

**PUBLIC FORUM
QUESTIONS/ANSWERS
22 November 2017**



Questions – Leith Bade

Queanbeyan Head Office – Car Parking

1. In the proposed amendment to the Queanbeyan DCP a new land use of "public administration building" has been added to Table 1 in Section B Part 2 labelled "required car parking".

Is the purpose of this addition to allow a reduced requirement for car parks in the development of the new Council office building?

Response – Natural and Built Character

The DCP did not provide for administration buildings. The new car parking requirements for public administration buildings are consistent with those that apply in the ACT.

2. What is the justification for requiring less car parks for an office when the tenant happens to be a government department vs a private company?

Response – Natural and Built Character

Council is of the view that public administration buildings will generally require less public car parking than private sector office buildings as more government services can now be accessed on-line, public authorities often have shared fleet vehicles, and there is generally a higher turnover of customers than for the private sector.

3. Will this reduction impact on the number of car parks available for general public use after the new Council office building is developed?

Response – General Manager

The design for the Queanbeyan Head Office and Smart Hub and associated public domain works increases the number of car parks within the area. There are currently 176 car parks available within the Lowe St carpark. Under the proposed development, 202 car parks would be available via basement carparking under the building and public domain, and new at-grade (street level) carparking along the new road that will be established linking the Lowe St carpark area with Crawford St.

- 4. How can the council ensure that the reduction in office car parks does not result in employees parking in car parks intended for use by the general public visiting the CBD during business hours?**

Response – General Manager

Employees working in the CBD (including council staff) already occupy many of the timed and untimed public carparks in the CBD. A draft Carparking Plan will be presented to Council's meeting on 22 November 2017 which proposes a number of options for carparking in the Queenbeyan CBD, including incentives for employees to park at the perimeter of the CBD. If endorsed by Council, the draft Plan will be publicly exhibited in conjunction with the CBD Masterplan community engagement process.

- 5. What is the proposed net change in the number of public carparks available in the CBD as a result of the development of the new Council office building? Please provide separate figures for business hours, and outside of business hours if it is proposed that carparks reserved for office employees will be shared with the public after hours.**

Response – General Manager

45 spaces are dedicated to the tenancy. The remainder are available for council staff and the public to use during business hours, and expected to be available for public use out of business hours (such as Q performances).

- 6. Finally it appears there is a typo in Section B Part 3a 3.2.1 b as the word "one" makes no sense. Perhaps it was supposed to be "tone".**

Response – Natural and Built Character

The word should be "tone" not "one". This will be corrected in the document before it is formally placed on public exhibition.

Questions – Katrina Willis

Ellerton Drive Extension – biodiversity offsets

7. How much did council pay to purchase the property at 40A Severne St?

Response – Community Connections

40A Severne Street was purchased for \$2.7M.

8. Please provide an update on the disputes concerning compulsory acquisition of land for the Ellerton Drive Extension alignment, which are before the Land and Environment Court.

Response – Organisational Capability

Cannchar Pty Ltd, the former land owner of the road corridor that was part of the Curtis Estate, has appealed to the Land & Environment Court in respect of the amount of compensation assessed by the Valuer-General (\$291,699). The land is now under Council ownership. Ownership of the land is not in dispute, only the compensation amount. The hearing has been scheduled for July 2018.

Ellerton Drive Extension – archaeological sites

9. Please advise the outcome of investigations into sensitive archaeological sites – possibly human burials – which are adjacent to the alignment for the Ellerton Drive Extension and which council roped off earlier in the year.

Response - Community Connections

As per response for public forum 22 February 2017, the fencing was installed to protect areas which were recorded as containing sensitive features during Council's assessment of Ellerton Drive Extension. To further protect these areas, Council will not be identifying the nature of the sensitivity to the public, however note that no human burials were discovered as part of the assessment.

Ellerton Drive Extension – asbestos dumping

10. Is the council proceeding to use a former asbestos dumping site for a works depot for construction of the Ellerton Drive Extension?

Response - Community Connections

The Ellerton Drive Extension project site shed compound is being established on the north-east corner of the Old Cooma Road/Edwin Land Parkway/Ellerton Drive intersection. Council is not aware of this site being a former asbestos dumping ground.

Jumping Creek Estate – proposed housing development and rezoning

11. Please provide an update on:

- i. the gateway determination process for the proposed housing development known as Jumping Creek Estate
- ii. the foreshadowed rezoning of part of the Jumping Creek Estate housing proposal

Response - Natural and Built Character

Council received a Gateway determination from the Department of Planning and Environment on 10 November 2016 to progress a planning proposal for the Jumping Creek site, including consideration of further residential development on those areas shown as 'deferred land' under Queanbeyan Local Environmental Plan (LEP) 2012. An extension to this Gateway determination was issued by the Department on 31 October 2017.

Council is currently consulting with relevant State Government agencies and the developer as to the suitability of these lands for further development. No decision has been made in respect of finalising the current planning proposal at this time.

QPRC administration building

12. Who first proposed that the council and the NSW Police sign a heads of agreement concerning the police occupying some of the proposed new council headquarters building?

Response – General Manager

Council staff were in discussions with representatives of the major tenant in late 2016 to explore opportunities for sharing space in a new office building.

13. When was this agreement: a) initiated; b) signed?

Response - General Manager

The heads of agreement was then drafted in early 2017 and executed by the tenant in May 2017.

14. What was the cost for the drawings of the new building prepared by Cox Architecture? Who paid the fee?

Response - General Manager

Council resolved to award a contract for \$578k to Cox Architecture for the concept design for Council's Queanbeyan head office and smart hub. As reported in April 2017, the concept design budget was \$700k. Revised concept designs including basement parking and public domain on the Lowe carpark site were presented to the community for feedback in July 2017.

15. Now that the NSW Police Commissioner has confirmed (NSW Parliament Budget Estimates 9 November) that he opposes relocating the Queanbeyan police station to the proposed new QPRC headquarters, what does the council intend to do about the proposed six-storey building?

Response - General Manager

Council resolved in September to not call tenders for the design and construction of the proposed six storey building until an agreement for lease with a major tenant was executed. The lease has not been executed at this time. Alternate plans for a smaller building to accommodate council and smart hub uses will be considered.