

**PUBLIC FORUM
QUESTIONS/ANSWERS
13 December 2017**



Questions – Beau Beckman

Proposed amendment to the Operational Plan

- 1. How will the proposed amendment to the Operational Plan improve outcomes for ratepayers?**

Response – General Manager

A report on the proposed amendment to the Operational Plan was presented to Council on 22 November. Council resolved to defer consideration of the report, with a further report to be submitted to Council on the scale and location of the Queanbeyan Head Office and Smart Hub once the major tenancy is clarified.

The Queanbeyan Head Office and Smart Hub Project is anticipated to be the catalyst for other private and public investment in the CBD and to bring about a number of ambitions expressed in Council strategies, including the Queanbeyan CBD Master Plan, CBD Transformation Strategy and QPRC Digital Economy Smart Community Strategy

- 2. Which ratepayer issues does the proposed amendment to the Operational Plan address?**

Response – General Manager

See question 1

- 3. Is Council satisfied that the six comments received and 185 page visits on the proposed amendment indicate satisfactory community engagement on the proposal?**

Response – General Manager

The amendment has not been adopted and has been deferred to a future meeting. Matters that are placed on public exhibition are made available on Council's yourvoice.qprc.nsw.gov.au engagement hub, advertised in Council's fortnightly ad in the Braidwood, Queanbeyan and Bungendore newspapers, notified at customer service centres and included in Council's weekly e-newsletter.

The concept plans for the proposal were subject of community engagement for four weeks during July and August 2017. The submissions, and Council responses, were presented to Council in September 2017.

- 4. Is council satisfied that ratepayers are aware of the proposal? If so, how and what information is available to support this?**

Response – General Manager

Council commenced consultation in July/August in regards to the concept design for the Head Office and Smart Hub which attracted 37 submissions and around 30 individuals attended community drop-in information sessions. In this consultation process, more than 618 people visited the project page.

Depending on timeframes, Council will also include information in its community newsletter which is distributed to more than 28,000 households.

5. If not, what will be done to engage ratepayers prior to approving the proposed amendment?

Response – General Manager

As mentioned above, the amendment has been deferred pending a further report to Council. Depending on the outcome of that report, further consultation may be required with the community regarding the project.

Questions – Andrew McCarron

Jerrabomberra Traffic

6. I have noticed that the Jerrabomberra shopping centre (Woolworths) has become very busy on afternoons. It took me seven minutes to turn onto the roundabout the other day and afternoon traffic gets banked up all the way to the service station entry and exit. It appears to have grown commensurate with the growth of the population in Googong. As the population of Googong will only continue to increase, and the EDE will invite more people into Jerrabomberra, what consideration has Council planners made for the growth of infrastructure in Jerrabomberra to keep pace with demand.

Response – Community Connections

Council is aware of the peak time traffic pressures in the vicinity of the Jerrabomberra Shopping Centre and this is also replicated around the Riverside Plaza in Queanbeyan at peak times. Outside of this peak time, traffic flow is at an appropriate level. While Council is not aware of the residential address of those using the Jerrabomberra Shopping Centre, the development of a shopping centre at Googong is expected to ease congestion in this area.

In regards to the impact of the Ellerton Drive Extension, the traffic growth through Jerrabomberra is due to future growth in South Jerrabomberra and Googong. The traffic increase from the Ellerton Drive Extension is minimal with traffic from Googong that will travel through Jerrabomberra, already doing so. Googong travellers have the choice to head west via Edwin Land Parkway to the Monaro Highway, or north then west via the Ellerton Drive Extension and Canberra Avenue or Pialligo Ave.

In 2015 Council developed concept designs for the upgrade of the Jerrabomberra Circle to traffic lights. Following feedback from the community, Council resolved not to progress with the upgrades.

Questions – Sue Ball-Guymer – Queanbeyan

Queanbeyan Head Office and Smart Hub

7. The proposed funding arrangements for the New Headquarters and Smart Hub include the use of \$11m from the sewer fund. Will this \$11M be considered a loan to the project?

Response – General Manager

The proposed contribution from the Water and Sewer Funds would not be in the form of a loan, but would be a capital contribution to the construction of the Queanbeyan Head Office and Smart Hub. The funds are required to make a contribution to the project based on usage and this could either be done via an upfront capital contribution or ongoing rental payments. By providing an upfront capital payment, the funds effectively becomes a part owner of the Queanbeyan Head Office and Smart Hub.

8. Is the sewer fund a ‘business unit’?

Response – General Manager

Council’s Water, Sewer and Waste Funds operate as separate businesses and are financed by user charges and fees. Council’s general operations are funded from the General Fund, which receives the majority of its income from general rates.

9. How many full-time equivalent staff, located in headquarters, are directly involved in sewer-related work.

Response – General Manager

The Water, Sewer and Waste Funds have staff directly and indirectly engaged. While some may work on water mains and sewer treatment for example, office-based staff work on the design, projects, billing, property data and administration of those separate businesses. To capture those indirect costs, Council attributes those overheads via its Cost Attribution Policy.

Questions – Katrina Willis

Ellerton Drive Extension – purchase of 40A Severne St, Greenleigh

10. Can council confirm that the owner of the property at 40A Severne St, Greenleigh will be allowed to reside at the property for a period of up to 18 months after the council takes ownership of the property?

Response – Community Connections

The ongoing tenancy of the property was negotiated as part of the contract of sale.

11. Will the resident be paying council any rent during this period? If so, what is the sum of rent to be paid per week?

Response – Community Connections

The arrangements of the tenancy were incorporated into the contract of sale.

Ellerton Drive Extension – inspection at Ellerton Drive

12. Can council advise the community the purpose of the inspection undertaken at the end of Ellerton Drive during the week commencing 3 December 2017?

Response – Community Connections

The inspection was to review the site after rainfall events which occurred over that weekend.

13. Who called the Environment Protection Agency to the site and why?

Response – Community Connections

The Environmental Protection Authority (EPA) attended site on their own accord and as part of their defined inspection regime, which is implemented on projects that hold an Environmental Protection Licence (EPL).

14. What was the outcome of the inspection?

Response – Community Connections

The EPA were satisfied with the condition of the site and environmental controls implemented by WBHO.

Ellerton Drive Extension – earthworks

15. Can council advise the community the nature and purpose of the earthworks at Old Cooma Rd and Edwin Land Parkway?

Response – Community Connections

Earthworks at the intersection of Old Cooma Road and Edwin Land Parkway was for the purpose of establishing a level compound area for the establishment of site accommodation for the EDE project

Ellerton Drive Extension – noise monitoring during construction works

16. How will the council monitor the noise levels along the route of the Ellerton Drive Extension during road construction?

Response – Community Connections

Noise monitoring during construction works is the responsibility of the appointed contractor, WBHO Infrastructure, which will be performed in accordance with the requirements of the Environmental Protection Licence (EPL).

17. When and where will noise monitoring start?

Response – Community Connections

The EPL specifies the locations which require monitoring equipment to be installed. WBHO have worked closely with the nominated properties and where permission was not granted by the property owner(s), WBHO have sought permissions from alternative properties. WBHO manage this process in consultation with respective landowners and the EPA.

Monitoring will commence shortly and will continue throughout the course of construction works.

18. How will information about noise monitoring be made available to affected residents and members of the public?

Response – Community Connections

In accordance with the *Protection of the Environment Operations Act 1997*, noise monitoring data will be published by WBHO online, on a monthly basis.

Ellerton Drive Extension – dry creek bed at Barracks Flat

19. How does council plan to manage the dry creek bed behind Barracks Flat during construction of the noise walls and the Ellerton Drive Extension?

Response – Community Connections

Sediment and Erosion Controls will be implemented for this section of works in accordance with the requirements of the Environmental Protection Licence (EPL).

20. In particular, how will council ensure:

- a) protection of habitat values (e.g. for frogs)
- b) safety for residents and their homes during potential heavy rainfall events?

Response – Community Connections

The project's EPL includes strict controls around sensitive environmental areas. These controls include specific items for the protections of flora and fauna identified within and surrounding the project boundaries. The implementation and the review of the effectiveness of these controls is monitored by WBHO Infrastructure (WBHO), Roads and Maritime Services (RMS), Queanbeyan-Palerang Regional Council (QPRC) and the Environment Protection Authority (EPA).

The safety of residents is a primary focus of the project delivery team. Water discharge beyond the limit of the works form part of the requirements of the EPL and is monitored by WBHO, RMS and the EPA.

Ellerton Drive Extension – Draw down of council loan

- 21. When does council anticipate it will need to start drawing down its \$36 million loan to cover the balance of the Ellerton Drive Extension construction costs?**

Response – Community Connections

\$1.9 million is expected to be drawn towards the end of the 2017-18 financial year with the remainder in the following year.

QPRC administration building

- 22. Further to council's response to questions on this subject on 22 November 2017, can the council confirm that the suggestion to approach the NSW Police to sign a heads of agreement for the police to occupy some of the proposed new council headquarters building was first made by the parties behind the unsolicited proposal to purchase council properties in the CBD?**

Response – General Manager

Council was aware of the need for the Queanbeyan Police Station to be rebuilt and had discussed locations with NSW Police. The proposal to co-locate the Queanbeyan Police Station with the Queanbeyan Council Headquarters was put to Police representatives by QPRC.

- 23. With respect to car parking for patrons of The Q theatre, how will the council guarantee that the requirement of approximately 400 car spaces that was part of the development consent for The Q, will be enforced in the event of any redevelopment of the land adjacent to or near The Q?**

Response – General Manager

Carparking is used for employees and shoppers during business hours and The Q patrons out of hours. The allocation of carspaces will be dealt with at the development application phase for the Queanbeyan Head Office and Smart Hub.

- 24. Where will these car spaces be allocated under future development?**

Response – General Manager

See question 23

- 25. With respect to financing construction of the council's proposed administration HQ, given that the project is no longer to be six storeys, will the council still need to draw down the water and sewer reserve funds to finance the project?**

Response – General Manager

Council has requested a further report on the project, when the tenancy is finalised. Matters such as this will be covered in that report.

Old Cooma Rd duplication – reassignment of developer contribution

26. Can council advise whether a decision has been made about re-assigning the \$30 million developer contribution towards duplicating Old Cooma Rd, now that the NSW Government is funding the work?

Response – Community Connections

No decision has been made by Council regarding this matter.

27. If a decision has been made, what is the decision?

Response – Community Connections

See question 26