

**PUBLIC FORUM
QUESTIONS/ANSWERS
24 AUGUST 2016**



Questions – Katrina Willis

Proposed Ellerton Drive Extension – acquisition of a portion of Curtis Estate

At the council meeting on 27 July 2016, a report on 'offsets' was considered in closed session.

1. **Can the council confirm that it is no longer negotiating with Cannchar P/L to acquire a portion of the land known as Curtis Estate as part of the alignment for the proposed Ellerton Drive Extension??**

Response – Assets and Projects

The Council has acquired from Cannchar Pty Ltd the road corridor for the Ellerton Drive Extension. The balance of the Curtis Estate was examined as a possible environmental offset site, but this option has not been pursued.

2. **Why did the council change strategy? When did it change?**

Response - Assets and Projects

There are other more suitable options for environmental offset.

3. **What are the financial implications of this change in strategy to compulsory acquisition?**

Response - Assets and Projects

No, the costs for environmental offset provision has been incorporated in the budget for the project.

The original strategy involved allowing the owners of Curtis Estate to build on a portion of the estate.

4. **Has the council received an application to rezone the area in question to allow housing? If so, how many housing lots are proposed for the land?**

Response - Development

No application to rezone the area has been submitted to Council.

5. **Has the council approved an application to rezone the area in question to allow housing? If so, when and for how many housing lots?**

Response - Development

See question 4

6. **Has the change in council strategy to compulsory acquisition resulted in a decision not to permit rezoning for housing?**

Response – Development and Assets and Projects

The acquisition of land for the EDE road corridor has nothing to do with the future zoning of the remainder of the Curtis Estate.

7. Is the council in dispute with the owners of Curtis Estate over this matter?

Response – Assets and Projects

The construction of houses on the Curtis Estate has been advocated by the owners of that land for many years. This is not supported in the QLEP nor by Council.

Relationship to proposed ‘biodiversity offset’

8. One of the proposed ‘biodiversity offset’ areas is in the vicinity of Curtis Estate. If the council has now changed its strategy to compulsory acquisition of part of the alignment for the proposed EDE, what implications does this have for the proposed ‘biodiversity offset’ area?

Response - Assets and Projects

There will be no change to the balance of the land in Curtis Estate that Council was examining as a potential environmental offset. It will continue to be private land zoned for Environmental Conservation.

Proposed Ellerton Drive Extension – access to Jumping Creek Estate

9. Can the council confirm that it has had discussions with legal representatives and real estate agent/s representing the proponents of housing development at Jumping Creek Estate about developers gaining access to the estate via the Ellerton Drive Extension while the proposed road is being built?

Response - Assets and Projects

Staff have discussed with the owner and the developer of Jumping Creek the proposed access to Jumping Creek from the EDE and have updated them on the EDE Project.

The land owner raised the possibility of the developer gaining access to the estate along the Ellerton Drive Extension alignment while it was getting built.

The only access that has been agreed at this time is general purpose access to the property during construction.

10. When did these discussions take place?

Response - Assets and Projects

June 2016.

11. Who initiated these discussions?

Response - Assets and Projects

See question 9.

12. Who was involved in the discussions?

Response - Assets and Projects

See question 9.

13. What was the outcome of these discussions?

Response - Assets and Projects

See question 9.

14. Can the council confirm that it received a recommendation from an official representing a NSW government agency, or hired by a NSW government agency, to allow developer access via the proposed Ellerton Drive Extension during the proposed road's construction?

Response - Assets and Projects

No recommendation has been received.

15. Was this recommendation contingent on the developer providing locations on Jumping Creek Estate for stockpiles of materials associated with construction of the proposed Ellerton Drive Extension?

Response - Assets and Projects

See question 14.

16. If the council agreed to this arrangement, how was this justifiable given:

- no development application for Jumping Creek Estate has been submitted to the council and no approval to commence development at Jumping Creek Estate has been granted
- the Queanbeyan LEP clearly states that development consent cannot be granted unless the consent authority is satisfied that vehicular access to and from the development will be provided by EDE, but the EDE has not been built and opened to general traffic
- allowing vehicular access across a major construction zone would pose significant occupational health and safety issues
- the Member for Monaro, John Barilaro, and the former Mayor of Queanbeyan and now Administrator of Queanbeyan-Palerang Regional Council, Tim Overall, both made public commitments that Greenleigh is not to be used to provide access to Jumping Creek Estate.

Response - Assets and Projects

See question 14.

Communications

17. Will *CityLife* be distributed to every Queanbeyan-Palerang Regional Council mailbox?

Response – Economy and Community

CityLife has been renamed QPRC news and will be distributed to all mailboxes in the local government area via the Australia Post unaddressed mailing service and Council will be monitoring the effectiveness of this over the coming editions.

If so:

18. When will this start?

Response – Economy and Community

The first newsletter was issued in June with the next edition being delivered late August

19. What is the estimated annual cost of production and distribution to all mail boxes?

Response – Economy and Community

The estimated cost is \$35,500 which includes printing and delivery for six editions.

20. How is CityLife produced: in house? By contract?

Response – Economy and Community

QPRC staff produce the newsletter ready for print and it is printed locally.

21. If by contract, who is the contractor?

N/A

Questions – Martin Butterfield

Captains Flat Road (Big Dipper Section) and related matters

On 30 June I was advised that:

- Weather permitting, these works will be finished in mid to late September; and
- With regard to the large blocks in the middle of the road, “These will be relocated in **the next few weeks** to the road shoulder of the large culvert immediate to the east.” (emphasis added).

22. Is the expectation still to complete the work to the deadline in point 1 above? If not, what is the current likely completion date?

Response – Works and Utilities

No. The key qualifier in the advice given in late June was “weather permitting”. June 2016 was already a significant period of wet weather. Indeed with a total of 144.2mm of rain recorded for the month (compared with a long term average of just 40.9mm) the environs of the job (and the LGA more generally) were already well and truly saturated. The timeframe offered for the project was based on the development of favourable weather conditions from this point. These conditions did not materialise. July was an equally wet period for the region with a further 71.0mm of rain falling over 21 days of the month. Virtually no work was possible on the site for the entire month of July; building on an equally poor month for progress in the preceding month of June. The effect of rain on roadwork can often be much greater than just the day of the actual fall. Where the site is as saturated as it currently is, persistent falls of rain typically prevent re-establishment for extended periods thereafter. This has been the case at the Stony Creek project. Site works have recommenced only as recently as 11 August and are expected to continue for another 10 to 12 weeks, weather permitting.

23. It is now 7 weeks since the earlier advice and the blocks are still in the centre of the road. When are they likely to be moved?

Response – Works and Utilities

The redeployment of the New Jersey barrier is an activity planned as part of the progression of the roadwork. With the inability to progress the project as described in 22 above, it has not been possible to relocate these to the position advised in late June. The timeframe previously advised remains accurate insofar as Council's ability to maintain some continuity with site works. Council remains committed to completing these works in their entirety at the earliest opportunity.

Before submitting these questions I have looked through the websites of both (former) Councils to try to find something in the way of a progress report on this project. I could find nothing. This was made more difficult – almost to the point of impossibility – by the two websites still being completely separate in design and content. I realise that merging the sites isn't a completely simple task but have two further questions resulting from this:

24. When is it expected that a merged website will be available?

Response – Economy and Community

The websites remain separate, but accessed via the single QPRC portal. Like all merged councils, we are working towards having a combined website by the end of March 2017.

25. Could Council ensure that when the sites are merged the joint design includes a readily visible section on schedule for significant roadworks?

Given the level of inconvenience to many ratepayers (and other road users) generated by works such as those in question they would certainly meet a reasonable definition of "significant". I would suggest that a practical definition of significant could be:

- The works require the use of traffic controllers **or** temporary traffic lights **or** a speed limit of 60kph or lower in rural areas or 40kph in the urban areas; and

The interruption to normal traffic flow is expected to be a continuous period of > 5 days.

Response – Economy and Community

Works scheduling and project updates are included in the new design.