

**COMMUNITY MEETING IN REGARD TO LAND RELEASE INQUIRY
TUESDAY 3RD OCTOBER 2006**

1. PRESENT

Steve Whan Member for Monaro, Frank Pangallo Mayor of Queanbeyan, Margot Sachse JRA President, Jim Horan JRA Vice President, members of the JRA committee and approximately 170 members of the community.

2. APOLOGIES

Gary Nairn Member for Eden Monaro, Cr. Kerry White, Cr Tom Mavec, Cr Sue Whelan, Cr Tim Overall.

3. WELCOME

Margot welcomed all those in attendance and thanked them for their support in this matter.

4. MARGOT'S REPORT

On 1 September the Planning Minister, Frank Sartor, released the report from the Inquiry into residential land releases in Queanbeyan.

Queanbeyan has exhausted its supply of residential land and the Council has received various proposals for new residential estates. These include Googong on the old Cooma Road, and Poplars, Tralee and Environa in the Jerrabomberra Valley.

The Minister established a panel to inquire into the various applications and public hearings were held in Queanbeyan in June. The JRA made a written submission and I appeared as a witness before the Inquiry. The Secondary School Committee also made a submission and appeared too.

The JRA has been working on this project for some time and since the start of the Inquiry we have done a significant amount of work in preparation of our submissions to ensure that they reflect the views of our members.

The JRA submissions were unique as they focused on community benefit and the people factor, not profitability. We are the people who will be **directly** affected by any or all of these developments.

The JRA submission expressed concern about the traffic impacts on Edwin Land Parkway as a result of the development at Googong; our total opposition to the ACT Government and Canberra Airport submission that Poplars and Tralee be devoted to industrial and commercial development; and our concern that the development of the Jerrabomberra Valley should be compatible with the existing residential development at Jerrabomberra, and should include community facilities such as the promised Anglican High School, the restoration of Jerrabomberra Creek, and sporting and recreational facilities.

To our surprise and disappointment, the Inquiry ignored and failed to consider or acknowledge our submissions.

If the Inquiry's recommendations are accepted by Government, we will have our community surrounded by industrial development, Edwin Land Parkway will become a traffic nightmare and we will be denied our High School and community facilities.

The Government has not yet endorsed the recommendations of the Inquiry Report and the purpose of this meeting is to impress upon the NSW Government and QCC that these proposals are totally unacceptable to the residents of Jerrabomberra.

Tonight is your opportunity to have your say so that Minister Sartor doesn't turn our community into a village in a sea of factories and prisons.

5. STEVE WHAN, NSW MEMBER FOR MONARO

Steve Whan made a brief summary of how we arrived at this point and made the following points: -

- An independent Inquiry was set up by Minister Frank Sartor
- The Inquiry ignored the JRA submission and his submission too.
- There should be more than one release of land.
- The market should decide where people reside, not Governments.
- The Inquiry rejected the airport's high noise corridor.
- The ACT region has enough water to support a population of 500,000.
- He totally rejects the ACT's view that Queanbeyan shouldn't grow over the next 25 years.
- To say that Tralee, Environa, Robin, Poplars and Tralee Station should be zoned industrial is overkill as that would result in 1,000 years supply.
- The recommendations made are not acceptable for the people of Jerrabomberra
- QCC has approximately two (2) months to make a submission to Frank Sartor
- He believes there is a need for another high school in the area as it will attract students back across the border
- The current population could sustain one (1) more primary school plus a high school
- Doesn't know how the Inquiry arrived at some of their recommendations

6. FRANK PANGALLO, MAYOR OF QUEANBEYAN

The following comments were made by the Mayor: -

- There were not many positive comments in the report
- The Minister has asked the Council "he requires a proposed long-term (25 years) strategy on residential growth" and wants this submission in two (2) months.
- On 1 September 2006 the Mayor met with the three (3) main developers (Poplars, Tralee (Village Building Company) and Googong) and also wrote to the owners of Environa and Tralee Station.

- On 17 October the Council will hold a workshop of Councillors and staff to consider their report to Frank Sartor – a detailed submission will be prepared and submitted to the Minister in the first week of November.
- There would be 1,000 years supply of industrial land if all areas were developed for industrial or economic use.
- It is envisaged that once Frank Sartor has received the report from Council, he will make a decision within two (2) weeks and then release Section 65 Certificates.
- A Draft Local Environment Plan (DLEP) will then be released for further input and consultation by the community.
- It could be February 2007 before the results are known.

7. SUE JARVIS – QUEANBEYAN COUNCILLOR & LOCAL RESIDENT

Sue stated that she used to be employed as a real estate agent with Realty World when Jerrabomberra was first developed and has also been a resident for most of that time. She also stated the following: -

- In 1990 she was a selling agent and first councillor elected in Jerrabomberra
- She has lived in the Queanbeyan area for 40 years
- The dream she sold did not happen
- The area that should have been the second school site is now covered in houses
- The planned commercial site is now covered in houses
- The proposed indoor sports stadium site is now covered in houses
- The current Scout Hall is now in the middle of a car park
- We could have had a good up-market business park if it hadn't been rezoned for housing
- Let's push for a high school, indoor pool, playing fields – let's get together with the developers and see what we can get
- 750 children currently at Jerrabomberra Public School (JPS) – this is way too many than was planned for – this is bad planning
- JRA should get an accounting of Section 94 funds from Council and see how much money is left

8. DAVID HOPE – SECONDARY SCHOOLS COMMITTEE

David outlined the following points: -

- He and Anne Bills have been trying to get an additional school – an Anglican High School catering for years 7-12 similar to the Bergman School in Gungahlin
- This would be accessible to students from Queanbeyan, Jerrabomberra and southern ACT
- Planning for the school has commenced
- The Anglican Church are very keen to build this school
- There is no support for an additional NSW high school at this time
- There is a clear need for another school

- Bad planning means there is no site large enough in Jerrabomberra for an additional school
- It took 12 years for the current primary school to be established.

9. PAUL WHALAN – JERRABOMBERRA RESIDENTS ASSN.

Paul has had over 30 years of involvement in public affairs in this region and made note of the following: -

- He has been involved in many inquiries and reports, and has come across some bad reports but this is a STAND OUT...this report is disgraceful
- The report ignored and failed to comment upon the JRA submissions
- The oral submissions by Margot Sachse and David Hope were totally ignored
- The ACT Government and the Canberra Airport were the only 2 who made submissions to turn the areas concerned into industrial and the other 53 submissions were totally ignored
- Proposes to direct thousands of cars each day along Edwin Land Parkway
- The report supports Jon Stanhope's proposal that Jerrabomberra be surrounded by industrial development
- The proposal suggests that all of Jerrabomberra Valley be land banked for industrial development
- The area identified is 2,600 hectares – at the current take-up rate of 1 hectare per year for Queanbeyan, this is enough land for 2,500 years
- The JRA wishes to impress upon Steve Whan and Frank Pangallo to ignore the findings of the Inquiry
- There is currently 50 years of industrial land available in the ACT, and they have a 4-5ha. per annum take-up rate.
- An office park in Bruce was proposed but due to lack of interest was rezoned for residential
- Suggests that the report be thrown in the bin

10. PUBLIC DISCUSSION

Question - The JRA should have had meetings prior to this to discuss the issues.

Answer – The JRA has issued a great amount of media on this issue over the past 3 years and all financial members of the JRA have been constantly updated through the Minutes. Noel Murray advised that there were a number of meetings while he was President. It was also suggested that QCC should have had a public meeting regarding this issue, as it isn't only Jerrabomberra that is affected by this Inquiry.

Question – What input would we have in regard to the QCC submission to Frank Sartor?

Answer – The JRA will make a submission to Council based upon this public meeting and the Mayor will also take the community's comments into consideration.

Statement – The JRA will note the concerns raised at this meeting and prepare a submission and send it to Steve Whan, Frank Pangallo and all QCC Councillors stating the clear views of the JRA.

Statement – We will vote them out if they don't do what we want.

Statement – The JRA's submission to the Land Inquiry was ignored...how do we know our submission to the Council won't be ignored? The Inquiry didn't take into account what the majority wanted.

Statement – There are 7,000 proposed dwellings in the Googong Development and we will get all of Googong's traffic via Edwin Land Parkway...we believe Dunns Creek Road should be developed. The JRA have already had one meeting with Canberra Investment Corp (CIC) and plan to keep in contact with them.

Question – When will Lanyon Drive be built through to Cooma Road?

Answer – As soon as QCC get the funding from the NSW State Government.

Statement – Lanyon Drive will be duplicated from the Tomsitt Dr. roundabout down to the railway bridge at a cost of \$8m. and this has been approved in the 2007 budget. The ACT Government is planning for the link from the railway bridge to the Monaro Highway and Steve Whan has had a verbal commitment from the ACT Government that this will proceed.

Statement – Where are the schools and parks? A resident is angry and upset with the failed planning and urged Steve Whan to make a difference with the NSW Government on our behalf and to get a promise that its going to happen or he will not be re-elected.

Question – The QCC has received double the funds through the Roads to Recovery this year – what portion of these funds has QCC allocated towards Lanyon Drive?

Answer – The Mayor was not sure but Steve Whan promised he would deliver it.

Statement – It was suggested that if North Tralee went ahead, a roundabout would be built half way along Tomsitt Drive. This wasn't so, but traffic lights would be installed along this road if the Poplars were built.

Statement – It was proposed that a fly-over to Sheppard Street would take traffic from North and South Tralee.

Statement – Concern was raised over quarry trucks using Edwin Land Parkway but the meeting was advised that they have designated roads, which they are only able to use.

Question – Could a speed limit be imposed on Edwin Land Parkway?

Answer – The RTA will not fund a speed-limited road.

Statement – There has been talk that Jerrabomberra and Queanbeyan will be made part of the ACT.

Question – Why was the meeting only advertised one week prior?

Answer – There was more than a week's notice given, fliers were mailed out to every home in Jerrabomberra, North Terrace and Letchworth over the 21st/22nd September and there has been advertising on the JRA noticeboard outside Woolworths.

Question – The developer proposed a wide range of facilities for Jerrabomberra and the basic plan was approved by QCC. Why didn't the Council make the developer adhere to the plans?

Answer – The Council can't do much to stop the developer from changing his plans.

Question – How did 2 submissions from the ACT Government and Canberra Airport over-ride the other 53 submissions?

Answer – The Minister approved the Inquiry Panel and NSW is restricted by the Federal Governments water plan.

Question – Is there any scope to leave some of the land as it is now?

Answer – In the Poplars development, more than half would be left in its natural state.

Statement – The owners of Canberra Airport are powerful and will get what they want if we aren't strong.

Question – How can we be sure the school will go ahead in North Tralee?

Answer – If Tralee is given the go-ahead, a school is more likely to proceed as there is more money in residential than industrial and the developers would be able to grant the Anglican Church the land.

Statement – It was suggested that the reason the Airport doesn't want planes flying over residential land is on the off chance a plane comes down.

Statement – We are sick and tired of having the ACT exert influence over NSW – NSW should stand up to the ACT. We should have power over our own water supply.

Statement - Legally our hands are tied by the Federal Government in regard to water. Steve Whan would love to see Gary Nairn introduce a Private Members Bill to take back control over Googong Dam.

Statement – As the ACT is closing 39 schools, we need a private school in NSW as there are fewer places in private ACT schools.

Statement – Steve Whan has spoken with the ACT Education Minister and they can't stop NSW school children attending ACT schools if they are in the feeder schools.

KEL WATT – JRA COMMITTEE MEMBER

Kel tabled the following motion: -

“Having considered the processes and report of the Queanbeyan Land Release Inquiry, this meeting resolves as follows:

- The Report failed to take into account the written submissions of the JRA and the oral evidence of the JRA President;
- In recommending Googong as the sole greenfield site for residential development the Report failed to take into account the detrimental traffic impacts on Edwin Land Parkway;
- In recommending industrial and commercial development on Poplars, Tralee and Environa, the Report failed to consider the impacts on existing residential amenity and the loss to existing residents of the proposed High School and other community facilities.

AND calls on the NSW Government and the Queanbeyan City Council to:

1. Ensure that if Googong proceeds, Edwin Land Parkway is preserved as a local suburban road, and that Dunns Creek Road is constructed as a development condition;
2. Commit that Jerrabomberra will not be surrounded by industrial development on Poplars and Tralee;
3. Ensure that any development on Poplars, Tralee and Environa is compatible with the existing residential development at Jerrabomberra;

Commit to supporting and facilitating the construction of the Anglican High School, and the provision of recreational and community facilities (including the indoor swimming centre) in an new development on Poplars, Tralee and Environa.”

Moved: Kel Watt, **Seconded:** Brian Brown that this motion be accepted
Carried unanimously with no dissention

The meeting concluded at 9.15pm.

