



Ordinary Meeting of Council

AGENDA

23 April 2025

Commencing at 5:30pm

**WB Freebody Chambers
Nellie Hamilton Centre
257 Crawford Street, Queanbeyan**

Presentations for items listed on the Agenda can be made in writing, via Zoom or in person. A live stream of the meeting can be viewed at: <http://webcast.qprc.nsw.gov.au/>

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Queanbeyan-Palerang Regional Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

On-site Inspections - Nil

Queanbeyan-Palerang Regional Council advises that this meeting will be webcast to Council's website. Images and voices of those attending will be captured and published.

A recording of the meeting will be archived on the website.

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1 OPENING

2 ACKNOWLEDGEMENT OF COUNTRY

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6 ADJOURNMENT FOR PUBLIC FORUM

7 MAYORAL MINUTE

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Confidential - Not for Publication

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16.1 RFT 2025-33 Braidwood Heritage Centre Completion Works

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.

17 CONCLUSION OF THE MEETING

LIST OF ATTACHMENTS

Open Attachments

Item 9.1	Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024
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Item 9.5	Committee Members - QPRC Youth Advisory Committee
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Item 9.6	Community Members - Heritage Advisory Committee
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Item 9.9	Variation Deed - Funding Agreement - Braidwood Heritage Centre
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Item 10.2	Final Project Costs Report - Nellie Hamilton Centre
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- Item 9.4 Applications for a QPRC Cultural Grant
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- Attachment 25 Sue Whelan (Under Separate Cover)*
- Attachment 26 Thomas Maloney (Under Separate Cover)*
- Item 10.2 Final Project Costs Report - Nellie Hamilton Centre
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 - Attachment 4 ADCO Constructions Pty Ltd Response to QPRC (Under Separate Cover)*
 - Attachment 5 ADCO Constructions Pty Ltd to QPRC (Under Separate Cover)*
 - Attachment 6 QPRC letter to ADCO Constructions Pty Ltd (Under Separate Cover)*
- Item 16.1 RFT 2025-33 Braidwood Heritage Centre Completion Works
 - Attachment 1 RFT 2025-33 Braidwood Heritage Centre Completion Works - Tender Evaluation Report (Under Separate Cover)*

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.1 Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024 (Author: Ormella/Chohan)

File Reference: PP.2024.0006

Recommendation

That Council:

- 1. Endorse the Planning Proposal Housekeeping Amendment 2024 (Attachment 1) to amend the Queanbeyan-Palerang Regional Local Environmental Plan 2022.**
 - 2. Forward the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI) requesting a Gateway determination.**
 - 3. Request delegation from DPHI for the Local Plan-Making Authority, for this Planning Proposal.**
 - 4. Undertake agency consultation and public exhibition according to the requirements of the Gateway determination.**
 - 5. Should no objections be received, undertake the necessary actions to finalise the making of the Queanbeyan-Palerang Regional Local Environmental Plan 2022.**
-

Summary

A housekeeping planning proposal has been prepared to embed climate change considerations into Clause 1.2 'Aims of Plan' in the Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022), to allow street art as an exempt development, and to address several minor administrative anomalies relating to Schedule 1, heritage, land zoning and associated controls.

Council endorsement is sought to forward the planning proposal to the Department of Planning, Housing and Infrastructure (DPHI) requesting a Gateway determination and local plan-making authority.

Background

A housekeeping planning proposal has been prepared to address several administrative anomalies and errors in the QPRLEP 2022. It is also an opportunity to amend the QPRLEP to implement recent policy adoptions.

In response to the Climate Change Resilience Policy adopted by Council in 2024 (**Resolution 527/24**), climate change considerations are proposed to be included into Clause 1.2 'Aims of Plan' of the QPRLEP 2022. The amendment will address Part 6 of the Climate Change Resilience Policy and embeds climate change in Council's primary planning control instrument.

The planning proposal also seeks to include 'street art' in Schedule 2 Exempt development of the QPRLEP 2022. This is in recognition of the contribution 'street art' makes to the public domain and its inclusion in Schedule 2 will support place-making initiatives.

9.1 Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024 (Author: Ormella/Chohan) (Continued)

Report

The planning proposal includes 14 amendments to the QPRLEP 2022. The nature and scope of each update is detailed in the planning proposal (Attachment 1).

Climate Change Amendment

Council adopted the Climate Change Resilience Policy (**Resolution 527/24**). It committed Council to:

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

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

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

In response to the Climate Change Resilience Policy, it is proposed to include the draft aim below in Clause 1.2 'Aims of Plan' of the QPRLEP 2022.

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

The draft aim is for the purpose of the planning proposal and consultation requirements. The final wording of the aim is subject to the NSW Parliamentary Counsel Office drafting and approval processes.

The inclusion of climate change considerations into Clause 1.2 'Aims of Plan', ensures that future amendments to the QPRLEP 2022, development control plans and development applications consider the impact of development on the climate and the impacts of climate change on the community.

This aligns with Planning Priority 14 – We will increase resilience to natural hazards and climate change of Council's local strategic planning statement, flood risk management strategies and plans, and ensures climate change is embedded into Council's primary planning control instrument.

Street Art Amendment

Council plans recognise the value of street art in building a sense of place and local identity however, under the current QPRLEP 2022, street art generally requires development consent. The approval process for street art has limited funding opportunities in the past and discourages opportunities to celebrate local character.

Schedule 2 of the LEP recognises that certain development, is low risk and may be carried out without the need for development consent, subject to the conditions specified in that schedule. Street art is considered to be a low-risk development and should be included in Schedule 2 as exempt development. The proposed provisions for the street art are:

9.1 Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024 (Author: Ormella/Chohan) (Continued)

Street Art

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

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

Heritage Anomalies

Numerous land parcels having a heritage item have been subdivided, this has resulted in changed lot boundaries and property descriptions which require amendments to the QPRLEP 2022. Amendments are proposed to the heritage map, property description or address of the eight heritage items. Details of these amendments are:

Address and Item	Amendment description
144 Wallace Street, Braidwood - Heritage Item I140	Property description and map change to remove battle-axe handle.
70 Wilson Street, Braidwood – Heritage Item I163	Property description and map update to reflect changes by recent subdivision.
10 Gibraltar Street, Bungendore – Heritage Items I183 and I185	Property description and map update to reflect changes by recent subdivision.
12 Gibraltar Street, Bungendore – Heritage Items I183 and I185	Property description and map update to reflect changes by recent subdivision.
36 Malbon Street, Bungendore – Heritage Item I209	Property description and map update to reflect changes by recent subdivision.
1 Captains Flat Road, Captains Flat – Heritage Item I263	Property and address descriptions and map update to reflect changes by recent folio creation.
1 Crest Road, Queanbeyan – Heritage Item I423	Remove the heritage item from the schedule 5 and heritage map. Dwelling was demolished due to severe termite impact.

9.1 Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024 (Author: Ormella/Chohan) (Continued)

Address and Item	Amendment description
Hoskinstown Road, Primrose Valley – Heritage Item I347	Amend the heritage map to reflect correct item of significance.

Land Zoning and Associated Controls Anomalies

Discrepancies to land zoning, lot size, height of building and secondary dwelling and dual occupancy controls of two land parcels is identified. These are generally map anomalies wherein planning controls of neighbouring properties have been incorrectly reflected onto the subject parcels. Details of these amendments are:

Property Address	Amendment description
4161 Kings Highway, Monga – Lot 5 DP 755948	Amend the land zoning, lot size and secondary dwelling and dual occupancy maps to have appropriate controls to the privately owned property.
Kings Highway, Monga – Lot 2 DP 791798 and additional lots	Amend the land zoning, lot size, height of buildings and secondary dwelling and dual occupancy maps to have appropriate controls to national park's land.

Schedule 1 Anomalies

The property description and address of two (2) parcels of land listed in Schedule 1 Additional Permitted Uses needs to be amended. Details of these amendments are:

Property Address	Amendment description
1400 Old Cooma Road, Googong – Listed as Item 11 in Schedule 1	Amend the property description of the land parcel to reflect changes resulted by a recent subdivision.
Lanyon Drive, Jerrabomberra – Listed as Item 24 in Schedule 1	Amend the property description and address of the land parcel to reflect changes resulted by a recent subdivision.

Risk/Policy/Legislation Considerations

The planning proposal is prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 (the Act) and in consideration of the DPHI's Local Environmental Plan Making Guideline (August 2023).

The planning proposal proposes to embed climate change into its primary planning control documents and implements the Council's Climate Change Resilience Policy.

Financial, Budget and Resource Implications

Staff costs to process the planning proposal including public exhibition have been attributed to the project budget.

9.1 Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024 (Author: Ormella/Chohan) (Continued)

The review is consistent with Council's ongoing obligations.

Links to QPRC/Regional Strategic Plans

The planning proposal is consistent with the following directions and actions of the South East Tablelands Regional Plan 2036.

- Direction 9 – Grow tourism in the region
- Direction 17 – Mitigate and adapt to Climate Change
 - Action 17.2: Support councils to assess and respond to impacts and opportunities associated with a changing climate
- Direction 23 – Protect the region's heritage
 - Actions 23.3: Conserve heritage assets during local strategic planning and development

The strategies of the Queanbeyan-Palerang Community Strategic Plan 2042 that align with the planning proposal are:

- Build cultural capacity through the availability and participation in arts, performance and cultural gatherings, events and exhibitions.
- We recognise and take pride in the unique and individual heritage and identity of our city, towns, villages and rural areas.
- Partner with Government departments and other organisations to reduce carbon emissions and mitigate the effects of climate change
- Increase community education, resilience, confidence and resolution in dealing with the challenges of climate change.
- Protect, promote and enrich the heritage and traditional values of our areas.

The Local Strategic Planning Statement – Towards 2040's directions that aligns with the planning proposal are:

- Planning Priority 1 – We build on and strengthen our community cultural life and heritage
- Planning Priority 3 – We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages
- Planning Priority 4 – We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice
- Planning Priority 8 – We ensure the future planning for the region is well coordinated and provides for its sustainable management
- Planning Priority 12 – Our Council is efficient, innovative and actively seeking to partnership to deliver outcomes to the community.

Conclusion


The planning proposal will ensure climate change is embedded into the aims of the QPRLEP 2022, street art is included in Schedule 2 (Exempt development) of the QPRLEP 2022 and corrects minor administrative anomalies.

The planning proposal is consistent with the local and regional strategic directions and the applicable Minister's Directions. Should Council support the progression of the planning proposal, the planning proposal will be referred to the DPHI for a Gateway determination and subsequently to the relevant stage agencies.

9.1 Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024 (Author: Ormella/Chohan) (Continued)

It is recommended that Council support progressing the planning proposal to Gateway determination and requesting delegation as local plan-making authority.

Attachments

Attachment 1 Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024
 *(Under Separate Cover)*



Minutes of the Ordinary Meeting of the Queanbeyan-Palerang Regional Council held virtually and at the WB Freebody Chambers, Nellie Hamilton Centre, 257 Crawford Street, Queanbeyan on Wednesday, 23 April 2025 commencing at 5.30pm.

ATTENDANCE

Councillors: Cr Winchester (Chairperson)

Cr Broadbent

Cr Grundy

Cr Macdonald

Cr Preston

Cr Schweikert

Cr Taskovski

Cr Waterhouse

Cr Willis

Cr Wilson

Staff:

R Ryan, General Manager

J Richards, Director Community, Arts and Recreation

K Monaghan, Director Corporate Services

R Ormella, Director Development and Environment

G Cunningham, A/Director Infrastructure Services

Also Present: L Ison (Minute Secretary)

1. OPENING

The meeting commenced at 5.32pm.

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

769/25

RESOLVED (Winchester/Broadbent)

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

The resolution was carried unanimously.

3. Refers this matter to the QPRC Roads Safety Officer for urgent consideration by the Local Traffic Committee.
4. Prepares a report to Council with recommendations and potential funding sources, including eligibility for state or federal school safety or infrastructure grants.

The resolution was carried unanimously.

10.2 Final Project Costs Report - Nellie Hamilton Centre
RESOLVED (Winchester/Wilson)

776/25

That the report be received for information.

The resolution was carried.

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

9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.1 Planning Proposal - QPRLEP 2022 Housekeeping Amendment 2024

777/25

RESOLVED (Willis/Wilson)

That Council:

1. Endorse the Planning Proposal Housekeeping Amendment 2024 (Attachment 1) to amend the Queanbeyan-Palerang Regional Local Environmental Plan 2022.
2. Forward the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI) requesting a Gateway determination.
3. Request delegation from DPHI for the Local Plan-Making Authority, for this Planning Proposal.
4. Undertake agency consultation and public exhibition according to the requirements of the Gateway determination.
5. Should no objections be received, undertake the necessary actions to finalise the making of the Queanbeyan-Palerang Regional Local Environmental Plan 2022.

The resolution was carried.

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