

**PUBLIC FORUM
QUESTIONS/ANSWERS
23 August 2017**



Questions – Katrina Willis

Proposed Ellerton Drive Extension (EDE) – assessment of tender bids

1. Has the assessment of tenders to build the proposed EDE been completed? If so, when did this occur? If not, when is it expected to be completed?

Response – Community Connections

The tender assessment has been completed and was signed off by RMS on 16 August 2017.

2. Has any bidder been offered a contract? If so, who and when?

Response – Community Connections

The contract is expected to be awarded in the next week.

Proposed Ellerton Drive Extension – biodiversity offset management plan (EPBC Act)

3. Has the council received approval from the federal Environment and Energy Department for its proposed biodiversity offset management plan? If so, when?

Response – Community Connections

Federal approval will be finalised shortly.

4. Will the council publish the report? If not, why not?

Response – Community Connections

Council does not intend to publish the report at this time.

Proposed Ellerton Drive Extension – noise mitigation

5. When will noise mitigation measures be undertaken for affected properties along the route of the proposed EDE?

Response – Community Connections

Noise attenuation measures will be commenced as soon as possible after the award of the contract to construct the EDE.

6. Will these measures be completed before any construction work starts?

Response – Community Connections

Construction work will commence before the noise attenuation measures are completed.

Queanbeyan CBD redevelopment

7. When did the council first receive a proposal from the unsolicited bidder to buy council land in the CBD?

Response – Interim General Manager

The proposal from DowntownQ PL was dated 7 November and reported to Council 23 November 2016.

8. When did the council decide to cancel the expressions of interest process for the re-development of the council's Morisset St car park? Why?

Response – Interim General Manager

Council sought EOIs for a mixed-use development including a cinema, on its Morisset carpark in March 2016. Two (2) EOIs were received as well as an informal EOI. Following discussions with the parties and assessment of capabilities, Council resolved in November 2016 to not accept any cinema development proposal emanating from the EOIs for the Morisset carpark. The parties have been advised Council is exploring broader options.

Questions – David and Alison Inskeep

Bungendore Supermarket - Development Consent REV.2014.0002

9. Can Council confirm if or when the final Occupation Certificate for this Development will/has been issued as Condition 10 states that the final occupation certificate must not be issued until all the conditions of consent have been satisfactorily complied with? *Reason: Development is safe and appropriate for occupation and is completed in accordance with the consent.*

Response – Natural and Built Character

Council has received an Interim Occupation Certificate (J150135) from Vic Lilli and Partners, dated 22 December 2016. No final Occupation Certificate has been received by Council as of 22 August 2017.

10. Can Council confirm that condition 12, stating that all work is to comply with the current edition of the Building Code of Australia, has been met?

Response – Natural and Built Character

The questions regarding compliance of the Development Consent have been referred to Vic Lilli and Partners, who is the Principal Certifying Authority (PCA) for this development.

Please be advised that the owner or builder can appoint an accredited private certifier as the PCA instead of Council to inspect and certify the development. Under the *Environmental Planning and Assessment Act 1979* (EP&A Act), private certifiers have the same role and responsibilities as Council, to ensure development consent and building regulations are complied with, when appointed as the PCA.

A full response to the questions will be provided at a future Public Forum.

11. Can Council confirm that, as Condition 14 states, low reflectivity materials are to be used for the major features such as wall, roof and fencing that will blend in with, rather than stand out from the building has been met? *Reason: The building is not visually intrusive in the landscape and does not cause glare.*

Response – Natural and Built Character

See response to question 10.

12. Can Council confirm that Condition 34 has been met in that, Any retaining wall greater than 600mm is to be designed and constructed to structural engineer's details and prior to issue of any construction certificate, provide a certified copy of the design to Palerang Council? *Reason: Retaining walls are structurally strong enough to bear the loads put on them.*

Response – Natural and Built Character

See response to question 10.

13. Can Council confirm that Conditions 48 and 49 were met in that, The developer shall construct a 3 metre, timber, overlapped and capped, timber fence along the eastern boundary which is to extend along the boundary line of the existing residential properties. Details are to be supplied and approved by Council prior to construction? *Reason: To protect the amenity of existing residential properties.*

Response – Natural and Built Character

See response to question 10.

14. The developer shall construct a 3m timber lapped and capped timber fence across the entire northern boundary. Details to be supplied and approved by Council prior to construction? *Reason: To break up building mass from Gibraltar Street.*

Response – Natural and Built Character

See response to question 10.

15. Can Council confirm that Condition 51 has been met in, That all sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011. *Reason: All plumbing and drainage functions adequately.*

Response – Natural and Built Character

See response to question 10.

16. Can Council confirm that Condition 88 has been met, Existing stormwater flows from adjacent properties (Lots A & B DP 159293 and Lot 1 DP 839077) are to be received and managed by the stormwater system of the subject site. Details and methods of receiving and managing these flows are to be submitted at the Civil Construction Certificate application stage of development and subject to approval by Council prior to a Construction Certificate being issued for the civil works? *Reason: Stormwater disposal does not impact on the building or neighbouring properties.*

Response – Natural and Built Character

See response to question 10.

17. Can Council confirm that Condition 98 has been met in that, Light spill onto residential properties and limit any glare to public road users is to be

minimized? *Reason: To ensure appropriate lighting is provided throughout to site without impacts on adjoining properties.*

Response – Natural and Built Character

See response to question 10.

18. Can Council confirm that Condition 102 has been met in that the cut and fill plans as submitted to council were carried out at the heights proposed?

Response – Natural and Built Character

See response to question 10.

19. Can Council confirm that Condition 134 has been met in that, Existing stormwater flows from adjacent properties (Lot A & B 159293 and Lot DP 839077), are to be received and managed by the stormwater system constructed within the subject site, as approved by the Construction Certificate? *Reason: Stormwater does not impact on the building, public road or neighbouring properties.*

Response – Natural and Built Character

See response to question 10.

20. Can Council confirm that Condition 148 has been met in that the, Construct lighting of car parking and loading dock areas with Category P11c lighting for the majority of the car park? *Reason: To ensure appropriate lighting is provided throughout the site without impacts on adjacent properties.*

Response – Natural and Built Character

See response to question 10.

21. Is Council aware that this Development is now on the market for sale and if sold will that impact on any ongoing issues of its compliance with conditions in dispute?

Response – Natural and Built Character

Under the *Environmental Planning and Assessment Act 1979* (EP&A Act), the person entitled to act on the development consent is responsible for its compliance, which may include the new owners.