



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held via Zoom and at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 22 June 2022 commencing at 5.30pm.

## ATTENDANCE

**Councillors:** Cr Winchester (Chairperson)  
Cr Biscotti  
Cr Burton  
Cr Grundy  
Cr Livermore  
Cr Preston  
Cr Taskovski  
Cr Ternouth  
Cr Willis  
Cr Wilson

**Staff:** R Ryan, CEO  
P Hansen, Portfolio General Manager Community Connections  
M Thompson, Portfolio General Manager Natural and Built Character  
J Richards, Portfolio General Manager Community Choice  
K Monaghan, Portfolio General Manager Organisational Capability

**Also Present:** W Blakey, Clerk of the Meeting  
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

001/22

#### **RESOLVED (Winchester/Biscotti)**

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

The resolution was carried unanimously.

**4. CONFIRMATION OF MINUTES****4.1 Minutes of the Ordinary Meeting of Council held on 8 June 2022**

002/22

**RESOLVED (Winchester/Biscotti)**

That the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Wednesday 8 June 2022 be confirmed subject to the following amendment:

Item 9.2 – amend the record of voting to show Cr Webster voted against Cr Ternouth’s amendment.

The resolution was carried unanimously.

**5. DISCLOSURES OF INTERESTS**

003/22

**RESOLVED (Winchester/Preston)**

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.

There were no disclosures.

**6. ADJOURNMENT FOR PUBLIC FORUM**

004/22

**RESOLVED (Winchester/Ternouth)**

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

**ADJOURNMENT:**

The meeting adjourned for the Public Forum at 5.33pm and resumed at 5.54pm.

**7. MAYORAL MINUTE**

There was no Mayoral Minute.

**8. NOTICES OF MOTIONS OF RESCISSION**

There were no Notices of Motions of Rescission.

**9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION****9.1 Development Application DA.2021.1259 - Four Torrens Title Lots, Construction of Three Two Storey Dwelling Houses - 2G Phillip Avenue, Queanbeyan East****MOVED (Biscotti/Taskovski)**

That:

1. Council agrees to endorse the attached proposed Draft Plan of Management to facilitate the creation and maintenance of an appropriate Asset Protection Zone (APZ) over Council land on Lot 102 DP 1213713, No.10G Phillip Avenue, Queanbeyan East and forward the Plan to the RFS for their consideration.
2. Development Application DA.2021.1259 for a four lot Torrens title subdivision and erection of three two storey dwellings on Lot 1 DP 119766, No.2G Phillip Avenue, Queanbeyan East, be determined under delegated authority of the General Manager subject to the issue of General Terms of Approval by the NSW Rural Fire Service and NSW Natural Resources Access Regulator.

Cr Willis foreshadowed a CONTRARY motion: [“That:

1. The applicant be advised that Council does not support the creation and maintenance of an Asset Protection Zone (APZ) over Council land on Lot 102 DP 1213713, No.10G Phillip Avenue, Queanbeyan East for the following reasons:
  - a. The APZ is proposed on community land which should not be subject to constraints benefiting private parties in perpetuity.
  - b. The proposal creates an unreasonable burden on Council to enforce compliance with the proposed Plan of Management
  - c. Adherence with the proposed Plan of Management would have an undesirable environmental impact on Buttle’s Creek.
2. Development Application DA.2021.1259 for a four lot Torrens title subdivision and erection of three two storey dwellings on Lot 1 DP 119766, No.2G Phillip Avenue, Queanbeyan East, be refused for the following reasons:
  - a. The required asset protection zone is unable to be implemented without impacting on neighbouring properties
  - b. The proposal is inconsistent with the objectives of the R2 Low Density Residential zone in that it is development that does not consider the low density amenity of existing residents.
  - c. That pursuant to clause 7.3(3) of the *Queanbeyan Local Environmental Plan 2012 (QLEP 2012)* the proposal will have unacceptable impacts on threatened species and terrestrial biodiversity due to the maintenance of APZ’s on adjoining land.

- d. That pursuant to clause 7.4 of the *QLEP 2012* the maintenance of an APZ in Buttles Creek will have an unacceptable impact on riparian land and water courses.
- e. The front and rear setbacks of the dwelling on proposed Lot 1E do not comply with clause 3A.2.2 of the Queanbeyan DCP 2012.
- f. That pursuant to section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979* the three lot subdivision and three dwellings represent an overdevelopment of the site which is severely constrained by steep topography to the north and close proximity to the top of the Creek bank to the south.”]

The motion (of Crs Biscotti and Taskovski) was PUT and LOST.

For: Crs Biscotti, Burton, Grundy, Taskovski and Ternouth  
Against: Crs Livermore, Preston, Willis, Wilson and Winchester

With the vote being five-all, the Mayor exercised his casting vote and declared the motion LOST.

The foreshadowed motion (of Cr Willis) was seconded by Cr Preston, PUT and CARRIED.

005/22

**RESOLVED (Willis/Preston)**

That:

1. The applicant be advised that Council does not support the creation and maintenance of an Asset Protection Zone (APZ) over Council land on Lot 102 DP 1213713, No.10G Phillip Avenue, Queanbeyan East for the following reasons:
  - a. The APZ is proposed on community land which should not be subject to constraints benefiting private parties in perpetuity.
  - b. The proposal creates an unreasonable burden on Council to enforce compliance with the proposed Plan of Management.
  - c. Adherence with the proposed Plan of Management would have an undesirable environmental impact on Buttle's Creek.
2. Development Application DA.2021.1259 for a four lot Torrens title subdivision and erection of three two storey dwellings on Lot 1 DP 119766, No.2G Phillip Avenue, Queanbeyan East, be refused for the following reasons:
  - g. The required asset protection zone is unable to be implemented without impacting on neighbouring properties
  - h. The proposal is inconsistent with the objectives of the R2 Low Density Residential zone in that it is development that does not consider the low density amenity of existing residents.
  - i. That pursuant to clause 7.3(3) of the Queanbeyan Local

Environmental Plan 2012 (QLEP 2012) the proposal will have unacceptable impacts on threatened species and terrestrial biodiversity due to the maintenance of APZ's on adjoining land.

- j. That pursuant to clause 7.4 of the QLEP 2012 the maintenance of an APZ in Buttles Creek will have an unacceptable impact on riparian land and water courses.
- k. The front and rear setbacks of the dwelling on proposed Lot 1E do not comply with clause 3A.2.2 of the Queanbeyan DCP 2012.
- l. That pursuant to section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979* the three lot subdivision and three dwellings represent an overdevelopment of the site which is severely constrained by steep topography to the north and close proximity to the top of the Creek bank to the south.

For: Crs Livermore, Preston, Willis, Wilson and Winchester  
Against: Crs Biscotti, Burton, Grundy, Taskovski and Ternouth

With the vote being five-all, the Mayor exercised his casting vote and declared the motion CARRIED.

## 9.2 Modification Application DA.2021.1258.A - Modification to Braidwood Memorial Pool - 163 Wallace Street, Braidwood

006/22

### **RESOLVED (Willis/Wilson)**

That modification application DA.2021.1258.A to modify the configuration of the kiosk and control room, change to roof design and relocation of fencing for the alterations and additions to the Braidwood Memorial Pool on Lot 7005 DP 1020633 No.163 Wallace Street, Braidwood (Ryrie Park North) be approved subject to the following additional condition of consent.

#### 1A. Modified Plans

The development referred to in the application is to be carried out in accordance with the original approved plans except as modified by the plans numbered DA.2021.1258.A and in accordance with this schedule of conditions.

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Site plan and signage (DA005)	Paul Barnett Design Group	18/03/2022 (F)	08/04/2022
Demolition plan (DA050)	Paul Barnett Design Group	18/03/2022 (G)	08/04/2022
New works detail plan (DA101)	Paul Barnett Design Group	18/03/2022 (H)	08/04/2022
Roof plan	Paul Barnett	18/03/2022 (H)	08/04/2022

(DA111)	Design Group		
External elevations (DA200)	Paul Barnett Design Group	18/03/2022 (H)	08/04/2022
External elevations (A201)	Paul Barnett Design Group	18/03/2022 (H)	08/04/2022
External street elevations (DA203)	Paul Barnett Design Group	18/03/2022 (E)	08/04/2022
Sections (DA300)	Paul Barnett Design Group	18/03/2022 (H)	08/04/2022
Landscape plan (DA150)	Paul Barnett Design Group	18/03/2022 (A)	08/04/2022

The resolution was carried unanimously.

### 9.3 Road Naming Proposal - North and South Poplars - Jerrabomberra

007/22

#### **RESOLVED (Willis/Ternouth)**

That Council:

1. Adopt in principle the following proposed names for the new roads created within Stage 1 and Stage 2 at the Poplars business and innovation precinct:
  - Gwendoline Place
  - Lexcen Avenue
  - Nicholas Court
  - Wolseley Place
2. Place the names on public exhibition for a period of 28 days.
3. Publish a notice in the NSW Government Gazette adopting the names if no objections are received.

The resolution was carried unanimously.

### 9.4 Local Roads and Community Infrastructure Program Phase 3

008/22

#### **RESOLVED (Wilson/Biscotti)**

That Council fund the following projects from the Local Roads and Community Infrastructure Phase 3 program:

1. Bungendore Sports Hub \$565,418
2. Foxlow Park Captains Flat \$100,000

The resolution was carried unanimously.

**9.5 Tender Number 2021-22: Queanbeyan Pool - Upgrade to Change Rooms**

009/22

**RESOLVED (Biscotti/Taskovski)**

That Council decline to accept any of the tenders, postponing the Aquatic Centre Upgrade to Change Rooms project and proposal for a contract, pending the sourcing of additional grant (or other) funding.

The resolution was carried unanimously.

**9.6 RFT 2021-34 - Contract for Waste Disposal**

**MOVED (Biscotti/Taskovski)**

That Council:

1. Subject to resolution of contractual matters to the satisfaction of the Chief Executive Officer, award the separable portion for Municipal Waste Services of RFT 2021-34 to the Conforming Tender submitted by Veolia Environmental Services (Australia) for the rates shown in the table below:

Code	Description	Unit	Service Rate Excluding GST
G1	Municipal Waste Disposal Rate	Per tonne	\$86.00
G2	Biosolids Disposal Rate	Per tonne	\$86.00

2. Subject to resolution of contractual matters to the satisfaction of the Chief Executive Officer, award the separable portion for Recyclables Processing Services of RFT 2021-34 to the Conforming - Recyclables Tender submitted by ReGroup Pty Ltd for the rates shown in the table below:

Code	Description	Unit	Service Rate Excluding GST
R1	Recyclables Processing Services (Base Rate)	Per tonne	\$113.00
R2	Recyclables Processing Services (Additional Payment Contamination >15% by weight)	Per tonne	\$72.00
R3	Recyclables Processing Services (Additional Payment Compaction)	Per tonne	\$20.00

3. Subject to resolution of contractual matters to the satisfaction of the Chief Executive Officer, award the separable portion for Organics Processing Services to the Conforming - Organics Tender submitted by ReGroup Pty Ltd for the rates shown in the table below:

Code	Description	Unit	Service Rate Excluding GST
<b>Organics Processing Services</b>			
O1	Base Rate	Per tonne	\$80.00
O2	Additional Contamination >5 – 10% by weight	Per tonne	\$300.00
	Additional Contamination >10 – 15% by weight	Per tonne	\$300.00
	Additional Contamination >15% by weight	Per tonne	N/A
<b>Organics Buy Back</b>			
O5	Compost to AS4454	Per tonne	\$25.00

**AMENDMENT (Willis/Wilson)**

That the matter be deferred:

1. Pending a workshop to consider how the waste management strategy can be implemented and funded to ensure our waste policy and practices are sustainable, with reduced waste to landfill and avoiding trucking organic waste long distances for processing.
2. To require a written undertaking from Veolia that waste transported out of the local government area will not be used to feed a waste-to-energy incinerator.

The amendment (of Crs Willis and Wilson) was PUT and LOST.

For: Cr Willis

Against: Crs Biscotti, Burton, Grundy, Livermore, Preston, Taskovski, Ternouth, Wilson and Winchester

The motion (of Crs Biscotti and Tavskovski) was PUT and CARRIED.

010/22

**RESOLVED (Biscotti/Taskovski)**

That Council:

1. Subject to resolution of contractual matters to the satisfaction of the Chief Executive Officer, award the separable portion for Municipal Waste Services of RFT 2021-34 to the Conforming Tender submitted by Veolia Environmental Services (Australia) for the rates shown in the table below:

Code	Description	Unit	Service Rate Excluding GST
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G1	Municipal Waste Disposal Rate	Per tonne	\$86.00
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2. Subject to resolution of contractual matters to the satisfaction of the Chief Executive Officer, award the separable portion for Recyclables Processing Services of RFT 2021-34 to the Conforming - Recyclables Tender submitted by ReGroup Pty Ltd for the rates shown in the table below:

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R1	Recyclables Processing Services (Base Rate)	Per tonne	\$113.00
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R3	Recyclables Processing Services (Additional Payment Compaction)	Per tonne	\$20.00

3. Subject to resolution of contractual matters to the satisfaction of the Chief Executive Officer, award the separable portion for Organics Processing Services to the Conforming - Organics Tender submitted by ReGroup Pty Ltd for the rates shown in the table below:

Code	Description	Unit	Service Rate Excluding GST
<b>Organics Processing Services</b>			
O1	Base Rate	Per tonne	\$80.00
O2	Additional Payment Contamination >5 - 10% by weight	Per tonne	\$300.00
	Additional Payment Contamination >10 - 15% by weight	Per tonne	\$300.00
	Additional Payment Contamination >15% by weight	Per tonne	N/A
<b>Organics Buy Back</b>			
O5	Compost to AS4454	Per tonne	\$25.00

- For: Crs Biscotti, Burton, Grundy, Livermore, Preston, Taskovski, Ternouth, Wilson and Winchester  
 Against: Cr Willis

011/22 **Procedural Motion**  
**RESOLVED (Wilson/Preston)**  
 That Item 9.8 be brought forward for consideration at this juncture.  
 The resolution was carried unanimously.

**9.8 Membership of Southern Tablelands Arts (STARTS)**

**MOVED (Preston/Willis)**

That Council approves QPRC membership of the Southern Tablelands Arts commencing 1 July 2022 until 30 December 2024.

012/22 **RESOLVED (Preston/Willis)**

That Council approves QPRC membership of the Southern Tablelands Arts commencing 1 July 2022 until 30 December 2024.

For: Crs Winchester, Livermore, Preston, Willis and Wilson

Against: Crs Biscotti, Burton, Grundy, Taskovski and Ternouth

The vote being five-all, the Mayor exercised his casting vote and declared the motion CARRIED.

**9.7 Committee Framework, Delegates and Representatives**

013/22 **RESOLVED (Willis/Wilson)**

That Council:

1. Endorse the changes in Committees including the dissolution of the Economic Advisory, Panel, the Q Advisory Board, the Tourism Advisory Board and the Queanbeyan Trust Committee; and the combination of the Braidwood Heritage Advisory Committee with the QPRC Heritage Advisory Committee.
2. Nominate Councillor delegates for the remaining Organisational, Statutory, Advisory and Regional Committees.

The resolution was carried unanimously.

**List of Committees and Councillor Delegates as resolved:**

	COMMITTEE	NAMES
<b>Organisational Committees</b>	Australia Day & Community Awards	Winchester
	Australia Day Organising	Mayor
	CEO Performance Review	Winchester & Livermore
	Dangerous Dog Panel	Wilson Alt Biscotti
	First Nations Consultative	Willis & Ternouth
	Sister City	Taskovski
	Queanbeyan Sporting Gallery	Livermore
	Sports Council	Wilson (Chair) Biscotti Alt Webster & Taskovski

<b>Statutory Committees</b>	Audit, Risk and Improvement	Biscotti Alt Wilson
	Dargues Reef Community Consultative	Preston Alt Willis
	Integrated Water Cycle Management Project Reference Group	Wilson
	Lake George Bush Fire Management	Webster
	Lake George District Liaison	Webster
	Lake George Emergency Management	Webster
	Local Traffic Committee	Livermore Alt Winchester
	Holcim Quarry Consultative	Willis
<b>Advisory Committees</b>	Bungendore Town Centre and Environs	Grundy Alt Burton
	Cultural Development & Public Arts Advisory	Livermore & Preston
	Disability Access Committee	Biscotti Alt Webster
	Environment and Sustainability Advisory	Willis & Wilson
	QPRC Heritage Advisory Committee	Willis Alt Taskovski
	Queanbeyan Showground Advisory	Wilson & Ternouth
	Youth Advisory Council	Mayor Alt Livermore
<b>Regional Committees</b>	ACT-NSW Cross Border Illegal Dumping Steering	NA
	ACT & Region Catchment Management Coordination	NA
	Canberra Airport Community Aviation Consultation Group	Ternouth
	Canberra Joint Organisation (CRJO)	Winchester
	Community Safety Precinct – Monaro LAC	Burton & Livermore Alt Grundy
	Q-P Library Service – NSW Public Library Zone	Ternouth Alt Willis
	Regional Cities New South Wales	Winchester
	South East Australia Transport Strategy	Willis Alt Preston
	Southern Joint Regional Planning Panel	Preston Alt Wilson
	South-East Weight of Loads Group	NA
	Southern Tablelands Arts Regional Advisory	Preston Alt Livermore
	Upper Murrumbidgee Catchment Network	NA
	WaterNSW (Local Govt Reference Panel)	NA
	Woodlawn Eco-Precinct Community Liaison (Veolia)	Preston

## 9.8 Membership of Southern Tablelands Arts (STARTS)

This item was dealt with in earlier business.

**9.9 Library Collections Policy**

014/22

**RESOLVED (Ternouth/Wilson)**

That Council:

1. Amend the Library Collections policy to add 'and recycling as a last resort' to the section on *Disposal of unwanted donation or withdrawn books*.
2. Endorse the removal of Library fines for overdue items based on modern practice and the evidence supplied by the Australia Public Library Alliance.
3. Place the Library Collections Policy on public exhibition for 28 days inviting submissions to be received.
4. Adopt the Library Collections Policy if there are no objections.

The resolution was carried unanimously.

**9.10 Code of Conduct Review Panel**

015/22

**RESOLVED (Biscotti/Livermore)**

That Council extends the term for the current Panel of Code of Conduct Reviewers by 12 months, in accordance with the provision in the Administrative Framework of Procedures for the Administration of the Code of Conduct.

The resolution was carried unanimously.

**9.11 Adoption of 2022-2023 Revenue Policy**

016/22

**RESOLVED (Taskovski/Livermore)**

That Council:

1. Following the consideration of submissions made on the draft Integrated Planning documents and in accordance with Section 405(5) of the *Local Government Act 1993*; adopt the Revenue Policy 2022-23 with no amendments.
2. Make the following rates and annual charges for the 2022-23 financial year and that such rates and annual charges be the amount specified hereunder for the Queanbeyan-Palerang Regional Council.

**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 2022 to 30 June 2023, being the financial year 2022/2023.**

**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 2022/23, consisting of

an ad-valorem rate of zero point one eight two one five cents in the dollar (0.18215) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of three hundred and eighty seven dollars (\$387) which is equivalent to 33% of the total rates levied for this category in 2022/2023. 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 18 of the Draft Revenue Policy 2022/23, consisting of an ad-valorem rate of zero point three four five seven one cents in the dollar (0.345710) calculated on the land value issued by the NSW-Valuer General's Office with base date 1 July 2019, and a base amount of four hundred and twenty eight dollars (\$428) which is equivalent to 33% of the total rates levied for this sub-category in 2022/2023. 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 18 of the Draft Revenue Policy 2022/23, consisting of an ad-valorem rate of zero point three four five seven one cents in the dollar (0.345710) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of five hundred and two dollars (\$502) which is equivalent to 33% of the total rates levied for this sub-category in 2022/2023. 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 19 of the Draft Revenue 2022/23, consisting of an ad-valorem rate of zero point two two two six eight cents in the dollar (0.222680) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of three hundred and eighty seven dollars (\$387) which is equivalent to 36% of the total rates levied for this sub-category in 2022/2023. 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 18 of the Draft Revenue Policy 2022-23, consisting of an ad-valorem rate of zero point two two two six eight cents in the dollar (0.222680) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of three hundred and eighty seven dollars (\$387) which is equivalent to 49% of the total rates levied for this sub-category in 2022/2023. 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 three four two six four one cents

in the dollar (0.134264) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of one thousand and one hundred and seventy one dollars (\$1171) which is equivalent to 44% of the total rates levied for this category in 2022/2023. 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 2022/23 consisting of an ad-valorem rate of point one eight two one five cents in the dollar (0.182150) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of four hundred and twenty eight dollars (\$428) which is equivalent to 43% of the total rates levied for this category in 2022/2023. 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 20 of the Draft Revenue Policy 2022/23, consisting of an ad-valorem rate of one point three three five seven five cents in the dollar (1.335750) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of four hundred and seventy dollars (\$470) which is equivalent to 5% of the total rates levied for this sub-category in 2022/2023. 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 23 of the Draft Revenue Policy 2022/23, consisting of an ad-valorem rate of one point eight five nine seven one cents in the dollar (1.859710) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of six hundred and ninety dollars (\$690) which is equivalent to 1% of the total rates levied for this sub-category in 2022/2023. 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 23 of the Draft Revenue Policy 2022/23, consisting of an ad-valorem rate of one point eight five nine seven one cents in the dollar (1.859710) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of six hundred and ninety dollars (\$690) which is equivalent to 11% of the total rates levied for this sub-category in 2022/2023. 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 22 of the Draft Revenue Policy 2022/23, consisting of an ad-valorem rate

of one point eight five nine seven one cents in the dollar (1.859710) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of six hundred and ninety dollars (\$690) which is equivalent to 6% of the total rates levied for this sub-category in 2022/2023. 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 21 of the Draft Revenue Policy 2022/23, consisting of an ad-valorem rate of zero point eight two eight cents in the dollar (0.828) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of four hundred and seventy dollars (\$470) which is equivalent to 12% of the total rates levied for this sub-category in 2022/2023. 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 eight zero six cents in the dollar (0.580600) calculated on the land value issued by the NSW Valuer-General's Office with base date 1 July 2019, and a base amount of one thousand one hundred and fifty dollars (\$1,150) which is equivalent to 5% of the total rates levied for this category in 2022/2023. 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;

<i>Type</i>	<i>2022-23</i>
Domestic Garbage (140L Garb + Rec + Grn)	\$328
Domestic Waste 240L waste bin, 240L recycling and 240L green waste	\$433
Domestic Garbage (Additional 140L Garb)	\$154
Domestic Garbage (Additional 240L Garb)	\$183
Domestic Garbage (Additional GreenWaste)	\$82
Domestic Garbage (Additional Recycling)	\$82
MUD -Domestic Garbage-shared service & recycling	\$213
MUD - Domestic Garbage-Shared bin with Recycling & Green	\$328
Domestic Garbage (Shared Serv - Addit Green)	\$82
Domestic Garbage-Residential Vacant Land	\$29
Domestic Garbage (Shared Rec + Garb)	\$213
Units with individual 140L waste bin, recycling and greenwaste services and scheduled cleanup services	\$213
360L recycling bin upsize charge	\$52
Rural Waste Collection - fortnightly 240L waste bin and 240L recycling per annum	\$177

Domestic Garbage 2 Bins MUD(No Bulky)	\$166
Rural Waste Collection -fortnightly 240L recycling only per annum	\$85
MUD - unserviced mixed use residential	\$29
Rural waste Collection - Additional 240L waste bin collected fortnightly	\$83
Rural Waste Collection - Additional 240L recycling bin collected fortnightly	\$82
Domestic Waste Urban 360L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly (Current services only)	\$538
Compound Bins	\$166

### ***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>Charge 2022-2023</b>
BW1 waste availability charge	\$142
BW2 for each 240L Waste bin	\$138
BW4 for each 240L Recycling bin	\$98
BW5 for each Rural Waste 240L (Fortnightly)	\$98
BW8 for each 240L Greenwaste bin	\$94

### ***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 on all rateable land and those properties which are exempt from rates under section 555 and 556, and excluding land categorised as business, as follows;

<b>Property Service Locality</b>	<b>Qualifier</b>	<b>Charge</b>
All areas of the former Palerang Council LGA excluding areas west of Queanbeyan River	Annual charge per assessment	\$307
All areas of the former Palerang Council LGA west of Queanbeyan River	Annual charge per assessment	\$166
All areas of the former Queanbeyan City Council LGA	Annual charge per assessment	\$166

### ***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 \$290 will be levied on all rateable land categorised as residential within the defined area of the former Queanbeyan City Council.



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	\$290
25 mm	\$453
32 mm	\$741
40 mm	\$1,158
50 mm	\$1,810
65 mm	\$3,058
80mm	\$4,634
100 mm	\$7,240
150mm	\$16,290

#### 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	\$570
25 mm	\$890
32 mm	\$1,459
40 mm	\$2,280
50 mm	\$3,562
65 mm	\$6,020
80mm	\$9,118
100 mm	\$14,248
150mm	\$32,057

***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 defined area of the former Queanbeyan City Council. Water usage will be charged at a single variable rate of **\$4.28** 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 **\$3.81** 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 defined area of Googong Township 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.

<b>Meter Size</b>	<b>Annual Charge</b>
20 mm	\$290
25 mm	\$453
32 mm	\$741
40 mm	\$1,158
50 mm	\$1,810
65 mm	\$3,058
80mm	\$4,634
100 mm	\$7,240
150mm	\$16,290

***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 **\$4.07** per kl.

***Queanbeyan Sewerage Access Charges***

In accordance with the provisions of section 501 a sewerage access charge of \$769.00 will be levied on all residential properties within the defined area of the former Queanbeyan City Council.

All strata and non-strata units or dual occupancy properties within the defined area of the former Queanbeyan City Council 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 former Queanbeyan City Council 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 the former Queanbeyan City Council 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	\$769
Vacant Land	\$501
25 mm	\$1,202
32 mm	\$1,970
40 mm	\$3,078
50 mm	\$4,809
65 mm	\$8,127
80 mm	\$12,311
100 mm	\$19,236
150 mm	\$43,282

***Palerang Communities Sewerage Access Charge***

In accordance with the provisions of section 501 and 552(3)(a) a sewerage access charge of \$1,161.00 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	\$1,337
Not connected	\$1,337
25 mm	\$2,088
32 mm	\$3,422
40 mm	\$5,346
50 mm	\$8,354

Meter Size	Annual Charge
65 mm	\$14,118
80 mm	\$21,386
100 mm	\$33,415
150mm	\$75,184

### ***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 former Queanbeyan City Council 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 **\$1.33** per kl.

Sewerage usage charges for non-residential properties within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Scheme are calculated by applying the following business category SDF to the Sewerage Usage Charge of **\$3.22** per kl.

Land Use Description	SDF
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:

Discharge category	Compliance	Annual Charge	Usage per kl
One	Complying	\$120.00	\$0.00
One	Non Complying	\$120.00	\$2.69
Two	Complying	\$120.00	\$2.697

Discharge category	Compliance	Annual Charge	Usage per kl
Two	Non Complying	\$120.00	\$19.71
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	\$98.00	\$0.00
One	Non Complying	\$98.00	\$3.29
Two	Complying	\$196.00	\$3.29
Two	Non Complying	\$196.00	\$19.00
Three		\$655.00	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.

#### Urban Land Exempt from the Stormwater Management Service Charge

The same exemptions that apply to non-rateable properties for other rates and charges also apply in respect of the stormwater management service charge pursuant to the Local Government Act. In addition, the following properties are also exempted from this charge under the provisions:

- Rateable land owned by the Crown
- Rateable land under a lease for private purposes granted under the *Housing Act 2001* or the *Aboriginal Housing Act 1998*

#### **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 six per cent (6%) per annum simple interest calculated daily from 1 July 2021.

For: Crs Biscotti, Burton, Livermore, Preston, Taskovski,  
Ternouth, Willis, Wilson and Winchester  
Against: Cr Grundy

**9.12 Investment Report - May 2022**

017/22

**RESOLVED (Willis/Livermore)**

That Council:

1. Note the investment return for May 2022 was -\$51,928.
2. Note the investment portfolio has been made in accordance with the *Local Government Act 1993*, the Local Government (General) Regulation 2005 and Queanbeyan-Palerang Regional Council's Investment Policy.
3. Receive the Investment Report for the month of May 2022.

The resolution was carried unanimously.

**9.13 Adoption of Integrated Plans**

018/22

**RESOLVED (Wilson/Willis)**

That:

1. Following the consideration of submissions made on the draft Integrated Planning documents and in accordance with Section 405(5) of the *Local Government Act 1993*; Council adopt the Operational Plan 2022-23 and Delivery Program 2022-26 with the amendments shown in table 1 in the report and the minor changes proposed in submissions 13, 17, 20 and 30.
2. In accordance with Clause 211(2) of the Local Government (General) Regulation 2005, Council approve expenditure in the adopted Operational Plan 2022-23.
3. In accordance with Clause 211(2) of the Local Government (General) Regulation 2005, Council vote funds to meet the expenditure in the adopted Operational Plan 2022-23
4. Council adopt the Fees and Charges 2022-23 in accordance with Section 608 of the *Local Government Act 1993* and adjustments as shown in submissions FC1, FC2 and FC4 and endorse the public exhibition of the proposed fee shown in FC3.
5. Where fees and charges are set by the NSW Government, that Council adopt the maximum fee for inclusion in the Fees and Charges.

The resolution was carried unanimously.

**10. REPORTS TO COUNCIL - ITEMS FOR INFORMATION****10.1 Grants Associated with Improvement to Development Assessment Processes**

019/22

**RESOLVED (Wilson/Willis)**

That the report be received for information.

The resolution was carried unanimously.

**10.2 Councillor Workshops**

020/22

**RESOLVED (Winchester/Preston)**

That the report be received for information.

The resolution was carried unanimously.

**SUPPLEMENTARY REPORT****10.3 Site Inspection - Development Application DA.2021.1259 - Four Torrens Title Lots, Construction of Three Two Storey Dwelling Houses - 2G Phillip Avenue, Queanbeyan East**

021/22

**RESOLVED (Winchester/Biscotti)**

That the report be received for information.

The resolution was carried unanimously.

**11. REPORTS OF COMMITTEES****11.1 Local Traffic Committee Meeting - 7 June 2022**

022/22

**RESOLVED (Grundy/Biscotti)**

That Council:

1. Note the minutes of Local Traffic Committee held on 7 June 2022.
2. Adopt recommendations LTC 19/2022 to LTC 28/2022 from the meeting held on 7 June 2022.

LTC 19/2022: Under *The Roads Act 1993*, approve the TCP/TMP for the Capital to Coast Event.

LTC 20/2022: Under *The Roads Act 1993*, approve the TCP/TMP for the Husky Ultra Festival.

LTC 21/2022: Under *The Roads Act 1993*, this event is not supported by Local Traffic Committee in its current form.

LTC 22/2022: Under *The Road Transport Act 2013*, approve proposed line marking and signage changes to Jerrabomberra Parkway Wombat Crossing as per design.

LTC 23/2022: Under *The Road Transport Act 2013*, approve proposed line marking and signage changes to Queanbeyan West School as per design.

LTC 24/2022: Under *The Road Transport Act 2013*, approve proposed line marking and signage changes to MacQuoid Street as per design.

LTC 25/2022: Under *The Road Transport Act 2013*, approve proposed bus zone signage changes to Ellendon Street as per design.



- LTC 26/2022: Under *The Road Transport Act 2013*, proposed bus zone signage changes to Mowatt Street as per design.
- LTC 27/2022: Under *The Road Transport Act 2013* approve proposed removal of no stopping signs in the Lowe Street Car Park as per design.
- LTC 28/2022: Under *The Road Transport Act 2013* approve proposed bus zone signage changes to Crawford Street as per design.

The resolution was carried unanimously.

## **12. NOTICES OF MOTIONS**

There were no Notices of Motions.

## **13. REPORTS TO COUNCIL - DELEGATES REPORTS**

There were no Delegates Reports.

## **14. QUESTIONS WITH NOTICE**

There were no Questions with Notice.

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

There were no matters for Closed Session.

## **18. CONCLUSION OF THE MEETING**

The time being 7.23pm, the Mayor announced that the Agenda for the meeting had now been completed.

**CR KENRICK WINCHESTER**  
**MAYOR**  
**CHAIRPERSON**