

**PUBLIC FORUM
QUESTIONS/ANSWERS
14 November 2018**



Questions – Katrina Willis

Redevelopment of QPRC land in Central Business District

- 1. Has the council negotiated a sale price for the parcels of land that Downtown Q P/L has identified for redevelopment into an apartment hotel and associated uses on the corner of Rutledge and Crawford streets in Queanbeyan?**

Response – Organisational Capability

No, this will be determined by an independent valuation once development approvals are received.

- 2. If so, what is the sale price?**

Response – Organisational Capability

See question 1.

- 3. When is the land purchase expected to take place?**

Response – Organisational Capability

There is no specific timeframe at this stage.

- 4. Has the council placed any special conditions on the site, for example, having regard to the heritage-listed items nearby and the general streetscape of the area? If so, please provide details.**

Response – Organisational Capability

This will be part of the development assessment and independent development determination process.

- 5. Will the development go before QPRC for consideration of approval or will it be referred to the Joint Regional Planning Panel to determine?**

Response – Natural and Built Character

Development applications from Downtown QP/L will be considered by the Joint Regional Planning Panel.

Maintenance of the Queanbeyan CBD

- 6. Is the council aware of the poor state of paving in the Crawford St lifestyle precinct?**

Response – Community Connections

Council does regular inspections of the CBD to check for defects and maintenance issues. The pavers in Crawford Street are in sound condition and have been cleaned regularly. There is a natural build-up of discolouration associated with foot traffic and usage as is expected in a high use pedestrian area. The pavers are due to be pressure cleaned in November.

7. How often is the paving cleaned?

Response – Community Connections

Queanbeyan CBD is cleaned daily with footpath sweepers, litter/graffiti and bin collection. Pavers are scrubbed as required to remove stains and spilt drinks etc. Food shops are also targeted to clean entrances on a regular basis. Periodically, pressure cleaners are used to clean the entire precinct and the next major clean is scheduled over November prior to the Christmas Street Party.

8. When is the paving next due to be cleaned?

Response – Community Connections

See question 7.

Pedestrian crossing in western Crawford St

9. Will the council undertake an assessment for a pedestrian crossing to improve safety for people trying to cross Crawford St in the western end of the CBD, near the pool?

Response – Community Connections

Council has recently carried out reviews of pedestrian crossing points in this area. The review resulted in the pedestrian refuge works that were completed near Aldi, Kingsley Chicken and Woolworths on Antill St.

The review identified that a pedestrian crossing near the pool is not appropriate in this location. Both the amount of traffic, along with the lack of pedestrians, coupled with the two lanes of traffic would make a pedestrian crossing dangerous for vulnerable road users.

Council has completed sketch designs for traffic signals in this location and is applying for funding to complete the works.

Fast food outlets

10. How many 24-hour fast food outlets does the council consider are desirable in the local government area?

Response – Community Choice

Council does not have a formal position on what is a desirable number of fast food outlets in the Local Government Area.

11. Is the council aware that fast food outlets are major contributors to litter in our environment, including our rivers and creeks?

Response – Community Connections

It is true that refuse from some fast food outlets is, at times, over represented in terms of street litter. This is less to do with the actions of the outlet and more to do with the poor litter

disposal habits of customers. Council continues to work on education programs that aim to reduce littering and supplements these with its physical clean-up efforts in the field.

12. How does the council intend to manage this pollution problem if the 24-hour McDonalds outlet is approved at The Poplars?

Response – Community Connections

The collection and disposal of waste is subject to the submission of a waste management plan and will be considered and form a part of the development consent. This includes a litter management plan.

Community consultation approach

13. Can the council confirm that it released the proposal for a 24-hour McDonalds outlet at The Poplars during the NSW school holidays?

Response – Natural and Built Character

The development application for a McDonald's Restaurant at the Poplars was notified in accordance with Part 1.8 of Council's Development Control Plan 2012 – Public Notification of a Development Application. Notification of this or any other applications are not suspended during school holidays, with the exception of the period between Christmas and New Year when Council's offices are closed. Notification periods may be extended beyond the holiday period.

14. If this is correct, why did it choose this release timing?

Response – Natural and Built Character

Development applications are notified soon after lodgement as part of the assessment process. Council did not "choose" or alter any timing of the notification period.

Curtis Estate

15. Further to Public Forum responses on 12 September 2018, who initiated the report on the potential uses for the balance of Curtis Estate not being used for constructing the Ellerton Drive Extension?

Response – Organisational Capability

No report was requested on the potential uses for the balance of the Curtis Estate. In May 2018, Council merely asked for a further report on the Curtis Estate.

16. Has the council received the report? If so, will it make the report available to the public?

Response – Organisational Capability

A decision on whether the report appears in open or closed session will be determined once the report is prepared.

17. If the council has not received the report, when does it expect to receive the report?

Response – Organisational Capability

No timeframe for tabling the report has been determined.

Ellerton Drive Extension – Operating outside approved hours

18. On how many occasions has construction work been undertaken on the Ellerton Drive Extension outside approved operating hours? When did this occur and for what reasons?

Response – Community Connections

As per the response to the September 2018 Public Forum questions, there are a number of instances when activities occur outside of the approved operating standard construction hours including deliveries of oversized plant or structures requiring special permits for travel, emergency works, works to prevent environmental harm, and where works do not generate more than 5dB(A) noise over the background noise levels.

Since commencement of the project, there have been four occasions where activities have taken place outside of approved standard construction operating hours. The works were for emergency water main repair and to complete the washout of a concrete pump on two occasions due to unforeseen circumstances. On one occasion, rock hammering works commenced outside approved operating hours for that activity. This was due to a miscommunication within the project team and this requirement has been reinforced with project team members. In each instance WBHO Infrastructure (the contractor) has notified and reported the out of hours works to the EPA directly.

In addition, light vehicles (utes etc) and some smaller trucks, such as water trucks, travel through the alignment outside of standard construction hours to or from their specific work site in preparation for, or after completion of the day's construction works. This activity is not a breach of the conditions relating to construction hours.

Ellerton Drive Extension – loan funding

19. Has council drawn down the loan to developers for their share of the cost to build the Ellerton Drive Extension?

Response – Finance

Council has not drawn down for the loan to build Ellerton Drive Extension. Council will be asked to approve the proposed borrowing program from 2018-19 Operational Plan and carryovers at the November Council meeting.

20. If so, how much has been drawn down and when?

Response – Finance

See question 19

Ellerton Drive Extension – property damage

21. How many complaints of property damage from residents living adjacent to the Ellerton Drive Extension road alignment have been made to the construction company?

Response – Community Connections

Five claims of property damage have been made associated with the project to date. The project team (RMS/WBHO) has been in contact with the affected property owners and all five properties have been inspected by RMS's independent insurance company. RMS

expects to receive advice from their independent insurance company shortly and will be in contact with the affected property owners to discuss the assessment. As such these claims have not yet been resolved.

WBHO Infrastructure (the contractor) is actively monitoring vibration levels across the site for various construction activities as required by the Environmental Protection Licence issued for the project.

22. Of these complaints, how many have been resolved to the satisfaction of both parties?

Response – Community Connections

See question 21.

Jumping Creek Estate – management of ecologically-sensitive land

23. Has the council and the land owners reached an agreement about management of a parcel of ecologically-sensitive land on Jumping Creek Estate that is no longer proposed for housing development?

Response – Natural and Built Character

No.

24. If so, please provide details.

Response – Natural and Built Character

See question 23.