



MINUTES OF THE PUBLIC FORUM HELD ON 26 APRIL 2023

1. Opening

The Public Forum commenced at 5.32pm.

2. Presentations relating to listed Items on the Council Agenda

The following presenters were heard:

	Name	Item no	Item description	For/Against
1	Annie Duke – via Zoom (<i>Connection lost</i>)	9.5	Former Braidwood Library Community Use Proposal BYPAA	For
2	Sue Murray – via Zoom	9.5	Former Braidwood Library Community Use Proposal BYPAA	For
3	Juvena Guinane – via Zoom	9.5	Former Braidwood Library Community Use Proposal BYPAA	For
4	Beau Beckman	9.1	DA.2022.1551 - 45 Sinclair Road, Primrose Valley, application for dual occupancy	Against
5	Mitchell Alexander	11.1 & 11.2	Local Traffic Committee Meeting - 4 April 2023 and Local Development Committee Meeting - 4 April 2023	Against

3. Petitions

There were no petitions submitted.

4. 'Questions on Notice' from the Public

Responses to the following 'Questions on Notice' received up to 19 April 2023 were provided and tabled at the meeting (see attached for responses):

Nos	Received from	In relation to:
1-9	Shane Geisler	Queanbeyan Civic and Cultural Precinct and road maintenance
10-26	John Convine	Road maintenance; local history and heritage library; proposed Queanbeyan cemetery site; Jumping Creek site; land enquiry across from existing Queanbeyan cemetery, and Burra Road verges.

5. Presentations by Invitation from the General Manager

There were no presentations.

6. Closure

As there were no further matters, the Public Forum closed at 5.45pm.



ATTACHMENT TO MINUTES OF THE PUBLIC FORUM HELD ON 26 April 2023

‘Questions on Notice’ from the Public

Responses to the following ‘Questions on Notice’ received up to *Wednesday 19 April 2023* were provided and tabled at the meeting.

Questions submitted by: Shane Geisler

Preamble – The following questions relate to the Queanbeyan Civic and Cultural Precinct.

Responses provided by: Corporate Services

- 1. Why is the project over budget and what has been done to mitigate the financial impact of the variation prior to request for additional funding?**

A detailed report was provided to the 22 March 2023 Ordinary Meeting of Council. Please consult Agenda Item 9.5 of the business papers which can be found at:

<https://www.qprc.nsw.gov.au/Council/Council-Business/Minutes-Agendas>

- 2. Who approved the variation to the project budget?**

Council resolved to fund the additional cost of the project.

- 3. Was a review of the funding risk associated with the QCCP conducted and if so, what were the final recommendations of the auditor?**

The report referred to in the response to Question 1 above provides the additional funding information for the QCCP. No other audit was undertaken.

- 4. Can you please explain the decision-making process that was used to approve the allocation of an additional \$6mil in funds for the QCCP?**

Council resolved to fund the additional cost of the project.

- 5. As the QPRC has blamed a lack of funds availability for withdrawing services such as the Bungendore pool, can you please explain why the variation to the QCCP was approved if the QPRC has no funds to operate a community pool?**

Council has not withdrawn services. A reduction in services was one scenario being considered while Council sought community feedback on a proposed Special Rates Variation. However, the scenario proposing a significant reduction in services was not pursued. Bungendore Pool closed at the end of its summer season and the land on which the pool sits has been compulsorily acquired by the Department of Education. Council is continuing the planning for a new pool in Bungendore to be located at the Bungendore Sports Hub.

Preamble – The following questions relate to road maintenance.

Responses provided by: Infrastructure Services

- 6. When was the most recent road maintenance inspection conducted on the length of the Tarago Road that is under QPRC management?**

The Tarago Road was inspected by Council staff in March 2023.

- 7. When was the most recent road maintenance inspection conducted on the length of the Kings Highway that is under QPRC management?**

The Kings Highway is inspected every week by Council staff.

- 8. When was the most recent road maintenance inspection conducted on Gibraltar Street, Bungendore?**

Gibraltar Street in Bungendore is being resurface on the night of 26 April 2023.

- 9. Can you please confirm if and when a risk assessment on the likelihood on injury to passengers due to the present road conditions on both Tarago Road and the Kings Highway was conducted?**

A risk assessment has not been undertaken.

Questions submitted by: John Convine

- 10. When is the section of road along Old Cooma Rd between the Googong intersection (with the big GOOGONG sign) and Fernleigh Drive intersection going to be fixed properly as it has become extremely dangerous?**

Response by: Infrastructure Services

This section of road is due to be reconstructed by the Googong developer. Council will continue to maintain the road in a safe condition.

- 11. Who is doing the constant repairs and who is responsible for the cost of these constant repairs- us as Ratepayers or the developer?**

Response by: Infrastructure Services

Council is undertaking the repairs on Old Cooma Road. These are funded from grants and Council revenue.

- 12. Who is responsible for the new road construction (I assume there will be a new road!)?**

Response by: Infrastructure Services

Council is responsible to arrange the reconstruction of Old Cooma Road.

- 13. Who will pay for the new road?**

Response by: Infrastructure Services

Any reconstruction of the road will be funded from grants and Council revenue.

- 14. What costs are involved now and who will be responsible for the ongoing costs as Googong expands in the future.**

Response by: Infrastructure Services

Council is responsible for the ongoing maintenance of all assets (including road assets) that are constructed by the developers.

- 15. The constant repairs must be costing a fortune and seems a waste of money when a new road could be partly funded with those funds. Not to mention the safety aspect. This should be classified as Priority 1.**

Response by: Infrastructure Services

Noted

16. When are slip lanes going to be built along Old Cooma Road at the Googong intersections heading into Queanbeyan as was suggested originally?

Response by: Infrastructure Services

A slip lane is presently under investigation at the Googong / Old Cooma Road intersection. No other slip lanes are proposed.

17. I was at the last Council meeting (12/4/23) and was amazed and stunned that the items about the Heritage Library, namely no space was allocated for it within the new library location and the procedures for storage were not decided when the new building complex were drawn up. Why weren't these two issues addressed then?

Response by: Community, Arts and Recreation

The Local History and Heritage Library was always intended to be a special entity, dedicated to the needs of local history, heritage and family history with research and information facilities quite different to a public library. This is common in most large towns and regions – a local example being the ACT Heritage public library which is a quite separate entity. In the past the heritage collection has not been readily available to the public and this was a key aim as the collection grows and develops. Whilst there were a range of options closer to the QCCP Library, however the Council building was agreed to be the best. This will be a wonderful facility offering far more than anything available in the library space.

18. Why is the cemetery location at Burra still proceeding when the community decided at the original consultation period that it did not want it there?

Response by: Community, Arts and Recreation

The Planning Proposal to amend the permissible purpose of the land at Old Cooma Road Googong was considered by the NSW Department of Planning. The amendment to the LEP, below, was published in the Government Gazette, 3 September 2021.

Amendment of Queanbeyan Local Environmental Plan 2012

Schedule 1 Additional permitted uses

Use of certain land at 1187 and 1241 Old Cooma Road, Googong

(1) This clause applies to the following land at Googong—

(a) 1187 Old Cooma Road, Lot 126, DP 754881,

(b) 1241 Old Cooma Road, Lot 2, DP 112382.

(2) Development for the purposes of cemeteries is permitted with development consent.

19. How on earth can the Jumping Creek site be bulldozed to the ground, with no trees, shrubs, vegetation, wildlife, rocks.....and further by a massive excavation of the hill, which can now be seen directly by Karabar residents from across the Queanbeyan River (there was originally to be no visual sighting from across the Queanbeyan River).

Response by: Development and Environment

On 22 December 2021 the Southern Region Planning Panel (SRPP) issued subdivision consent (DA 109-2019) for the development of land at 28 Lonergan Drive Greenleigh. In their report, the SRPP concluded that the development would not significantly impact on the identified area of Scenic Protection Zone under Clause 7.5 of QLEP 2012. This area of scenic protection is not the whole of the Jumping Creek Estate, but a part of the north-eastern ridge behind the developed area of the estate. The assessment of the SRPP in this regard did not conclude that the estate would not be visible from Karabar.

Part of the consent included the earthworks, creation of roads and the general infrastructure for the future dwellings. The final development will include landscaping and revegetation of the area and a relevant landscape masterplan is included in the documents forming the development consent. The development is still in the early stages of construction and, as the development continues, the landscaping and wider improvements will be made progressively.

20. Who is responsible for this disaster? Who made these disgraceful, environmentally disastrous decisions?

Response by: Development and Environment

The subdivision application was assessed in accordance with the EPA Act 1979. Part of that assessment included consideration of technical reports prepared by specialist consultants and referral of the development along with the associated plans and reports to the relevant environmental authorities – DPI Water, DPI Fisheries, Office of Environment and Heritage. Council takes seriously its obligations to protect the environment whilst also meeting the statutory obligation to consider development applications. In this instance Council had a technical report and assessment from officers, recommending that conditions should be imposed and that subdivision consent be granted.

Council has an environmental monitoring and enforcement function which has led to our engagement with the contractors delivering the development, so as to ensure that those conditions imposed are complied with.

21. If this has conformed to the rules there needs to be massive changes to regulations so this does not happen again. This method is basically also being followed by the development of Googong, Ground ZERO effect.

Response by: Development and Environment

The LEP 2022, provides the strategic framework for development in the local government area. The LEP allocates zoning to land and provides a policy framework for the consideration of development proposals. This was recently adopted by Council in November 2022. There are areas which have been identified for development and have consent to progress. The process of subdivision of land and creating new release residential areas involved extensive earthworks and construction of infrastructure to serve the development. At these early stages there is the need for sedimentation control measures and construction management plans to ensure adverse impact to the environment are managed and minimised. Section 2.7 of the Queanbeyan Development Control Plan includes Erosion and Sedimentation Control.

22. Why does Council keep repeating this disgraceful land clearing method?

Response by: Development and Environment

Whilst Council takes a keen interest in works with potential for environmental impacts and monitors compliance of works with conditions of Development Consent and the appropriate environmental controls, Council do not constrain the specific methods utilised for the efficient and safe development of land for subdivision purposes. For bulk earthworks to be carried out, any land requiring cut or fill needs to be stripped of topsoil and vegetation as these materials contaminate the founding strata of new public infrastructure. It is commonplace for earth cut from one part of a development to be utilised as fill in another (if possible). This creates a need for both areas to be stripped of topsoil and vegetation at the same time. Once construction and installation of new infrastructure is complete, topsoil will be redistributed and landscaping to stabilise the soil will commence.

It is important that whilst working within the confines of a development consent, a developer is able to manage the safe and efficient operation of plant on their land. A normal construction staging process will attempt to separate activities that have potential for unsafe interactions. For example, activities such as bulk earthworks which utilise large numbers of heavy plant are often completed in larger stages to minimise the chances of potential conflict interaction with other activities whilst maintaining the efficiency of employing such plant.

Some works processes employed by the Developer may also be subject to further approvals from Environmental Authorities such as DPE Water (Example: Controlled Activity Approvals (CAA) relating to works near existing water ways).

23. Is Council doing thorough checks and inspections to make sure at least the rules are being followed (even if regulations are not fit in this day and age)?

Response by: Development and Environment

Council's environmental health officers and development engineers have a regular inspection regime on development sites. These inspections are both timed and planned for specific stages, as well as being in response to reported events. During inspections the officers ensure that the conditions of consent and standards required are being complied with.

24. Where is the permanent access road for Jumping Creek? Map would be helpful.

Response by: Infrastructure Services

Jumping Creek is a private development. You can find a map on their website at: <https://www.peet.com.au/communities/nsw-and-act/jumping-creek/masterplan>
Access will be from Ellerton Drive.

25. What are ALL the parcels of land over the road from the existing Queanbeyan Cemetery (to the railway line and the ACT border) and also from the Cemetery along Lanyon Drive backing Jerrabomberra to the Poplars and the Innovation & Retail areas classified as? A map showing the areas and classifications would be most helpful.

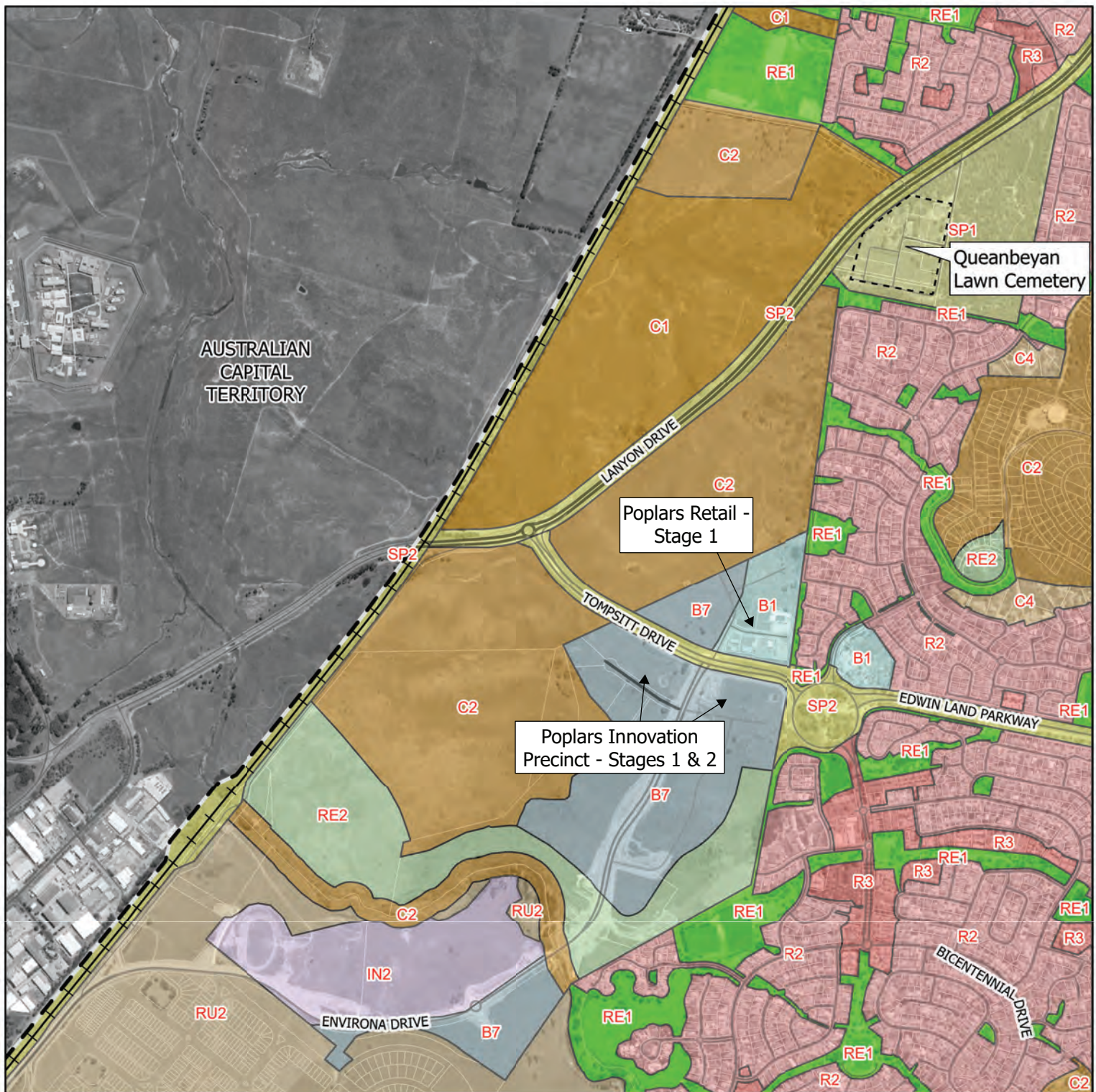
Response by: Development and Environment

Land from Hoover Road along Lanyon Drive to the Railway ACT border, along with lands along Lanyon Drive to Tompsitt Drive are Zoned Conservation land and zoned C1 & C2. See attached map.

26. The verge areas along Burra Road are in need of urgent mowing as wildlife, namely kangaroo, wombats, foxes, deer can be roaming/grazing right up to the bitumen pavement, leaving no room to miss the animals if they suddenly pop out of the long grass. My wife has already submitted a request weeks ago (with not even an acknowledgement of receiving the request). When is this going to be done?

Response by: Infrastructure Services

A customer request has been raised - RM.23.004701. Staff will address the request as soon as resources allow.



QPR LEP 2022 Land-use Zones

- B1 - Neighbourhood Centre
- B7 - Business Park
- C1 - National Parks and Nature Reserves
- C2 - Environmental Conservation
- C4 - Environmental Living
- IN2 - Light Industrial
- R2 - Low Density Residential
- R3 - Medium Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU2 - Rural Landscape
- SP1 - Special Activities
- SP2 - Infrastructure
- Railway (SP2)
- ACT/NSW Border

0 250 500 m

GDA 1994 MGA Zone 55

