-categorised as “**Residential Bungendore**” under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 14 of the Draft Revenue 2025/26, consisting of an ad-valorem rate of zero point one nine five three eight one five seven cents in the dollar (0.19538157) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of six hundred and thirty six dollars (\$636) which is equivalent to 38% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named “**Residential Bungendore**”.

### *Residential Braidwood*

An ordinary rate will be levied on all rateable land sub-categorised as “**Residential Braidwood**” under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 14 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of zero point one nine five three eight one five seven cents in the dollar (0.19538157) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of five hundred and thirty nine dollars (\$636)

which is equivalent to 49% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named **“Residential Braidwood”**.

### ***Farmland Ordinary***

An ordinary rate will be levied on all rateable land categorised as **“Farmland”** under section 515 of the Act which falls within the designated area of Queanbeyan-Palerang Regional Council, consisting of an ad-valorem rate of zero point one two three zero four six three nine cents in the dollar (0.12304639) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2022, and a base amount of one thousand and nine hundred and twenty five dollars (\$1,925) which is equivalent to 45% of the total rates levied for this category in 2025/2026. In accordance with section 543(1) of the Act this rate be named **“Farmland Ordinary”**.

### ***Business General***

An ordinary rate will be levied on all rateable land categorised as **“Business”** under section 518 of the Act which falls within the designated area of Queanbeyan-Palerang Regional Council as indicated on Page 2 of the Draft Revenue Policy 2025/26 consisting of an ad-valorem rate of zero point one seven two five zero four four four cents in the dollar (0.17250444) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2022, and a base amount of seven hundred and three dollars (\$703) which is equivalent to 43% of the total rates levied for this category in 2025/2026. In accordance with section 543(1) of the Act this rate be named **“Business General”**.

### ***Business Queanbeyan Urban***

An ordinary rate will be levied on all rateable land sub-categorised as **“Business Queanbeyan Urban”** under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 15 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of one point four eight six nine five seven eight eight cents in the dollar (1.48695788) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2022, and a base amount of seven hundred and seventy three dollars (\$773) which is equivalent to 5% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named **“Business Queanbeyan Urban”**.

### ***Business Poplars Business Park***

An ordinary rate will be levied on all rateable land sub-categorised as **“Business Poplars Business Park”** under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 17 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of one point four two three two nine seven three six cents in the dollar (1.42329736) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2022, and a base amount of one thousand and one hundred and thirty four dollars (\$1,134) which is equivalent to 2% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named **“Business Poplars Business Park”**.

### ***Business Googong***

An ordinary rate will be levied on all rateable land sub-categorised as **“Business Googong”** under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 17 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of one point four two three two nine seven three six cents in the dollar (1.42329736)

calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2022, and a base amount of one thousand and one hundred and thirty four dollars (\$1,134) which is equivalent to 15% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named "**Business Googong**".

### ***Business CBD***

An ordinary rate will be levied on all rateable land sub-categorised as "**Business CBD**" under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 15 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of one point four two three two nine seven three six cents in the dollar (1.42329736) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2022, and a base amount of one thousand and one hundred and thirty four dollars (\$1,134) which is equivalent to 6% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named "**Business CBD**".

### ***Business Industrial***

An ordinary rate will be levied on all rateable land sub-categorised as "**Business Industrial**" under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 16 of the Draft Revenue Policy 2025/26, consisting of an ad-valorem rate of zero point eight four three nine zero five seven nine cents in the dollar (0.84390579) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2022, and a base amount of seven hundred and seventy three dollars (\$773) which is equivalent to 12% of the total rates levied for this sub-category in 2025/2026. In accordance with section 543(1) of the Act this rate be named "**Business Industrial**".

### ***Mining***

An ordinary rate will be levied on all rateable land categorised as "**Mining**" under section 517 of the Act, consisting of an ad-valorem rate of zero point five five five nine eight five three two cents in the dollar (0.55598532) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2022, and a base amount of one thousand eight hundred and eighty nine dollars (\$1,889) which is equivalent to 5% of the total rates levied for this category in 2025/2026. In accordance with section 543(1) of the Act this rate be named "**Mining**".

## **Annual Charges**

### ***Domestic Waste Management Annual Charges***

A domestic waste management annual charge will be levied on each parcel of rateable land for which the service is available in accordance with section 496(1) and section 496(2) and a domestic waste management annual charge will be levied on land that is exempt from rating if the owner requests the service, as follows:

<b>DWM Charge</b>	<b>Amount</b>
Urban Domestic Garbage (140L Garb + Rec + Green)	\$369
Urban Domestic Garbage (240L Garb + Rec + Green)	\$486
Domestic Garbage (Additional 140L Garbage)	\$172
Domestic Garbage (Additional 240L Garbage)	\$206
Domestic Garbage (Additional GreenWaste)	\$91

<b>DWM Charge</b>	<b>Amount</b>
Domestic Garbage (Additional Recycling)	\$91
Urban - MUD - Domestic Garbage -Shared service Garbage & recycling (scheduled bulky service)	\$240
Urban MUD - Domestic Garbage-shared service Garbage & recycling & FOGO	\$369
Urban MUD - Domestic Garbage (Shared Serv - Additional Green) added to body corporate rates	\$91
Domestic Garbage- Vacant Land	\$32
Domestic Garbage (Shared Rec + 140L individual Garbage)	\$240
360L recycling bin upsize charge (current service only)	\$58
Rural Waste Collection - fortnightly 240L waste bin and 240L recycling per annum	\$198
Urban -MUD- Domestic Garbage- shared service Garbage & Recycling (No Bulky service)	\$187
Rural Waste Collection -fortnightly 240L recycling only per annum	\$96
MUD un-serviced	\$32
Urban - MUD - Domestic shared service Garbage & Recycling - (Book in Bulky service)	\$240
Rural waste Collection - Additional 240L waste bin collected fortnightly	\$92
Rural Waste Collection - Additional 240L recycling bin collected fortnightly	\$91
Domestic Waste Urban - 360L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly (Current services only)	\$605
Compound Bins – Araluen & Majors Creek 240L Red & Yellow 240L fortnightly	\$187

### ***Non-residential Waste Management Annual Charge***

In accordance with the provisions of sections 501, 502 and 535 of the Act Council proposes to provide waste management services and levy a non-residential waste management annual charge on all rateable land categorised as business, as follows:

<b>Type</b>	<b>Annual Charge</b>
Waste availability charge	\$160
Each 240L Waste bin	\$156
Each 240L Recycling bin	\$110
Rural Waste 240L Waste (fortnightly)	\$110
Each 240L Greenwaste bin	\$106

### ***General Waste Charge***

In accordance with the provisions of sections 501 and 535 of the Act Council proposes to provide general waste services and levy a general waste charge of \$243 on all rateable land and those properties which are exempt from rates under section 555 and 556, and excluding land categorised as business.

***Water Annual Access Charges***Queanbeyan Water Services

In accordance with the provisions of section 501 and 535 of the Act a water access charge of \$329 will be levied on all rateable land categorised as residential within the defined area of the Queanbeyan and Googong Water Supply Schemes.

All strata and non-strata units or dual occupancy properties will be charged an annual water access charge equivalent to a 20mm water access charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates an annual Water Access Charge will be applied for each connection according to the size of the water meter service connection/connections to the property as per the following table.

An annual water access charge equivalent to a 20mm water access charge will apply to each parcel of rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1)(b) of the Act.

<b>Meter Size</b>	<b>Annual Charge</b>
20 mm	\$329
25 mm	\$515
32 mm	\$843
40 mm	\$1,316
50 mm	\$2,057
65 mm	\$3,476
80 mm	\$5,268
100 mm	\$8,230
150 mm	\$18,518

Palerang Communities Water Services

In accordance with the provisions of section 501 and 535 of the Act a water access charge will be levied on all rateable land, including strata units, and those properties which are exempt from rates under section 555 and 556 within the benefit areas of the Bungendore, Braidwood and Captains Flat water supply schemes to which the water supply is available and connected, in accordance with the number and size of water service meters connected to the land, as per the following table.

An annual water access charge equivalent to a 20mm water access charge will be levied on all rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1)(b) of the Act.

<b>Meter Size</b>	<b>Annual Charge</b>
20 mm	\$716
25 mm	\$1,119
32 mm	\$1,833
40 mm	\$2,863
50 mm	\$4,474

Meter Size	Annual Charge
65 mm	\$7,562
80 mm	\$11,454
100 mm	\$17,897
150 mm	\$40,267

### ***Water Usage Charges***

A charge will be raised in accordance with Section 502 of the Act for the use of Water Supply Services on a quarterly basis on properties within the area of the Queanbeyan and Googong Water Supply Schemes. Water usage will be charged at a single variable rate of **\$4.86** per kl on all usage recorded through the water meter or meters connected to the property.

A charge will be raised in accordance with Section 502 of the Act for the use of Water Supply Services on a quarterly basis on properties within the benefit areas of the Braidwood, Bungendore and Captains Flat Water Supply Schemes. Water usage will be charged at a single variable rate of **\$4.29** per kl on all usage recorded through the water meter or meters connected to the property.

### ***Recycled Water Annual Access Charge***

All rateable land within the area of Googong Recycled Water Scheme will be charged an Annual Recycled Water Access Charge equivalent to a 20mm Water Access Charge in accordance with section 501 of the Act.

All strata and non-strata units or dual occupancy properties will be charged an Annual Recycled Water Access Charge equivalent to a 20mm Recycled Water Access Charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates an annual Recycled Water Access Charge will be applied for each connection according to the size of the water meter service connection/connections to the property as per the following table.

An Annual Water Access Charge equivalent to a 20mm Recycled Water Access Charge will apply to each parcel of rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1) (b) of the Act.

Meter Size	Annual Charge
20 mm	\$329
25 mm	\$515
32 mm	\$843
40 mm	\$1,316
50 mm	\$2,057
65 mm	\$3,476
80 mm	\$5,268
100 mm	\$8,230
150 mm	\$18,518

***Recycled Water Usage Charge***

To promote water conservation, the pricing of recycled water has been calculated at the rate of 5% below the potable water prices.

A charge will be raised in accordance with Section 502 of the Act for the use of Recycled Water Supply Services on a quarterly basis on the usage recorded through the water meter or meters connected to the property. Water usage will be charge at a single variable rate of \$4.62 per kl.

***Queanbeyan Sewerage Access Charges***

In accordance with the provisions of section 501 a sewerage access charge of \$923 will be levied on all residential properties within the Queanbeyan Sewerage Scheme.

All strata and non-strata units or dual occupancy properties within the defined area of the Queanbeyan Sewerage Scheme will be charged an annual sewerage service charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates within the defined area of the Queanbeyan Sewerage Scheme Annual Sewerage Service Charge will be applied according to the size of the water meter service connection/connections to the property as per the following table.

An Annual Sewerage Service Charge – Vacant Land will apply to each parcel of rateable land within the Queanbeyan Sewerage Scheme which does not have a sewerage service connected but to which a sewerage service is available in accordance with the provision of section 552(3) (a) of the Act.

<b>Meter Size</b>	<b>Annual Charge</b>
20 mm	\$923
Vacant Land	\$603
25 mm	\$1,443
32 mm	\$2,366
40 mm	\$3,697
50 mm	\$5,777
65 mm	\$9,762
80 mm	\$14,787
100 mm	\$23,105
150 mm	\$51,987

***Googong Sewerage Access Charges***

In accordance with the provisions of section 501 a sewerage access charge of \$873 will be levied on all residential properties within the Googong Sewerage Scheme.

All strata and non-strata units or dual occupancy properties within the defined area of the Googong Sewerage Scheme will be charged an annual sewerage service charge for each single occupancy (e.g. unit, flat or granny flat).



In the case of non-residential properties and properties exempt from rates within the defined area of Googong, Annual Sewerage Service Charge will be applied according to the size of the water meter service connection/connections to the property as per the following table.

An Annual Sewerage Service Charge – Vacant Land will apply to each parcel of rateable land within the defined area of Googong which does not have a sewerage service connected but to which a sewerage service is available in accordance with the provision of section 552(3) (a) of the Act.

<b>Meter Size</b>	<b>Annual Charge</b>
20 mm	\$873
Vacant Land	\$569
25 mm	\$1,364
32 mm	\$2,236
40 mm	\$3,493
50 mm	\$5,456
65 mm	\$9,221
80 mm	\$13,968
100 mm	\$21,826
150 mm	\$49,108

#### ***Palerang Communities Sewerage Access Charge***

In accordance with the provisions of section 501 and 552(3)(a) a sewerage access charge of \$1,317 will be levied on all residential properties within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Schemes.

In accordance with the provisions of section 501 and 552(3)(a) a sewerage access charge will be levied on all non-residential properties within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Schemes as per the following table:

<b>Meter Size</b>	<b>Annual Charge</b>
20 mm	\$1,517
Not connected	\$1,517
25 mm	\$2,370
32 mm	\$3,883
40 mm	\$6,067
50 mm	\$9,480
65 mm	\$16,021
80 mm	\$24,269
100 mm	\$37,920
150 mm	\$85,320

***Sewerage Usage Charges***

In accordance with the provisions of section 502 the following sewer usage charges will be levied.

Sewerage usage charge on all non-residential properties within the defined area of the Queanbeyan and Googong Sewerage Schemes are calculated by applying business category SDF as defined in the NSW Office of Water, Liquid Trade Waste Regulations Guidelines April 2009 to the Sewerage Usage Charge of \$1.51 per kl.

Sewerage usage charges for non-residential properties within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Schemes are calculated by applying the following business category SDF to the Sewerage Usage Charge of \$3.51 per kl.

<b>Land Use Description</b>	<b>Sewer Discharge Factor</b>
General Main Street Businesses Shop Newsagency Cafes & Restaurants Motels Council Offices Laundromat	95%
Schools	90%
Factories Hospitals Service Clubs Hotels	85%
Churches	70%
Concrete Works	5%

***Liquid Trade Waste Annual Charges***

In accordance with the provisions of section 502 of the Act Council resolves to make the following liquid trade waste annual charges for all rateable land not categorised as non-residential within the benefit areas of the Queanbeyan sewerage scheme:

<b>Discharge category</b>	<b>Compliance</b>	<b>Annual Charge</b>	<b>Usage per kl</b>
One	Complying	\$120.00	\$0.00
One	Non Complying	\$120.00	\$3.05
Two	Complying	\$120.00	\$3.05
Two	Non Complying	\$120.00	\$20.75
Three		\$780.00	As stated in liquid trade waste excess mass charges in the schedule of fees and charges

In accordance with the provisions of section 502 of the Act Council resolves to make the following liquid trade waste annual charges for all rateable land not categorised as non-

residential within the benefit areas of the Bungendore, Braidwood and Captains Flat sewerage schemes:

Discharge category	Compliance	Annual Charge	Usage per kl
One	Complying	\$111.19	\$0.00
One	Non Complying	\$111.19	\$3.29
Two	Complying	\$214.00	\$3.29
Two	Non Complying	\$214.00	\$21.56
Three		\$743.18	As stated in liquid trade waste excess mass charges in the schedule of fees and charges

### ***Stormwater Management Charge***

In accordance with section 496A of the Act, Council will levy the following stormwater management charges on all rateable properties for which the service is available that are within Council's urban stormwater catchment areas:

#### Properties categorised as Residential (not being strata titled)

A flat charge of \$25.00 for a stormwater management service charge is to be charged against each eligible assessment categorised as residential within the urban stormwater catchment.

#### Properties categorised as residential (strata units)

A flat charge of \$12.50 for a stormwater management service charge is to be levied against each eligible residential strata unit within the urban stormwater catchment.

#### Properties categorised as business (not being strata titled)

Queanbeyan Area - A stormwater management service charge is to be charged against each eligible assessment (not being strata titled) categorised as business within the urban stormwater catchment area based on the total area of the assessment. A charge of \$25.00 for every 350 square metres or part of 350 square metres will apply, with a minimum charge of \$25.00 to apply for those properties with an area of less than 350 square metres.

Braidwood and Bungendore - A stormwater management service charge is to be charged against each eligible assessment (not being strata titled) categorised as business within the urban stormwater catchment area based on the total area of the assessment. A charge of \$25.00 for every 1,200 square metres or part of 1,200 square metres will apply, with a minimum charge of \$25.00 to apply for those properties with an area of less than 1,200 square metres.

Properties categorised as business (strata units)

A stormwater management service charge against each eligible business strata unit within the urban stormwater catchment area based on one of the following two scenarios:

1. Business strata units only

Where a strata complex contains only business properties and is not mixed development the charge per strata unit will be calculated by using a charge of \$25.00 per 350m<sup>2</sup> of the land area occupied by the strata scheme (or part thereof), proportioned by the unit entitlement of each lot in the strata scheme with a minimum charge of \$12.50 levied on each strata unit.

2. Business & residential strata units (mixed development)

If the strata complex includes properties rated as both business and residential the dominant category of the strata scheme must be determined and charges will apply for business strata units or residential strata units as previously adopted. In the event that a mixed development is 50% residential and 50% business, council has the discretion to determine whether to charge the property as a residential or business property.

### Interest on Overdue Rates & Charges

In accordance with Section 566 of the Act, interest will accrue on outstanding rates and charges at the rate of ten point five percent (10.5%) per annum simple interest calculated daily from 1 July 2025.

The resolution was carried unanimously.

**ADJOURNMENT:** The meeting adjourned for a short break at 7.50pm and resumed at 8.01pm.

**9.5 Palerang Communities Integrated Water Cycle Management (IWCM) Issues Paper 2025**

885/25

**RESOLVED (Schweikert/Macdonald)**

That Council:

1. Endorse the draft Palerang Communities Integrated Water Cycle Management Issues Paper 2025 for public exhibition for a period of 28 days from 1 July 2025.
2. Receive a future report on the results of any community feedback.

The resolution was carried unanimously.

Having declared an interest in the following Item, the Mayor left the Chamber at 8.03pm and the Deputy Mayor assumed the Chair.

- 886/25      **9.6      Liquor Licence Notification - Queanbeyan Leagues Club - 164 Monaro Street, Queanbeyan**  
**RESOLVED (Wilson/Macdonald)**  
That Council note the staff report and endorse the proposed staff comment on this liquor licence notification.

The resolution was carried unanimously.

Cr Winchester returned to the Chamber at 8.08pm and resumed the Chair.

- 887/25      **9.7      Post Exhibition Report - Renewal of Alcohol Restrictions and Addition of 1 Farrer Place, Queanbeyan**  
**RESOLVED (Macdonald/Grundy)**  
That Council endorse the renewal of existing Alcohol Free Zones (AFZs) and Alcohol Prohibited Areas (APAs) in Queanbeyan-Palerang Regional Council Local Government Area as listed in this report.

The resolution was carried unanimously.

- 888/25      **9.8      Post-Exhibition Report - Council-Related Development Application Conflict of Interest Policy**  
**RESOLVED (Willis/Wilson)**  
That Council adopt the Council-Related Development Application Conflict of Interest Policy as attached.

The resolution was carried unanimously.

- 9.9      Policy Review**  
This Item was considered in earlier business.

- 889/25      **9.10      Investment Report - May 2025**  
**RESOLVED (Wilson/Preston)**  
That Council:  
  1. Receive the Investment Report for the month of May 2025.
  2. Note the investment return for May 2025 was \$1,804,595.
  3. Note the investment portfolio has been made in accordance with the Local Government Act (1993), the Local Government (General) Regulation (2021) and Queanbeyan-Palerang Regional Council's Investment Policy.

The resolution was carried unanimously.

**10. REPORTS TO COUNCIL - ITEMS FOR INFORMATION**

- 890/25      **10.1 Environmental Upgrades Finance Trial**  
**RESOLVED (Macdonald/Wilson)**  
That the report be received for information.  
  
The resolution was carried unanimously.
- 891/25      **10.2 Notice to Amend Voluntary Management Plan for the Bungendore Rail Corridor and Station (Managed by Transport for NSW)**  
**RESOLVED (Wilson/Schweikert)**  
That the report be received for information.  
  
The resolution was carried unanimously.
- 892/25      **10.3 Planning Performance Report**  
**RESOLVED (Macdonald/Preston)**  
That the report be received for information.  
  
The resolution was carried unanimously.
- 893/25      **10.4 Councillor Workshops**  
**RESOLVED (Winchester/Preston)**  
That the report be received for information.  
  
The resolution was carried unanimously.

**SUPPLEMENTARY REPORT**

- 894/25      **10.5 Site inspection - DA.2024.0416 - Light Industry and Construction of a Warehouse or Distribution Centre with Ancillary Office - 1 and 5 Marland Court, Envirova**  
**RESOLVED (Winchester/Willis)**  
That the report be received for information.  
  
The resolution was carried unanimously.

**11. REPORTS OF COMMITTEES**

- 895/25      **11.1 QPRC Access Committee Minutes - 14 May 2025**  
**RESOLVED (Macdonald/Schweikert)**  
That Council note the minutes of QPRC Access Committee meeting held on 14 May 2025.  
  
The resolution was carried unanimously.

- 896/25                      **11.2    BTCEC Minutes - 26 May 2025**  
**RESOLVED (Schweikert/Grundy)**  
That Council note the Minutes of the Bungendore Town Centre and Environs Committee meeting held on 26 May 2025.

The resolution was carried unanimously.

## **12.    NOTICES OF MOTIONS**

### **12.1   Notice of Motion - Phasing Out Gas in Residential Buildings** **MOVED (Willis)**

That Council:

1.    Agree to amend all its Development Control Plans to:
  - a.    require the electrification of all new residential developments and homes undergoing major renovations valued at \$250,000 and above by installing only electric stoves, cooktops, space heaters and hot water services wherever access to the national electricity grid is available, and
  - b.    encourage all new dwellings without access to the national electricity grid to use electric appliances powered by on-site renewable energy systems.
2.    Receive a report on the feasibility of phasing out gas for commercial premises in QPRC.

The motion lapsed for lack of a seconder.

- 897/25                      **12.2   Notice of Motion - Electrification Financing**  
**RESOLVED (Willis/Waterhouse)**  
That Council receive a report on the feasibility of Council partnering with low-cost loan providers to support residents and communities to electrify their homes as part of Council's support for the Community Climate Action Plan.

The resolution was carried.

For:            Crs Livermore, Macdonald, Preston, Waterhouse, Willis,  
                     Wilson and Winchester  
Against:      Crs Grundy and Schweikert

- 898/25                      **12.3   Notice of Motion - Woodlawn Advanced Energy Recovery Centre**  
**RESOLVED (Willis/Macdonald)**

That Council write to the NSW Environment Minister to convey Council's views and request the State Government focus on reducing waste to landfill to eliminate the need for Greater Sydney's waste to be disposed of using waste-to-energy incineration, including in regional NSW.

The resolution was carried unanimously.

## 12.4 Notice of Motion - NSW TrainLink Discovery Pass

899/25

**RESOLVED** (Macdonald/Schweikert)

That Council write to the NSW Minister for Transport seeking an explanation for the changes to the NSW TrainLink Discovery Pass and request a commitment to reinstate the scheme with assurances that no service cuts or reductions will follow.

The resolution was carried.

For: Crs Grundy, Livermore, Macdonald, Schweikert,  
Waterhouse, Willis and Winchester

Against: Crs Preston and Wilson

### 13. REPORTS TO COUNCIL - DELEGATES REPORTS

### 13.1 Canberra Region Joint Organisation (CRJO) Board Meeting - 5 June 2025

900/25

**RESOLVED (Winchester/Grundy)**

That the report be received for information.

The resolution was carried unanimously.

## 14. QUESTIONS WITH NOTICE

### 14.1 Questions With Notice - Textile Recycling Trial

901/25

**RESOLVED** (Willis/Preston)

That the report be received for information.

The resolution was carried unanimously.

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

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

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

There were no presentations.

## 16. REPORTS FOR CLOSED SESSION

902/25

**RESOLVED** (Winchester/Livermore)

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



**Item 16.1 Procurement 2025-22: Provision of Books and Non-Books for Queanbeyan-Palerang Libraries**

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

The resolution was carried unanimously.

The meeting then moved into Closed Session at 8.49pm to discuss the matters listed above.

**16.1 Procurement 2025-22: Provision of Books and Non-Books for Queanbeyan-Palerang Libraries**

903/25

**RESOLVED (Macdonald/Waterhouse)**

That Council:

1. Award RFQ 2025-22: Library Books and Non-Books to James Bennett Pty Ltd for the provision of books and audiovisual materials.
2. Award RFQ 2025-22: Library Books and Non-Books to Bolinda Publishing and Ulverscroft Australia Pty Ltd for the provision of special collections.

The resolution was carried unanimously.

904/25

**RESOLVED (Winchester/Grundy)**

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 8.51pm.

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

In accordance with Queanbeyan-Palerang Regional Council Code of Meeting Practice, Section 14.22, the Chairperson provided a summary of the resolutions passed in Closed Session.

**18. CONCLUSION OF THE MEETING**

The time being 8.52pm, the Mayor announced that the Agenda for the meeting had now been completed.

**CR KENRICK WINCHESTER  
MAYOR  
CHAIRPERSON**