

**PUBLIC FORUM
QUESTIONS/ANSWERS
12 September 2018**



Questions – Katrina Willis

Review of E4 zoning in Bywong and Wamboin

1. How does the Council intend to cover the estimated \$150,000 cost of hiring a consultant to undertake a review of the E4 zoning in parts of Bywong and Wamboin (refer minutes of 8 August 2018 Planning and Strategy Meeting?)

Response – Finance

Council's 2018-19 Operational Plan shows an operating surplus of \$4.5m. Council is required to prepare a budget review at the end of each quarter. The first quarter budget review will include this adjustment and will be reported to Council in November 2018.

Ellerton Drive Extension – construction impacts on residents

2. Further to responses to 13 June 2018 Public Forum questions, how many meetings has the council convened with residents directly affected by the construction of the Ellerton Drive Extension, following its commitment made earlier this year, and in what suburbs do those residents live?

Response – Community Connections

Council has held two meetings for residents affected by the construction of the Ellerton Drive Extension, along with the project team holding two community drop-in sessions at Karabar and Queanbeyan at the end of July 2018. Since the first meetings, communications with affected residents has increased with a number of individual conversations regarding specific matters currently underway. Due to the low turnout at meetings, and increased communication with residents, it is proposed that meetings will be held on an as needs basis in the future. Residents can contact the Project Information Line on 1800 116 337, and an individual meeting can be arranged.

Ellerton Drive Extension – Alleged breach of operating conditions

3. Can the Council confirm that it has received complaints from residents about construction work for the Ellerton Drive Extension occurring outside approved operating hours, including evening work?

Response – Community Connections

Council is aware of reports that vehicles were seen travelling along the construction site outside of standard construction hours. There are situations where works are permitted outside of standard hours. These include; deliveries of oversized plant or structures requiring special permits for travel; emergency works; and; where works do not generate more than 5 dB(A) noise over the background noise levels. Out of hours works that fall outside of these cases would be permitted with community notification and consultation.

4. Has the Council made inquiries of the contractor about the alleged breaches?

Response – Community Connections

The contractor has provided information to Council regarding these reports.

5. If so, what has been the outcome of these inquiries?

Response – Community Connections

The contractor has provided Council with information on these reports, with emergency works the reason for some of work outside standard construction hours. Where relevant, the information has also been provided to the EPA.

6. What explanation has the contractor provided for this alleged breach of conditions?

Response – Community Connections

Light vehicles (utes etc) and some smaller trucks, such as water carts, have been travelling through the alignment outside of standard construction hours. These vehicles would be travelling to their specific work site along the alignment before and after construction activities take place for the day. Water carts are also used at times out of standard hours to reduce dust generating impacts. The use of these items is not a breach of the conditions, as these impacts comply with not increasing noise levels by more than 5dB(A) above background levels

On occasions, emergency works have been required to take place outside of the standard construction hours. Emergency works are not anticipated through construction process however, may be required to eliminate disruption to the community (eg. water main connections affecting potable water supply to residents). In these instances WBHO has notified and reported the out of hour works to the EPA directly.

7. How can the Council assure residents that future work will be undertaken in accordance with approval conditions?

Response – Community Connections

Council will continue to work with the RMS to monitor the contractor's hours of work and ensure that the relevant authorities are aware of any works that occur outside of these hours. The contractor has demonstrated its compliance with the environmental protection licence in providing notification of emergency works to the EPA which cannot be anticipated during normal construction planning. Council will work closely with RMS and the contractor to ensure that suitable time contingency exists in activities which may impose a risk to working outside of approved construction hours.

Ellerton Drive Extension - Curtis Estate

- 8. Why did the Council pay \$1m to owners of Curtis Estate to compensate for acquisition of land upon which to build the EDE when:**
- the land had negligible chance of ever being developed given the zoning, ecological character and the fact the Council had previously refused consent to rezone for development
 - Staff of the former Queanbeyan City Council recommended a maximum payment of \$20,000.

Response – Organisational Capability

A dispossessed property owner is entitled to seek compensation for any land acquired under the *Land Acquisition (Just Terms Compensation) Act 1993*. The Valuer General's assessment of compensation was not accepted by the property owner and matter was listed for hearing by the NSW Land and Environment Court. A settlement of \$1m was agreed between the parties and accepted by the Court.

Curtis Estate

9. **Why is the Council seeking a further report on Curtis Estate (refer minutes of the 23 May 2018 Ordinary Meeting)?**

Response – Organisational Capability

Council is keen to know what options exist in respect of the balance of the Curtis Estate.

Jumping Creek Estate – management of ecologically-sensitive land

10. **Can the Council provide an update on the proposed 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

The land at Jumping Creek that is no longer proposed for housing development will be predominantly zoned E2 Environmental Conservation (a small area will also be zoned RE1 Public Recreation). The land remains in private ownership at this time, however Council and the developers of the site are continuing to discuss future management options. This may include part or all of the remaining site being dedicated to Council for long term ownership and management.

Jumping Creek Estate – access to the site

11. **Has the Council had any discussions with proponents of the Jumping Creek Estate residential development about access to the site:**
- **Via Lonergan Drive, Greenleigh**
 - **Across the EDE construction zone**

Response – Community Connections

Council has been approached by the proponents of the Jumping Creek Estate in regards to accessing the land through the EDE construction zone for planning purposes (eg. access for ecological, heritage, geological and surveying consultants).

12. **If so, what has been the outcome of those discussions?**

Response – Community Connections

Access to private property cannot be denied for the landowner or those acting on behalf of the landowner. The EDE contractor has granted access to the proponents of Jumping Creek Estate through the gate at the end of existing Ellerton Drive. No access has been granted via Lonergan Drive. Consultants acting on behalf of the proponents are required to be inducted to the site and are required to have the necessary safety features applicable to the site when travelling through the construction site.

13. Has the proponent made any formal request to the Council concerning how the junction of Ellerton Drive Extension and the access road to Jumping Creek Estate will be funded?

Response – Community Connections

As per all developments, the proponents of the Jumping Creek Estate would need to pay for all infrastructure required for the development (eg. junctions and access roads).

14. If so, please provide details, including the estimated cost of building the junction and any response from the Council to said inquiries.

Response – Community Connections

See question 13

Greyhound racing facilities in Queanbeyan

The NSW Government announced in late August 2018 that it would prepare a business case for building a greyhound racing facility in Queanbeyan, at an existing sporting complex.

15. Has the NSW Government approached the Council to discuss this proposal?

Response – Natural and Built Character

No - the Canberra Greyhound Racing Club approached Council.

16. If so, please provide details?

Response – Natural and Built Character

See question 15.

17. What existing sporting facilities in Queanbeyan could accommodate such a facility?

Response – Natural and Built Character

This matter is not a responsibility of Council. We understand discussions may have been held between Canberra Greyhound Racing Club and Queanbeyan Race Club.

Finance – loans and debt

18. Can the Council provide the following details of all its loans that are either approved and drawn down, or that have been proposed for Council’s consideration, as follows:

- **The purpose of each loan**
- **The Loan amount, repayment period, starting date and current outstanding balance of each loan**
- **The loan amount as a proportion of the total project cost**
- **Where a loan is an internal loan, i.e. funded from other council reserves**

Response – Finance

The table below shows the loans that have been drawn down.

Loan Purpose	Loan Amount (\$)	Repayment Period	Starting Date	Principal Outstanding (\$)
Crawford Street	3,950,000	10 years	30-03-2012	3,242,808
Queanbeyan Library	1,670,000	10 years	30-03-2012	1,371,011
Edwin Land Parkway	2,710,000	10 years	30-03-2012	2,224,814
Queanbeyan Depot Extension	950,000	10 years	22-05-2013	779,448
Queanbeyan Admin Building	500,000	10 years	22-05-2013	410,235
Queanbeyan CBD Improvements	4,800,000	20 years	30-06-2014	4,231,020
Seiffert Oval Upgrade	500,000	10 years	30-06-2015	371,901
Braidwood Office	93,000	25 years	04-03-2013	83,577
Jembaicumbene Bridge	651,000	25 years	04-03-2013	585,043
Waste Strategy	465,000	25 years	04-03-2013	417,887
Water - Braidwood	651,000	25 years	04-03-2013	585,043
Sewer - Braidwood	930,000	25 years	04-03-2013	835,775
Sewer - Bungendore	930,000	25 years	04-03-2013	835,775
Water Reticulation Bungendore	3,000,000	9 years	04-05-2010	600,000
Bungendore CBD	200,000	25 years	11-06-2012	172,921
Waste Strategy	503,000	25 years	11-06-2012	434,898
Water - Braidwood	785,000	25 years	11-06-2012	678,717
Water - Bungendore	471,000	25 years	11-06-2012	407,230
Sewer - Braidwood	500,000	25 years	11-06-2012	432,304
Sewer - Bungendore	4,841,000	25 years	11-06-2012	4,185,571
Bungendore Off Street Parking	706,375	25 years	22-12-2014	641,268
Bungendore CBD Drainage	136,014	25 years	22-12-2014	123,477
Land Playing Fields	243,477	25 years	22-12-2014	221,036
Software IT	608,693	25 years	22-12-2014	552,590
Solar Array	45,579	25 years	22-12-2014	41,377
Kings Highway Culvert – Sth Bungendore	79,297	25 years	22-12-2014	71,987
Jembaicumbene Bridge	93,042	25 years	22-12-2014	84,466
Molonglo River Bridge	594,725	25 years	22-12-2014	539,909
Saleyards Improvements	58,435	25 years	22-12-2014	53,048
Waste Strategy	5,780,558	25 years	22-12-2014	5,247,763
Sewer Reticulation Braidwood	1,055,069	25 years	22-12-2014	957,822
Sewer Reticulation Bungendore	1,239,079	25 years	22-12-2014	1,124,872
Water Reticulation Braidwood	1,453,553	25 years	22-12-2014	1,319,578
Water Reticulation Bungendore	1,128,836	25 years	22-12-2014	1,024,790
Braidwood Recreation Ground	100,000	20 years	26-06-2015	90,094
Braidwood Library Solar	25,000	20 years	26-06-2015	22,523
Waste Strategy	600,000	20 years	26-06-2015	540,569
Water Reservoir - Braidwood	1,500,000	20 years	26-06-2015	1,351,424

The following loans are proposed:

2018-19

- South Bungendore Drainage \$250,000

- Braidwood Waste Transfer Station \$2,750,000
- Indoor Sports Centre Upgrade \$2,750,000
- Royalla Land Cemetery \$2,750,000
- Local Roads Renewal \$5,400,000
- Burra S Bends \$1,000,000
- Ellerton Drive Extension \$36,000,000

Proposed borrowing for 19/20 is (as per Delivery Program)

- Local Roads Renewal \$5,400,000
- Sewer Treatment Plant \$10,000,000
- Lowe Public Domain \$3,500,000
- Morisset Car Park \$7,000,000

Proposed borrowing for 20/21 is (as per Delivery Program)

- Regional Sports Complex \$15,000,000
- Memorial Park \$5,000,000
- Lowe Street Pedestrian Corridor \$1,000,000
- Local Roads Renewal \$5,400,000
- Sewer Treatment Plant \$30,000,000
- Head Office & Smart Hub \$42,000,000
- Morisset Car Park \$7,000,000

Water quality monitoring

19. Can the council provide information about the water quality monitoring it undertakes in the local government area, specifically:

- **Where it monitors water quality**
- **How often it monitors water quality**
- **What it tests for**
- **The results of testing at each site for the past 12 months**

Response – Natural and Built Character

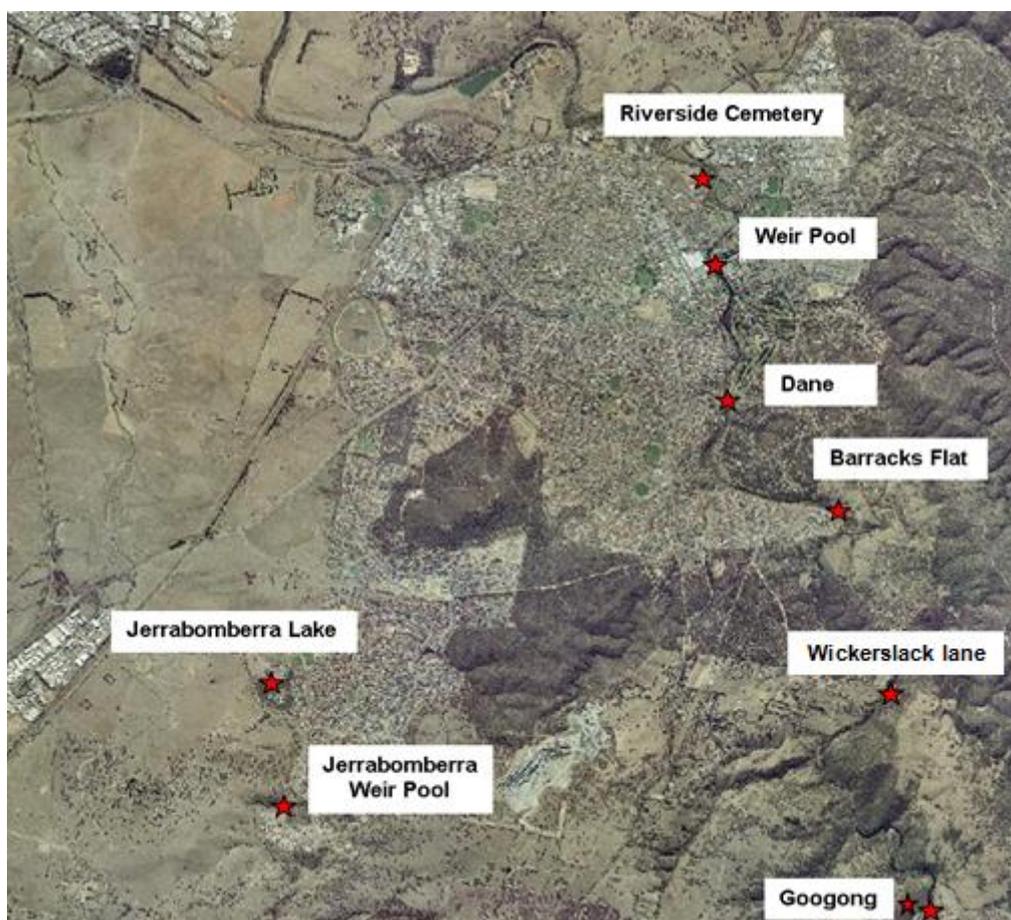
The Environmental Health team has a river water sampling plan. Samples are collected on a monthly basis from nine sampling locations. The program monitors the physical, chemical and bacteriological properties of the river. The sites are located so as to be a representative of river conditions within the Queanbeyan urban area. Council is investigating possible sampling sites within the former Palerang area. Monthly testing of recreational water is one of the measures available to help monitor the health of the river and safety of the community.

- How often it monitors water quality - Monthly
- What it tests for - Parameters listed in table
- The results of testing at each site for the past 12 months - <https://www.qprc.nsw.gov.au/Services/Water-and-Sewer#section-4>

Site	Monthly sampling parameters	Three-monthly sampling parameters taken to laboratory
1 Wickerslack Lane	<ul style="list-style-type: none"> • Temperature • pH • Conductivity • Salinity • Dissolved Oxygen • Turbidity 	<ul style="list-style-type: none"> • Ammonia • E.coli • Faecal Coliforms • Enterococci

Site		Monthly sampling parameters	Three-monthly sampling parameters taken to laboratory
		<ul style="list-style-type: none"> Phosphates Nitrogen 	
2	Barracks Flat	<ul style="list-style-type: none"> Temperature pH Conductivity Salinity Dissolved Oxygen Turbidity Phosphates Nitrogen 	<ul style="list-style-type: none"> Ammonia E.coli Faecal Coliforms Enterococci
3	Dane Street	<ul style="list-style-type: none"> Temperature pH Conductivity Salinity Dissolved Oxygen Turbidity Phosphates Nitrogen 	<ul style="list-style-type: none"> Ammonia E.coli Faecal Coliforms Enterococci
4	Weir Pool – Queen Elizabeth Park	<ul style="list-style-type: none"> Temperature pH Conductivity Salinity Dissolved Oxygen Turbidity Phosphates Nitrogen 	<ul style="list-style-type: none"> Ammonia E.coli Faecal Coliforms Enterococci
5	Cemetery	<ul style="list-style-type: none"> Temperature pH Conductivity Salinity Dissolved Oxygen Turbidity Phosphates Nitrogen 	<ul style="list-style-type: none"> Ammonia E.coli Faecal Coliforms Enterococci
6	Jerrabomberra Waterfall Pool	<ul style="list-style-type: none"> Temperature pH Conductivity Salinity Dissolved Oxygen Turbidity Phosphates Nitrogen 	<ul style="list-style-type: none"> Ammonia E.coli Faecal Coliforms Enterococci
7	Jerrabomberra Lake	<ul style="list-style-type: none"> Temperature pH Conductivity Salinity Dissolved Oxygen Turbidity Phosphates Nitrogen 	<ul style="list-style-type: none"> Ammonia E.coli Faecal Coliforms Enterococci Algae <p><i>Due to Blue-green algae, algae additional sampling. Sites at Lake Jerra are: Bayside Court, Mariners Court. Lake Jerra algal samples are generally taken monthly (or more often) in and in the lead up to the warmer months (Nov – Feb).</i></p>
8	Upstream of Googong	<ul style="list-style-type: none"> Temperature pH 	<ul style="list-style-type: none"> Ammonia E.coli

Site	Monthly sampling parameters	Three-monthly sampling parameters taken to laboratory	
	<ul style="list-style-type: none"> • Conductivity • Salinity • Dissolved Oxygen • Turbidity • Phosphates • Nitrogen 	<ul style="list-style-type: none"> • Faecal Coliforms • Enterococci 	
9	Beltana Pond	<ul style="list-style-type: none"> • Temperature • pH • Conductivity • Salinity • Dissolved Oxygen • Turbidity • Phosphates • Nitrogen 	<ul style="list-style-type: none"> • Ammonia • E.coli • Faecal Coliforms • Enterococci



20. Are the details and results of this water quality monitoring published on the Council's website?

Response – Natural and Built Character

Data is available at <https://www.qprc.nsw.gov.au/Services/Water-and-Sewer#section-4>