



**MINUTES OF THE PUBLIC FORUM  
HELD ON 13 OCTOBER 2021**

**1. Opening**

The Public Forum commenced at 5.33pm

**2. Presentations relating to listed Items on the Council Agenda**

The following written presentations were received:

No	Name	Item no	Item description	For/ Against
1	Clare Gilligan	11.1	Exempt & Complying Development	For
2	Margaret Tuckwell	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	Against
3	Sandra Hand	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	Against
4	Jakub Mazurkiewicz	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	Against
5	Sam Kid	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	Against
6	Sky Mazurkiewicz	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	Against
7	Sue Murray	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	Against

8	Frank Lindner	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	Against
9	Karen Westende-Jones	8.2	Development Application - DA.2020.1109 - Change of Use from a Dwelling to a Place of Public Worship - 128 Bicentennial Drive, Jerrabomberra	For
10	Eleanor Robertson	8.2	Development Application - DA.2020.1109 - Change of Use from a Dwelling to a Place of Public Worship - 128 Bicentennial Drive, Jerrabomberra	For

The following presenters were heard via Zoom:

	Name	Item no	Item description	For/ Against
1	Clare Gilligan	11.1	Exempt & Complying Development	For
2	Mandy O'Brien	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	For
3	Margot Sachse	8.2	Development Application - DA.2020.1109 - Change of Use from a Dwelling to a Place of Public Worship - 128 Bicentennial Drive, Jerrabomberra	For
4	Michael Dunlop	8.2	Development Application - DA.2020.1109 - Change of Use from a Dwelling to a Place of Public Worship - 128 Bicentennial Drive, Jerrabomberra	Against
5	Kylie Coe	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	For
6	Harry Woodbury	8.2	Development Application - DA.2020.1109 - Change of Use from a Dwelling to a Place of Public Worship - 128 Bicentennial Drive, Jerrabomberra	Against
7	Keith Potger	8.1	Review of Determination - REV.2021.1000 - Request for Review of Council's Refusal of DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	Against
8	Hylton Brewer	8.2	Development Application - DA.2020.1109 - Change of Use from a Dwelling to a Place of Public Worship - 128 Bicentennial Drive, Jerrabomberra	Against

### 3. Petitions

There were no petitions tabled.

### 4. 'Questions on Notice' from the Public

Responses to the following 'Questions on Notice' received up to 6 October 2021 were provided and tabled at the meeting (see attached for responses):

No	Received from	In relation to:
1	Katrina Willis	Sale of Council property – Crawford and Rutledge Streets Queanbeyan
2-4	Katrina Willis	Queanbeyan Library
5-7	Katrina Willis	Lead contamination in Bungendore
8-10	Katrina Willis	Operational Plan 2021-22
11	Katrina Willis	Accessing a portion of revenue earned by the ACT Water Abstraction Charge
	Save Bungendore Park Inc	A large number of questions were submitted by Save Bungendore Park Inc regarding the Bungendore High School site. These questions will be responded to after Council considers its submission to the school SSDA and an updated acquisition proposal from the Department of Education at its meeting on 27 October 2021.

### 5. Presentations by Invitation from the CEO

There were no presentations.

### 6. Closure

As there were no further matters, the Public Forum closed at 6.09pm.



## ATTACHMENT TO MINUTES OF THE PUBLIC FORUM HELD ON 13 October 2021

### **'Questions on Notice' from the Public**

Responses to the following 'Questions on Notice' received up to *Wednesday 6 October 2021* were provided and tabled at the meeting.

### **Questions submitted by: Katrina Willis**

#### Sale of council property – Crawford and Rutledge streets, Queanbeyan

- 1. With respect to the properties for sale by Expression of Interest:**
  - **Does the land valuation incorporate the potential financial gain that can be realised through re-development (up to 10 storeys and 190 apartments)? If not, why not?**
  - **How will the heritage streetscape of this part of the Queanbeyan CBD be protected given the density?**

#### **Response: Organisation Capability**

The valuation brief included estimates on current use and uplift appropriate to the zone.

In respect to the heritage streetscape, the former Queanbeyan Fire Station and the building known as Duttons Cottage are the only heritage-listed buildings in the space offered for sale. These buildings will be retained and repurposed by the purchaser. Council's Queanbeyan CBD Spatial Master Plan included the vision that these buildings could potentially become conference spaces, restaurants, or cafes through sensitive restoration. The ground floor facade of the adjacent Queanbeyan Civic and Cultural Precinct will include masonry to tie the aesthetics of the new building in with that of the old fire station and the Queanbeyan Council Chambers building which all face Crawford Street.

#### Queanbeyan library

- 2. How much space will the new the library have in the QPRC headquarters compared to the current library?**

#### **Response: Community Connections**

The current library totals approximately 1225 square metres of floor space. The new library in the Queanbeyan Civic and Cultural Precinct will include approximately 850 square metres of display space on the mezzanine level, in addition to ground floor service desk and staff facilities.

**3. What facilities will the new library have? How do these compare to the existing library?**

**Response: Community Choice**

The new library on the mezzanine level will provide updated collections, modern, comfortable facilities and provide free community access to the latest technologies. An integrated service desk will operate from the ground floor as well as periodical reading areas.

Equipment and facilities will include large wall mounted display monitors, upgraded self-loan stations, automated customer collection of reservations, access to the latest computers and high grade audio visual facilities in meeting rooms.

Self-serve facilities include:

- Easy to use, accessible self-service kiosks
- Secure return facilities available all hours
- Bookable computers and devices

Spaces will include:

- Attractive and welcoming furnishings, including booths for groups and individual study
- Children's activity room to deliver programs focusing on art, science, technology and discovery.
- Comfortable reading areas in the foyer and mezzanine levels for individuals, families and groups
- Meeting rooms for groups and clubs, fitted with up to date technologies

**4. What collections will the library house? How does this compare to collections housed in the current library?**

**Response: Community Choice**

Current collections will be updated and forthcoming purchases will focus on community needs as well as including latest releases. There will be a wide range of attractive and relevant resources for all ages, including material suitable for specialised groups in the community (multi-lingual, all abilities, special interests etc).

The Library Strategy currently being undertaken by QPRC will include comprehensive community participation to determine final decisions for library facilities, programs and collections.

Lead contamination in Bungendore

**5. When was council informed about the detection of lead contamination in soil along the railway line in Bungendore?**

**Response: Office of the Chief Executive**

Council staff were first informed on Wednesday 29 September 2021 when invited to a briefing on Thursday 30 September 2021. Councillors were subsequently briefed.

**6. How extensive is the contamination?**

**Response: Office of the Chief Executive**

At this stage Council has only been given a broad overview of the issue and understands testing has been undertaken in the rail corridor only. A community forum was conducted by Transport for NSW on 7 October. Detailed reports are expected to be published by Transport for NSW when available at: <https://roads-waterways.transport.nsw.gov.au/projects/bungendore/index.html>

## **7. What measures need to be put in place to protect public safety?**

### **Response: Office of the Chief Executive**

This question is best directed to Transport for NSW, noting areas of potential concern have been fenced off by Transport for NSW.

## Operational plan 2021-22

## **8. Council voted on 22 September 2021 to delegate to the Planning Committee authority to approve a recommendation to IPART for a special rate variation (SRV). Why is this proceeding before the council enters caretaker period ahead of the local government elections on 4 December?**

### **Response: Office of the Chief Executive**

NSW councils are required to revise the financial plan annually. The changes to the election cycle has required the current Council to consider a draft Long Term Financial Plan to inform the drafting of the budgets and borrowing program by year end. The new Council will then workshop and consider reports on the Community Strategic Plan, and the subsequent Delivery Program, Resourcing Strategy and Revenue Policy before exhibition of those after April 2021. The new Council will make the decision to proceed with an SRV or not, following community consultation and assessment by IPART in the new year.

When Council was merged it inherited a long term, General Fund structural deficit – the combined Councils had been making General Fund losses for 10-plus years prior to the merger.

Following a financial sustainability review by Professor Percy Allen in 2017, Council adopted a Financial Strategy and focussed on investment in asset renewal, reducing asset maintenance costs, controlling the organisational structure and implementing workforce structural savings over time, increasing fees and capturing merger efficiency savings. The Financial Strategy adopted in 2017 also included a proposed SRV, at that time of 1% per annum increases above the rate peg.

Around the same time, the NSW Government made a commitment to review Local Government Rates revenue including to remove the constraints of the rate peg system so that NSW Councils could generate adequate revenue to fund infrastructure and services.

However, the Government policy that was implemented resulted in all amalgamated Councils being prevented from applying for SRVs for 5 years after amalgamation, exacerbating the growing gap between revenues and expenses for all amalgamated Councils. Many of those have sought SRVs since then.

In the period since merger, the LGA has grown around 1.5% per year as one of the fastest growing areas in regional NSW, with the capital budget doubling by extending infrastructure through grants and developments, and renewing existing infrastructure through reserves and loans.

In order to provide the new Council the option to address the structural deficit, progressing an SRV is a considered option. The current Council must resolve to put an SRV on public exhibition and notify IPART of its intention in November to meet IPART process timeframes. This will then allow the new Council the option to finalise an SRV application and consider community responses, with the review of the community's priorities for infrastructure and services that will occur with the new Community Strategic Plan. The Community Strategic Plan, Delivery Program and Operational Plan are all required to be exhibited and adopted by June 2022.

- 9. Can the council confirm the shortfall in rates revenue (the difference between applying the assumed 2.5% cap and the actual 2.0% cap) is approximately \$200,000? Has the council explored other ways to cover this shortfall?**

**Response: Organisation Capability**

Yes, there is approximately \$200,000 per annum cumulative income reduction. Yes, Council has a comprehensive financial strategy listed and previously adopted long term financial plans proposed budget savings through other increases to revenues and decreases to expenses across the organisation.

- 10. What is the quantum of dividends from the water and sewer funds that the council will withdraw in 2021-22? For what purpose are these funds to be used?**

**Response: Organisation Capability**

Council has proposed that the water and sewer funds pay a maximum dividend of \$30 per assessment to the General Fund, providing an additional \$1.3M annual income for the General Fund, to be used to support the funding of General Fund services and infrastructure.

Accessing a portion of revenue earned by the ACT Water Abstraction Charge

- 11. Has the ACT Government agreed to provide QPRC with a portion of revenue earned by the ACT Water Abstraction Charge to help manage the catchment?**

**Response: Organisation Capability**

Council has led advocacy with the Upper Murrumbidgee Catchment Coordination Group, the ACT Government and respective Ministers to assign a portion of the ACT water abstraction charge levied on potable water delivered to Queanbeyan, to catchment management (including weed control). The notion of environmental or water levies to support catchment management has also been progressed with adjacent regional LGAs. This matter is still in negotiation with the ACT Government.

**Questions submitted by: Save Bungendore Park Inc**

A large number of questions were submitted by Save Bungendore Park Inc regarding the Bungendore High School site. These questions will be responded to after Council considers its submission to the school SSDA and an updated acquisition proposal from the Department of Education at its meeting on 27 October 2021.