



Ordinary Meeting of Council

28 June 2017

UNDER SEPARATE COVER ATTACHMENTS

Item 8.12
Item 8.14
Item 8.15
Item 8.16
Item 8.17

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

ATTACHMENTS – 28 June 2017 Page i

Item 8.12	Development Application 192-2016 - Subdivision of Land at The Poplars, Construction of Two New Public Roads, and Demolition of Existing Dwelling - 300 Lanyon Drive, Jerrabomberra	
	<i>Attachment 1 Council Meeting - 28 June 2017 - Attachment - 79C Assessment - DA 192-2016</i>	2
	<i>Attachment 2 Council Meeting - 28 June 2017 - DA 192-2016 - Plans - Poplars Commercial Area</i>	28
	<i>Attachment 3 Council Meeting - 28 June 2017 - Attachment - Draft Conditions - DA 192-2016</i>	56
Item 8.14	Investment Report - May 2017	
	<i>Attachment 1 Investment Report - May 2017 - Attachment 1 - 28 June 2017</i>	84
Item 8.15	Progressing the Proposed Memorial Park - Preparation of Planning Proposal and Classification of Land as Operational Land - Corner Old Cooma Road and Burra Road	
	<i>Attachment 1 Flow Chart for Planning Process</i>	93
Item 8.16	Funding Arrangements - Purchase of Land 1187- 1241 Old Cooma Road, Royalla and Extension of Q-One Indoor Sports Centre	
	<i>Attachment 1 Loan Drawdown Schedule</i>	95
Item 8.17	Rates Relief Sporting & Community Organisation under section 356 of the Local Government Act 1993	
	<i>Attachment 1 Rates and charges relief application for HOME in Queanbeyan 2016 - 2017</i>	98
	<i>Attachment 2 Application for Rating Relief Community Organisations - Ukrainian-Australian Social Association in Queanbeyan (UASAQ) - 19 Atkinson Street</i>	100
	<i>Attachment 3 Application for Rating Relief Community Organisations - Ukrainian-Australian Social Association in Queanbeyan (UASAQ) - 19 Atkinson Street</i>	102

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.12	DEVELOPMENT APPLICATION 192-2016 - SUBDIVISION OF LAND AT THE POPLARS, CONSTRUCTION OF TWO NEW PUBLIC ROADS, AND DEMOLITION OF EXISTING DWELLING - 300 LANYON DRIVE, JERRABOMBERRA
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ATTACHMENT 1 COUNCIL MEETING - 28 JUNE 2017 - ATTACHMENT - 79C
ASSESSMENT - DA 192-2016

ATTACHMENT - SECTION 79C(1) TABLE – Matters For Consideration

This application has been assessed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No 192-2016**.

State Environmental Planning Policies

The proposed development has been assessed in accordance with the requirements of the relevant State Environmental Planning Policies (SEPPs) including any draft SEPPs and a summary is provided in the following table:

SEPP COMMENTS	COMPLIES (Yes/No)
State Environmental Planning Policy No 55 - Remediation of Land	
<p>Pursuant to the Clause 7 of this Policy - <i>Contamination and remediation to be considered in determining development application</i>, the consent authority must consider:</p> <p>a) <i>Whether the land is contaminated; and</i></p> <p>b) <i>If the land is contaminated, whether it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the proposed use.</i></p> <p>A phase 2 Environmental Site Assessment prepared by Coffey Environments Australia Pty Ltd (Ref: ENAUBRAD01138AA) and dated 23 November 2011 identified several areas of environmental concern (AEC) and recommended that a Remedial Action Plan (RAP) be prepared for the land and remediation carried out to address the following:</p> <ul style="list-style-type: none"> Further assessment of the soils immediately surrounding the sheep dip (AEC 1) in order to delineate both the vertical and lateral extent of arsenic and OCP/OPP impact; The septic tank located to the south of the shearing shed be appropriately decommissioned and abandoned in accordance with the relevant guidelines and standard; Further assessment of sampling location GASS18, which identified high levels of TPH at the surface; Removal of small quantities of asbestos (AM) in the former piggery area; and Assessment of the stockpiles located near the shearing shed area in North Poplars. <p>Council's Environmental Health Officer has reviewed the above report and has recommended the imposition of standard conditions to ensure that the land is remediated in accordance with relevant legislative requirements.</p>	Yes – conditions
State Environmental Planning Policy (Infrastructure) 2007	
<p>This Policy provides a planning regime the provision of services and infrastructure in NSW, outlines requirements for consent authorities to consult with relevant public authorities during the assessment of Development Applications, and outlines provisions for various types of exempt and complying development.</p> <p>The site contains overhead powerlines that are proposed to be removed, and the proposed development includes the creation of new electricity easement. The development application was therefore referred to Essential Energy pursuant to Clause 45 of this Policy. Essential Energy have advised that they have no objection to the proposal provided that standard easement terms and arrangements are adhered to. Essential Energy's requirements will be imposed as conditions of consent and as advisory notes (should development consent be granted).</p> <p>Of potential relevance to the subject application are the provisions relating to traffic generating development which are defined in Schedule 3 - Traffic generating development to be referred to the Roads and Maritime Services (RMS). However, the proposed subdivision does not trigger the minimum thresholds for traffic generating</p>	Yes – conditions

SEPP COMMENTS	COMPLIES (Yes/No)
development as it is not proposing 200 or more allotments and does not have access to a classified road or to road that connects to classified road (within 90m). <u>Note:</u> The proposal was referred to the RMS as it includes the construction of a signalised T-intersection on Tomsitt Drive – refer to discussion under Clause 6.6 of the Poplars LEP later in this Report. There are no other clauses in the Policy relevant to the subject application.	

No other SEPPS or Draft SEPPS are applicable to the proposed development.

Local Environmental Plans

The proposed development has been assessed in accordance with the relevant requirements of the *Queanbeyan Local Environmental Plan (Poplars) 2013* and no relevant draft LEPs apply to the land. A summary is provided as follows:

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
Part 1 Preliminary	
Clause 1.2 Aims of Plan	
<p>The aims of the Plan are as follows:</p> <ul style="list-style-type: none"> a) <i>to rezone certain land at The Poplars to achieve economically, environmentally and socially sustainable urban development that complements and provides a range of facilities for the benefit of the adjoining Jerrabomberra community,</i> b) <i>to facilitate the orderly growth of the Poplars urban release area in a staged manner that promotes a high level of amenity for workers and the timely provision of physical and social infrastructure through appropriate phasing of the development of land,</i> c) <i>to identify, protect and manage environmentally and culturally sensitive areas within Poplars, including but not limited to waterways and riparian corridors, habitat corridors, native vegetation and associated buffers, and heritage items,</i> d) <i>to provide appropriate employment and community land use opportunities consistent with the environmental capacity of the land,</i> e) <i>to provide appropriate controls for future development to minimise any adverse impact on the adjoining Jerrabomberra community.</i> <p>The proposed development is considered to be generally consistent with the aims of the QLEP (Poplars) 2013. Specifically, it is in accordance with the strategic planning policies relevant to the land and will provide appropriate employment and community land use opportunities.</p>	Yes
Clause 1.4 Definitions	
<p>The proposed development is defined in the LEP's dictionary as being for earthworks and roads, and as subdivision of land under Section 4B of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>earthworks means excavation or filling.</p> <p>road means a public road or a private road within the meaning of the <i>Roads Act 1993</i>, and includes a classified road.</p> <p>subdivision of land means the division of land into two or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition.</p>	Yes
Part 2 Permitted or Prohibited Development	
Clause 2.1 Land Use Zones	
<p>The subject site is zoned B1 – Neighbourhood Centre and RE2 – Private Recreation. Roads are permissible in both zones and subdivision of land is permissible in all zones pursuant to <i>Clause 2.6 – Subdivision—consent requirements</i>. Earthworks are considered to be ancillary to subdivision and roads.</p> <p>The proposed development does not include any works within the part of the site zoned RE2. This part of the site is within proposed residue lot 6, subject to a further subdivision under separate Development Application 322-2015. Proposed lots 1-5 (identified for future business type land uses), are located entirely within the B1 zoned part of the site.</p>	Yes
Clause 2.3 Zone Objectives and Land Use Tables	

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
<p>The objectives of the B1 – Neighbourhood Centre zone are:</p> <ul style="list-style-type: none"> • To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. • To permit small-scale non-residential uses that will provide goods and services to meet the day-to-day needs of people who live and work in the surrounding neighbourhood. • To provide active land uses at street level. • To ensure that residential development does not compromise the existing and future operations of the Canberra Airport. <p>It is considered that the proposed development generally satisfies the objectives of the zone, specifically, the proposal will create lots that will enable future retail and business uses.</p> <p>The objectives of the RE2 – Private Recreation zone are:</p> <ul style="list-style-type: none"> • To enable land to be used for private open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. • To preserve the amenity of the existing development in the neighbourhood. <p>It is considered that the proposed development generally satisfies the objectives of the zone. As previously stated, the proposed development does not include any works within the part of the site zoned RE2.</p>	Yes
Clause 2.6 Subdivision—Consent requirements	
This clause states that the subdivision of land requires development consent. The proposed development includes the subdivision of land to create 6 x Torrens Title allotments.	Yes
Clause 2.7 Demolition requires development consent	
This clause states that the demolition of a building or work may be carried out only with development consent. A Structure Demolition Plan has been submitted that shows the demolition of all the existing buildings on the site.	Yes
Part 4 Principal Development Standards	
Clause 4.1 Minimum subdivision lot size	
Clause 4.1 provides for a minimum lot size for the subdivision of land as identified on the Minimum Lot Size Map. The subject site is not identified on the Minimum Lot Size Map, therefore this clause is not applicable to the proposed development.	N/A
Part 5 Miscellaneous Provisions	
Clause 5.9 Preservation of trees or vegetation	
The clause only applies to species or kinds of trees or other vegetation that are identified by a development control plan. The South Jerrabomberra Development Control Plan (DCP) does not prescribe kinds of trees or other vegetation, and the part of the Queanbeyan DCP that does prescribe trees for the purpose of this clause is not adopted by the South Jerrabomberra DCP. Therefore, this clause is not applicable to the proposal.	N/A
Clause 5.9AA Trees or vegetation not prescribed by development control plan	

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
<p>This clause applies to any tree or other vegetation that is not of a species or kind prescribed for the purposes of clause 5.9.</p> <p>The ringbarking, cutting down, topping, lopping, removal, injuring or destruction of any tree or other vegetation to which this clause applies is permitted without development consent. However, any proposed development within the Poplars urban release area that includes vegetation removal is subject to consideration under Part 8 – Environmental Management of the South Jerrabomberra DCP.</p> <p>Refer to detailed discussion of vegetation removal proposed as part of this application later in this Report.</p>	Yes
Clause 5.10 Heritage conservation	
<p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> a) To conserve the environmental heritage of the land known as “The Poplars”; b) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, c) To conserve archaeological sites, d) To conserve Aboriginal objects and Aboriginal places of heritage significance. <p>There are no heritage conservation areas, heritage items, or archaeological sites listed in the Poplars LEP.</p> <p>Detailed archaeological surveys of the entire Poplars urban release area, (inclusive of the subject site), were conducted as part of the rezoning process. A total of 17 Aboriginal archaeological sites and four areas of Potential Archaeological Deposits were identified, however, none of these are within the boundaries of the subject site.</p> <p>Investigations into European heritage carried out for the rezoning process identified the need for the Poplars homestead to be assessed by a qualified heritage architect to identify any architectural significance. As such, the proposal was referred to Council’s Heritage Advisor for comment.</p> <p>Heritage Advisor’s Comments</p> <p><i>The proposal is a subdivision creating 6 lots and a public road, plus demolition of existing buildings, namely the dwelling and out-buildings referred to as “The Poplars”.</i></p> <p><i>The place is not on the QLEP heritage schedule but appears to have been constructed in the Inter War period and has some degree of heritage significance as evidence of early 20th century pastoral practice and settlement pattern in the area.</i></p> <p><i>The dwelling has been partly vandalised and the remainder of the infrastructure in only fair condition. However as a homestead its setting is clearly legible and includes a well-formed oak tree, remains of a garden landscape and some well-established fruit trees in an orchard layout. One of the outbuildings utilises pole-frame construction with corrugated iron cladding. The woolshed is a large steel-framed and corrugated-iron clad structure complete with overhead gear and sorting table. It is in fundamentally good condition.</i></p> <p><i>A cultural heritage assessment prepared by Patricia Saunders in November 2003 recommended that “prior to development The Poplars homestead be assessed by a qualified heritage architect to identify any architectural significance”.</i></p> <p><i>The homestead and its immediate outbuildings is one the few such surviving groups from the pre-Jerrabomberra settlement phase and with demolition the tangible link to the early 20th century development phase will be lost forever. In view of this I suggest a stand-alone record of the place be prepared that includes;</i></p> <ul style="list-style-type: none"> • The history from the Saunders report plus any additional historical information that can be gathered, • An enlarged view of the site survey labelled with scale and building names, and 	Yes – conditions

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
<ul style="list-style-type: none"> • Photo digital photos of the exterior and interior of each building. • The record should be prepared as a printable PDF document that could be easily accessed by future generations. <p>Conditions will be imposed (should development consent be granted), to ensure that the Heritage Advisor's recommendations are carried out prior to the demolition of any of the building on the site.</p>	
Part 6 Additional Local Provisions	
Clause 6.1 Earthworks	
<p>The objective of this clause is to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.</p> <p>Earthworks will be associated with site preparation and grading, and infrastructure, acoustic mound construction, and other typical subdivision construction works. The DA was accompanied by a geotechnical assessment, engineering designs for stormwater management, an existing slope plan and a proposed design contours plan post earthworks.</p> <p>It is considered that the proposed development generally satisfies the objective of this clause.</p> <p><i>Geotechnical Assessment</i> A Preliminary Geotechnical Report prepared by Douglas Partners was submitted with the development application. This report examines the suitability of the site for the required earthworks and future built form, and included sub-surface testing.</p> <p>The surface and sub-surface conditions of the site is considered to be generally suitable by Douglas Partners, however, they recommend that more specific geotechnical investigations be undertaken in future to provide detailed geotechnical advice for the design of future built form.</p> <p><i>Existing Slope and Proposed Design Contours</i> Some relatively minor amounts of cutting and filling of the land is proposed. The design contours shown on the slope analysis plans indicate that proposed Lots 1-5 will have slopes no greater than 5%. Proposed residue Lot 6 will be subject to additional site grading as part of future development.</p> <p><i>Stormwater Management</i> A Drainage Concept Master Plan and Water Sensitive Urban Design Plan was submitted with the application. These show that the storm water flows are to be directed to the existing dam in the north-west corner of the site (for settlement purposes). This dam overflows into an existing creek/swale that drains north towards Lanyon Drive. Some storm water will also be directed to existing overland flow paths into Council trunk stormwater in the south eastern corner.</p> <p>Council's Development Engineer has assessed the proposed stormwater management as being appropriate, and states that each of the proposed lots are able to be serviced with the stormwater mains shown on the submitted drawings. Several conditions have been recommended to be imposed (should consent be granted), requiring some issues to be addressed at the Construction Certificate (Subdivision) stage.</p> <p>Before granting development consent for earthworks the consent authority must consider the following matters:</p> <p>a) <i>The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</i></p> <p>Drainage patterns and soil stability of land in the locality of the site are unlikely to be disrupted or detrimentally effected by the development should the proposed earthworks envisioned be implemented. The stormwater management plan has been designed to direct water to an existing dam (overflowing to Jerrabomberra Creek), and to existing infrastructure at Tompsitt Drive.</p> <p>b) <i>The effect of the development on the likely future use or redevelopment of the land,</i></p>	<p>Yes – standard conditions</p>

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
<p>The proposed development, and the earthworks required to facilitate it, are generally in accordance with the desired future character and use of the site as envisioned in the Poplars LEP and Poplars Neighbourhood Structure Plan (Northside).</p> <p>c) <i>The quality of the fill or the soil to be excavated, or both,</i></p> <p>Excavated material is proposed to be reused on-site. Any excess material not able to be re-used on site will be required to be disposed to an approved facility. Some fill may need to be imported to the site due to some limitations of excavated material. The quality of any fill that may be required to be imported can be controlled by the imposition of appropriate conditions and from the submission of additional detailed information during the Construction Certificate (Subdivision) stage.</p> <p>d) <i>The effect of the development on the existing and likely amenity of adjoining properties,</i></p> <p>The proposed development, and the earthworks required to facilitate it, should not adversely affect the existing and likely amenity of adjoining properties. While the development of the site will result in an altered landscape when viewed from properties immediately adjoining the site to the east (particularly when buildings are constructed in the future—subject to approval, this will be mitigated by the installation of a 7m wide landscape buffer along the eastern perimeter of the site.</p> <p>Drainage patterns of adjoining properties will remain unaltered, and access is not affected.</p> <p>e) <i>The source of any fill material and the destination of any excavated material,</i></p> <p>Refer to previous comments under sub-clause (c).</p> <p>f) <i>The likelihood of disturbing relics,</i></p> <p>The likelihood of the proposed development disturbing relics is low. Detailed archaeological surveys of the entire Poplars urban release areas, (inclusive of the subject site), were conducted as part of the rezoning process. A total of 17 Aboriginal archaeological sites and four areas of Potential Archaeological Deposits were identified, however, none of these are within the boundaries of the subject site.</p> <p>g) <i>The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</i></p> <p>The site drains ultimately to Jerrabomberra Creek. The site is not subject to inundation by flood waters and there are no riparian corridors or perennial watercourses. The proposed development, and the earthworks required to facilitate it, will not have an adverse impact on any waterway, drinking water catchment or environmentally sensitive area provided that appropriate conditions are imposed.</p> <p>h) <i>Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p> <p>Appropriate measures can be conditioned should development consent be granted.</p>	
Clause 6.2 Riparian land and watercourses	
<p>This clause is not relevant to the proposed development as the subject site is not identified as "Watercourse" on the Riparian Lands and Watercourses Map, and is not within 40 metres of any watercourse.</p>	N/A
Clause 6.3 Airspace operations	
<p>This clause requires development that will penetrate the Obstacle Limitation Surface (OLS) for the Canberra Airport to be referred to the Commonwealth Department of Infrastructure and Regional Development.</p> <p>The OLS for the site is 720m AHD. The highest point of the site is approximately 620m AHD, therefore it was not required to be referred to the Commonwealth Department of Infrastructure and Regional Development.</p>	N/A

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
Clause 6.4 Development in areas subject to aircraft noise	
<p>This clause is applicable as the subject site is located wholly within the ANEF contour (partially 20-25 and partially 25+. <u>Note:</u> ANEF contour means a noise exposure contour shown as an ANEF contour on the Noise Exposure Forecast Contour Map for the Canberra Airport prepared by the Department of the Commonwealth responsible for airports.</p> <p>The objectives of this clause are to prevent certain noise sensitive development from being located near the Canberra Airport and its flight paths, and to ensure that land use and development in the vicinity of that airport do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.</p> <p>The proposed development is for the subdivision of land only—no use of the land or built form is proposed at this stage. Future development applications for built form and the use of the land will need to have regard to the objectives of this clause.</p> <p>Before determining a development application for development to which this clause applies, the consent authority must be satisfied that:</p> <ul style="list-style-type: none"> a) <i>the development will not result in an increase in the number of dwellings or people affected by aircraft noise, and</i> b) <i>the development is consistent with the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, and</i> c) <i>the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000.</i> <p>These requirements relate to land use and built form. The proposed development does not include any specific land use or built form, although it is anticipated that the new lots will be used for commercial development in the future (subject to approval).</p> <p>Any future development applications for built form and the use of the land will need to comply with the above requirements.</p>	Yes
Clause 6.5 Development control plan	
<p>The objective of this clause is to ensure the development on land in an urban release area occurs in a logical and cost effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.</p> <p>Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for matters specified in the clause has been prepared. South Jerrabomberra Development Control Plan came into effect on 6 March 2015. It contains the South Jerrabomberra Master Plan (Part 3) and Structure Plan for the subject site – Poplars Neighbourhood Structure Plan Map (Northside). Refer to the Development Control section of this Report for further commentary.</p>	Yes
Clause 6.6 Essential services	
<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> a) <i>the supply of water,</i> b) <i>the supply of electricity,</i> c) <i>the disposal and management of sewage,</i> d) <i>stormwater drainage or on-site conservation,</i> 	Yes – RMS conditions

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
<p><i>e) suitable vehicular access.</i></p> <p>Council's Development Engineer has assessed the proposed development and confirmed that adequate services are available (or can be made available) subject to the imposition of recommended conditions. Refer to specific comments below.</p> <p><u>Water:</u> The proposed connection point for this development is at a stub connection at the intersection of O'Sullivan Road and Esmond Avenue. This connection point is considered satisfactory. Each of the proposed allotments for this development are able to be serviced with the water main shown on the submitted drawings in accordance with Councils Water Reticulation Specification D11.</p> <p>The intersection design (and proposed pavement levels) directly impacts the 1800mm Icon Water owned water main that runs along the northern edge of Tomsitt Drive. ICON Water have provided a certificate of design acceptance along with stamped approved drawings outlining the scope of work. These documents shall be included as part of the stamped approved DA plans.</p> <p><u>Electricity:</u> The proposed new lots will connect to existing electricity infrastructure on Tomsitt Drive and adjoining the site's western boundary.</p> <p>Drawing Sheet No.15-000100.1-D007+ shows the removal of an existing powerline that runs westward from the south eastern corner of the site through to the future Community Site. This power line is to be relocated underground west along Road 2, under Road 1 and then north along the western side of the future Community Site. The underground power along the western boundary is shown to be located in an appropriately sized easement.</p> <p><u>Sewer:</u> Due to the gradual fall across the development site and the existing 525mm main that runs through the site, there should be no issues with the gradient of the sewer mains and achieving the required fall. The sewer connection point into the main at the south eastern corner of the development site is considered appropriate.</p> <p>Each of the proposed allotments for this development are able to be serviced with the sewer mains shown on the submitted drawings.</p> <p><u>Stormwater:</u> Due to the gradual fall from the centre of the proposed development site in both a northern and southern direction there should be no issues with the gradient of the stormwater mains and achieving the required fall to discharge from the site. In the north, flows are directed to an existing dam (for settlement purposes) this dam overflows into an existing creek/swale that drains north towards Lanyon Drive. In the south the site is to be contoured to flow to the south eastern corner to connect with existing overland flow paths and into Council trunk stormwater. The overall concept is considered appropriate.</p> <p>Each of the proposed allotments for this development are able to be serviced with the stormwater mains shown on the submitted drawings.</p> <p><u>Vehicular Access:</u></p> <p><u>Traffic Generation</u> Based on the "Traffic Report for Proposed Retail Development Subdivision (Botanical Marketplace)" Prepared by Colston Budd Hunt & Kafes Pty Ltd, February 2016, the traffic volumes expected from the Stage 1 development (this DA) is in the order of 550 vehicles per hour (peak period). The traffic from the Stage 2 development is in the order of 1100 vehicles per hour (peak period). Details relating to the queue lengths for the overall development have been provided by the applicant. The outcome of these details is that the queue lengths will be within the storage lengths available.</p> <p>The appropriateness of the design has been reviewed by the NSW Roads and Maritime Services (RMS), who will continue to review the design as part of the Works Authorisation Deed (WAD) process during construction.</p> <p><u>New Intersection</u> The access for the development is proposed through the construction of a T-intersection with Tomsitt Drive at the south western corner of the site. Whilst the intersection design is being undertaken as part of the Northern Entry Road Stage 3</p>	

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
<p>(DA 128-2016), provision of an appropriate intersection must be accounted for as part of the subject application.</p> <p>A review of the proposed T-intersection indicates that it is consistent with the drawings submitted as part of DA 128-2106, although will need to include any design amendments made to the Stage 3 NER design.</p> <p>The proposed T-Intersection design was referred to the RMS for comment under the <i>Roads Act 1993</i> as the authority for signalised intersections. The RMS requested the applicant make amendments to the design, which was subsequently approved. The RMS have provided conditions of consent that will need to be imposed on the development by Council (should consent be granted).</p> <p><i>Internal Access</i> The provided plan of subdivision conceptually includes the appropriate road reserves and easements that were requested by Council. A 19m semi-trailer has been used for the design vehicle for this site. The road within the development site adequately accommodate the 19m semi-trailer.</p> <p>Connection to existing telecommunications and natural gas infrastructure is also shown on the submitted plans. All services and other infrastructure must be completed prior to the release of any Subdivision Certificate for the proposed lots.</p>	

Development Control Plan

The South Jerrabomberra Development Control Plan (SJDCP) applies to the proposed development. The GDCP adopts Part 1, Section 1.8 and Part 2, Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8 and 2.9 of the Queanbeyan Development Control Plan 2012 (QDCP).

Note: Some of the sections adopted from the Queanbeyan Development Control Plan 2012 contain controls that are repeated in the South Jerrabomberra Development Control Plan. For simplicity, only the specifically relevant sections of the QDCP that are not repeated in the SJDCP are discussed in detail below.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 About This Development Control Plan	
<p>1.8 Public Notification Of A Development Application The development application was notified to adjoining owners and advertised as Integrated Development in The Queanbeyan Age and The Chronicle on 10 June and 14 June 2016. No submissions were received.</p> <p>Upon receipt of amended plans which included changes to the road layout and landscape buffer those residential properties directly adjoining the eastern side boundary of the subject site (adjacent to the landscape buffer and cul-de-sac of proposed Road 1) were re-notified. No submissions were received. This re-notification was carried out in accordance with sub-clause 1.8.4 – <i>Notifying an Amendment to a Development Application Prior to Determination</i>.</p>	Yes
Part 2 All Zones	
<p>2.2 Car Parking This section requires compliance with the Australian Standard for car parking, which outlines parking and aisle widths, turning paths et cetera. These mainly relate to developments that include building works and changes of use.</p> <p>Council's Development Engineer advises that the proposed new public road is satisfactory and that the new lots will be able to accommodate on-site car parking.</p>	Yes
<p>2.6 Landscaping This section outlines Council's requirements for landscape plans and also lists what development types require a Council Accredited Landscape Consultant to prepare landscape plans.</p> <p>Subdivision proposals that include public land are required to have a Landscape Plan prepared by Category 2 Council Accredited Landscape Consultant. The subject application includes public roads and verges.</p> <p>Landscape Plans for street tree planting and for the treatment of the landscape buffer (including acoustic mound and wall) have been submitted. They prepared by envirolinks design, who are a Category 2 Council Accredited Landscape Consultant. Refer to detailed comments later in this Report under Part 8 of the South Jerrabomberra DCP.</p>	Yes
<p>2.7 Soil, Water and Vegetation Management Plan (SWVM Plans) Sediment and erosion controls must be installed prior to any work commencing and be maintained throughout the course of subdivision works.</p> <p>A concept SWVM prepared by Calibre Consulting was submitted for the proposed development. More detailed design of sediment and erosion controls will be submitted as part of the Construction Certificate (Subdivision) process. This will ensure compliance with the relevant environmental standards and Council's Engineering specifications. Standard conditions regarding site management and erosion and sediment control to be imposed on the development consent (if granted).</p>	Yes – standard conditions
<p>2.8 Guidelines for Bushfire Prone Areas The subject site is wholly identified as bushfire prone on the Queanbeyan Bushfire Prone Land Map.</p> <p>The proposed development is Integrated Development requiring a Bushfire Safety Authority to be issued by the NSW Rural Fire Service (RFS). This is because, pursuant to Section 100B of the <i>Rural Fires Act 1997</i>, the proposal</p>	Yes – condition

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>includes the subdivision of land that could lawfully be used for residential purposes (shop-top housing is permissible with consent in the B1 – Neighbourhood Centre zone).</p> <p>The RFS issued a Bushfire Safety Authority for the proposed development on 26 July 2016 (updated on 21 December 2016), with recommended conditions regarding compliance with 'Planning for Bushfire Protection 2006' to be imposed on the development consent (if granted).</p>	
<p>2.9 Safe Design The application was referred to the NSW Police Service who have identified the proposal as being a low crime risk. Their assessment and recommended advisory notes have addressed the safe design controls and objectives. Refer to their comments later in this Report.</p>	Yes

The proposed development has been assessed in accordance with the requirements of the **South Jerrabomberra Development Control Plan (DCP)** and a summary of the relevant provisions is provided in the following table.

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
Part 3 The Master Plan	
<p>Master Plan, Staging Plan, and Neighbourhood Structure Plan</p> <p>The Master Plan outlines general objectives and controls for Neighbourhood Structure Plans. These Plans provide for the orderly and sequential development of South Jerrabomberra by establishing a Staging Plan and the broad structure of each area of land within the context of the Master Plan. Development is to be generally in accordance with the Master Plan, Staging Plan, and relevant Neighbourhood Structure Plan.</p> <p><u>Master Plan</u></p> <p>The Master Plan identifies five key development areas of South Jerrabomberra, being: Poplars, Environa, North Tralee, South Tralee and the South Tralee extension. The subject site is within the Poplars, specifically, the Poplars Neighbourhood Centre. The desired future character of the Poplars is for a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting. The Poplars Neighbourhood Centre generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.</p> <p><u>Staging Plan</u></p> <p>The Staging Plan sets out how development is to be sequenced in South Jerrabomberra within stages. The subject site is within "Stage 1 Poplars".</p> <p><u>Neighbourhood Structure Plan</u></p> <p>The Approved Structure Plan for the subject site is contained in Appendix 3 of the DCP – refer to Map 3: Poplars Neighbourhood Structure Plan Map (Northside). It broadly identifies the following:</p> <ol style="list-style-type: none"> 1. Area of the site for commercial/retail development; 2. Indicative location of village square/green; 3. Road alignments and pedestrian connections; and 4. A 7 metre landscape buffer to existing residential development east of the site. <p>Development in South Jerrabomberra is to be carried out generally in accordance with the Master Plan, Staging Plan and the applicable Neighbourhood Structure Plan. The proposed development is considered to be generally consistent with these Plans. It includes the subdivision of land within the Poplars Neighbourhood Centre which will facilitate future development of business, office and retail premises. Also, the proposed road hierarchy and landscape buffer are consistent with the Neighbourhood Structure Plan.</p>	Yes
Part 4 Subdivision Controls	
<p>4.1 – Introduction (General Objectives and General Controls)</p> <p>The general objectives for subdivision of land are as follows:</p> <ol style="list-style-type: none"> 1. <i>Subdivision design and density should reflect the land capability, natural constraints and hazard of the land and be consistent with and enhance the character of the surrounding residential development.</i> 2. <i>Create a legible subdivision pattern that maximises the 'sense of neighbourhood' and promotes walking and cycling over private car uses.</i> 3. <i>To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public places.</i> 4. <i>Optimise amenity of residential allotments in regards to views, solar access and proximity to community facilities, open space and public transport.</i> 5. <i>Ensure that neighbourhoods have a range of densities and housing choices to cater for the various needs of the community and that consideration is given to creating walkable communities where urban design focuses on pedestrian comfort between key destinations.</i> 	Yes

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>6. <i>Provide good solar access opportunities for future dwellings to optimise solar access.</i></p> <p>7. <i>Provide and maintain a visual and acoustic attenuation buffer between the Hume Industrial Area and the residential areas of South Jerrabomberra.</i></p> <p>The proposed subdivision is considered to be generally satisfactory with regard to the above objectives as they pertain to business and recreation zoned land. The proposed lots are large enough to accommodate a range of commercial uses and on-site car parking.</p> <p>The general controls that are relevant to the proposal are:</p> <p>a) <i>Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.</i></p> <p><i>Land should not be divided:</i></p> <p>i. <i>In a manner which would prevent the satisfactory future division of land, or any part thereof;</i></p> <p>The proposed subdivision layout, including access, will not prevent the further subdivision of residue Lot 6. The new road is able to be extended to the north to service future subdivision.</p> <p>ii. <i>If the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;</i></p> <p>The proposed development is unlikely to lead to undue erosion – refer to previous comments under the earthworks clause of the LEP.</p> <p>iii. <i>Unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;</i></p> <p>The proposed subdivision and associated works is able to be managed to prevent negative environmental impacts through standard conditions.</p> <p>iv. <i>Unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.</i></p> <p>The proposed development is able to connect to existing services to the satisfaction of Council's Development Engineer.</p> <p>v. <i>If the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;</i></p> <p>Each of the proposed lots are generally suitable for the purposes permitted in the zone.</p> <p>vi. <i>Where the land is likely to be inundated by floodwaters;</i></p> <p>The land is not subject to inundation.</p> <p>vii. <i>Where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose;</i></p> <p>No land uses are proposed with the current application.</p> <p>viii. <i>If the division and subsequent use is likely to lead to the clearance of one or more significant trees.</i></p> <p>No significant trees are proposed to be removed. Refer to assessment of tree removal under Part 8 of the DCP.</p> <p>b) <i>Subdivision design shall be generally in accordance with the Neighbourhood Structure Plan.</i></p>	

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>The proposed subdivision design is generally in accordance with the Structure Plan for the site.</p> <p><i>c) Subdivision lot sizes shall comply with the minimum lot sizes as specified in the appropriate Local Environmental Plan (refer to Lot Size Maps).</i></p> <p>Not applicable.</p> <p><i>d) There are to be no lots above the 740m contour.</i></p> <p>Complies. The land is well below this contour.</p> <p><i>e) Neighbourhood pattern is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles.</i></p> <p>The proposed subdivision is generally in accordance with the above controls, and facilitates future built form that will have good solar access.</p> <p><i>f) Street blocks are to be generally a maximum of 250m long by 70m wide. Block lengths and widths in excess of 250m may be considered by council where connectivity objectives are achieved.</i></p> <p>Complies. The new public road creates a block that is less than 250m in length and less than 70m wide.</p> <p><i>g) Each new allotment has sufficient building area on it, being land with a slope of less than 20%.</i></p> <p>Complies. The new lots will have a slope no greater than 5%.</p> <p><i>h) Any development or subdivision application that incorporates road construction shall be accompanied by a planting schedule for road reserves. Such proposed planting shall include a mix of exotic and local native species.</i></p> <p>Complies. A planting schedule for the road reserve has been submitted that shows the use of native and exotic trees that are acceptable to Council's Manager of Parks and Recreation.</p>	
<p>4.2 – Lot Size and Design The objectives are as follows:</p> <ol style="list-style-type: none"> <i>To provide subdivisions which are generally compatible with the urban suitability and capability of the land on which it is to be carried out on.</i> <i>To provide layouts which encourage development compatible with the maintenance and enhancement of the existing urban and scenic character of Queanbeyan LGA.</i> <i>To design subdivision layouts which maximise the potential use of public transport and non-residential uses.</i> <p>The proposed development is considered to be generally satisfactory with regard to the above objectives. The proposed lots will allow for non-residential uses and are compatible with the servicing capability of the land.</p> <p>The controls relevant to a subdivision of business and recreation zoned land are as follows:</p> <p><i>d) Lot sizes and lot layouts in urban release areas should take account of the environmental constraints of the area and be designed to conserve agricultural productive land (where applicable) and the retention of any significant natural features of the site.</i></p> <p>Complies. There are no significant natural features or productive agricultural land within the site.</p> <p><i>e) Lot sizes and lot layouts in urban release areas which increase potential resident density shall be sited in close proximity to public transport nodes and to commercial/community facilities.</i></p>	Yes

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>It is possible that the proposed lots could be used for residential development in the future, noting that shop-top housing is a permissible land use in the B1 zone. Regardless of the likelihood of a residential land use occurring, the site is in close proximity to the commercial, community and public transport facilities at Jerrabomberra.</p> <p>f) <i>Lot size and lot layouts should reflect the servicing capacity of the area.</i></p> <p>Complies. The proposed subdivision is capable of being serviced and connecting into existing sewer, water, electricity, gas, and telecommunications infrastructure.</p>	
<p>4.3 – Lot Orientation and 4.4 – Lot Size and Layout These clauses either relate to subdivision for individual residential allotments or repeat general controls already addressed under clause 4.1.</p>	N/A
Part 5 Roads and Public Places	
<p>5.2 – Street Network The objectives are as follows:</p> <ol style="list-style-type: none"> <i>1. Establish a street network that complements the characteristics of each residential component of South Jerrabomberra and promotes a liveable and permeable local environment.</i> <i>2. To minimise the establishment of traffic generating development along main and arterial roads.</i> <i>3. Provide safe and convenient access to all subdivisions and all allotments within a subdivision.</i> <i>4. Facilitate safe movement of road users through the provision of usable and accessible facilities for pedestrian and cyclists.</i> <i>5. Promote use of public transport through the provision of appropriate facilities for users of public transport such as a park and ride facilities.</i> <i>6. Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout South Jerrabomberra and connections to the established network.</i> <i>7. Create a street hierarchy that reflects the function and character of each street and forms part of a legible network.</i> <i>8. Make provision for a public transport route through South Jerrabomberra and to provide facilities for users of public transport.</i> <i>9. Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network, as illustrated in images above.</i> <p>The proposed development generally complies with the objectives as they pertain to business and recreation zoned land.</p> <p>The controls are as follows:</p> <p>a) <i>Streets are to be designed in accordance with the Master Plan, Council's adopted Engineering Design Specification Control Diagrams and numeric controls in Table 2 and any applicable legislative requirements.</i></p> <p>Complies – refer to Development Engineer's comments.</p> <p>b) <i>A development application must demonstrate that the proposed streets are appropriate for their role in the street network.</i></p> <p>Complies – refer to Development Engineer's comments.</p> <p>c) <i>Subdivisions shall be designed so that allotments along a main arterial road have access from a local or secondary road.</i></p> <p>Complies – all of the proposed lots have access from a new local road.</p>	Yes

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>d) <i>All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in Queanbeyan City Council's Engineering Design Specification.</i></p> <p>Complies – refer to Development Engineer's comments.</p> <p>e) <i>Streets are to include a stormwater drainage facility as required. WSUD controls should be provided where and incorporated into the design at appropriate locations.</i></p> <p>Complies – refer to Development Engineer's comments.</p> <p>f) <i>Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.</i></p> <p>Complies – refer to Development Engineer's comments. Detailed design of pedestrian pavements will be subject to assessment during the Construction Certificate (Subdivision) process. The new road reserve is wide enough to accommodate pedestrians safely with a 1.5m footpath shown on either side of the road along the frontages of the lots, and a 1.5m path along one side of the road where it links to Tomsitt Drive.</p> <p>g) <i>Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on-street cycling.</i></p> <p>Complies – refer to Development Engineer's comments.</p> <p>In regards to specific street types the controls mostly relate to residential subdivisions. In terms of a hierarchy, Road 1 could be classified as a collector street and Road 2 classified as a Local Street. The proposed road widths are in excess of those in the DCP to cater for the commercial nature of the subdivision and has been design checked using a Semi-Trailer design vehicle.</p>	
Part 8 Environmental Management	
<p>8.2 Soils and Salinity</p> <p>The proposed development generally satisfies the relevant objectives and controls in this clause. A concept SWVM prepared by Calibre Consulting was submitted for the proposed development. More detailed design of sediment and erosion controls will be submitted as part of the Construction Certificate (Subdivision) process. This will ensure compliance with the relevant environmental standards and Council's Engineering specifications. Standard conditions regarding site management and erosion and sediment control to be imposed on the development consent (if granted).</p> <p>The Geotechnical Report submitted with the application did not identify any salinity issues.</p>	Yes – standard conditions.
<p>8.3 Cut and Fill</p> <p>The proposed development satisfies the objectives and controls in this clause that are relevant to subdivision applications. (Also refer to assessment of earthworks under Clause 6.1 of the LEP).</p> <p>Submitted technical reports and plans satisfactorily addresses the extent of cut and fill and site grading. Further details will necessarily need to be provided at Construction Certificate – Subdivision stage.</p>	Yes
<p>8.4 Water Sensitive Urban Design</p> <p>The proposed development generally satisfies the relevant objectives and controls in this clause. (Also refer to Development Engineer's assessment earlier in this Report). In summary:</p> <ul style="list-style-type: none"> A satisfactory stormwater drainage analysis is included with the application; 	Yes

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<ul style="list-style-type: none"> Natural drainage lines are incorporated in the stormwater and runoff drainage management system; Satisfactory stormwater management strategies form part of the application; Stormwater treatments include a retention drainage basin; and WSUD elements are incorporated in the design. <p>Further details will necessarily need to be provided at Construction Certificate – Subdivision stage.</p>	
<p>8.5 Natural Hazards The proposed development satisfies the relevant objectives and controls in this Part. There are no natural hazards other than bushfire affecting the proposed development site – refer to comments regarding bushfire previously in this Report under Part 2 of the QDCP 2012.</p>	Yes
<p>8.7 Aboriginal Heritage and 8.8 European Archaeological Heritage The proposed development satisfies the relevant objectives and controls in these Parts. Refer to comments previously in this Report under the LEP.</p>	Yes
<p>8.13 Tree Retention and Biodiversity The proposed development generally satisfies the relevant objectives and controls in this clause.</p> <p>Vegetation on the site is characterised by open grazing areas, with a cluster of mature mostly native trees in the northern corner of the site and in the vicinity of the dwelling and other buildings. An assessment of the trees within the site was carried out by Envirolinks Design in December 2015 and submitted with the application. It identified all of the trees on site and assigned them a value ranking on a scale of Low, Poor, Medium, High and Excellent value. These rankings are based on the health, size, safety, visual impact, rarity et cetera of each tree.</p> <p>The majority of trees are assigned a Poor or Low value. Two trees identified as being of Excellent value, an English Oak and a Yellow Box, are to be retained and protected during subdivision works – conditions required. Several trees within proposed Lot 5 and 6 are proposed to be removed.</p> <p>Envirolinks also prepared a Landscape Plan for the public roads and verges, as well as the 7m wide landscape buffer along the eastern perimeter of the site. There are also some plantings proposed along the front of the lots with a visual frontage to Tomsitt Drive, within a strip of proposed Lot 6 that extends between Lots 1, 2, 3 and 4 and the road reserve. The landscape plan includes the provision of numerous exotic and native tree plantings, as well as mass native shrub planting.</p> <p>Council's Manager of Parks and Recreation has reviewed the proposed landscaping and has raised no objections.</p>	Yes – conditions
<p>8.14 Flora and Fauna The proposed development generally satisfies the relevant objectives and controls in this clause.</p> <p>Detailed flora and fauna investigations carried out for the rezoning of the land identified areas of high conservation value. This resulted in large parts of the Poplars urban release area to the north and south-west of the subject site being zoned E2 – Environmental Conservation. The Local Environmental Study for the Poplars states that the agreed conservation areas mean that, "...no further flora and fauna assessments are necessary".</p>	Yes
<p>8.15 Land Contamination Management The proposed development satisfies the relevant objectives and controls of this clause. Refer to assessment under SEPP 55 for detailed comments.</p>	Yes

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>8.17 Construction Waste A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken. A Waste Management Plan will be required to be submitted as part of a broader Construction Management Plan and a condition imposed accordingly.</p>	<p>Yes – standard condition</p>
<p>Part 10 Neighbourhood Centre Controls and Principles</p>	
<p><u>Note:</u> The majority of controls in this chapter relate to built form and land use. Only controls and objectives of relevance to the proposed development have are considered below.</p> <p>10.12 Additional Objectives and Controls for Poplars Neighbourhood Centre</p> <p>The objectives for the Poplars Neighbourhood Centre are:</p> <ol style="list-style-type: none"> <i>1. To ensure that the design, mix and siting of development supports the neighbourhood centre.</i> <i>2. To ensure that design and siting of the development establishes a high quality, vibrant and attractive place.</i> <i>3. To ensure that the arrangement of uses takes into account the residential amenity of the adjacent housing.</i> <i>4. To ensure that the arrangement of uses takes into account and minimises any adverse impacts on the ecological values of the adjoining environmental conservation land.</i> <i>5. To ensure personal safety for workers and visitors to the development.</i> <i>6. To ensure design minimises the opportunity for crime and maximises opportunities for passive surveillance.</i> <p>The proposed development is considered to be generally consistent with the above objectives. Specifically, impacts on the residential amenity of adjacent housing are ameliorated by the provision of a 7m wide landscape and acoustic buffer.</p> <p>The controls for the Poplars Neighbourhood Centre that are relevant to the proposed development relate to: the public domain; access and mobility; landscaping and edge treatment controls; and safety and surveillance.</p> <p><u>Relevant Public Domain Controls</u></p> <ol style="list-style-type: none"> <i>a) Consideration is to be given to the provision of a publicly accessible area such as a public square / pocket park ("village square/green") to act as a focal point of the neighbourhood centre and is to allow for a range of uses including open air dining, temporary events, seating, resting, social interaction and children's play.</i> <p>No public square, park et cetera is proposed as part of this development, however, this may be provided in future stages of the development of the Poplars neighbourhood Centre precinct.</p> <ol style="list-style-type: none"> <i>b) The location of the public square/pocket park is to be determined as part of the detailed layout, design and siting of the neighbourhood centre.</i> <p>Refer to comments above.</p> <ol style="list-style-type: none"> <i>c) Publicly accessible areas are to include a high quality landscape design, a mix of soft and hard landscaping and incorporate street furniture and lighting to contribute to the character of the centre.</i> <p>Refer to comments above.</p> <p><u>Access and Mobility Control</u></p> <ol style="list-style-type: none"> <i>a) Pedestrian links are to be open and the pedestrian network within the Neighbourhood Centre is to facilitate movement between the centre and any</i> 	<p>Yes</p>

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p><i>new bus stop that might be provided, central public spaces, retail facilities and the car parking areas.</i></p> <p>Complies. Pedestrian links into the subdivision are provided on one side of Road 1 and on both sides of Road 2.</p> <p><u>Relevant Landscaping and Edge Treatment Controls</u></p> <p>a) <i>The landscaping of a sufficient width and suitable species shall be provided around the perimeter of the neighbourhood centre including Tomsitt Drive.</i></p> <p>Complies. Landscaping is provided around the perimeter of the site, including Tomsitt Drive.</p> <p>b) <i>The landscape buffer along the eastern edge of the centre shall be designed to provide a suitable buffer to minimise any impact on the amenity of the adjacent residential area.</i></p> <p>Complies. A 7m wide landscape and acoustic buffer is provided along the eastern perimeter of the site, including the planting of native trees and shrubs as well as the construction of a 2m high acoustic wall atop an existing 1.5m high mound.</p> <p>c) <i>Landscape edge to Tomsitt Drive shall provide a suitable address whilst also retaining visibility for the commercial uses along the frontage.</i></p> <p>Complies. A landscaped edge is provided between the boundaries of proposed Lots 1 – 4 and the Tomsitt Drive road reserve. Plantings consist mostly of dryland grass and shrubs, thus ensuring the visibility of future commercial uses along this frontage.</p> <p>d) <i>All landscape areas shall be designed in accordance with safer by environmental design practices.</i></p> <p>Complies. Police recommendations regarding the maintenance of landscaping to be included as an advisory note.</p> <p><u>Relevant Safety and Surveillance Control</u></p> <p>a) <i>Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.</i></p> <p>Lighting of public spaces will be required to comply with the relevant Australian Standards and shown on the Construction Certificate (Subdivision) drawings. The proposed subdivision and road layout should provide for clear sight lines and well-lit routes.</p>	

Additional Planning Considerations

The following additional planning matters apply to the development:

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Environmental Planning and Assessment Act Regulation 2000</i>	
<p>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</p> <p><i>Clause 92 - Australian Standard AS 2601-1991 (Demolition of Structures).</i></p> <p>Demolition of the existing dwelling-house and outbuildings to be conditioned to comply.</p> <p><i>Clause 93 - Fire Safety Considerations (change of use of an existing building).</i></p> <p>N/A</p> <p><i>Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building).</i></p> <p>N/A</p> <p><i>Clause 94A Fire Safety Considerations (temporary structures).</i></p> <p>N/A</p>	Yes – standard condition
<i>The Likely Impacts of the Development</i>	
<i>Context and Setting</i> - The proposed subdivision is generally designed to complement the scenic qualities and landscape features of the locality. Noise impacts on adjoining land properties from trucks accessing the new lots is able to be satisfactorily mitigated through the use of acoustic treatments and restriction of truck movements during the late evening and early morning. The subdivision is consistent with the Neighbourhood Structure Plan for the site.	Yes
<i>Access, Transport and Traffic</i> - The proposed development's impact in relation to access, transport and traffic has been assessed as being satisfactory. Refer to detailed comments earlier in this Report under the relevant LEP and DCP clauses.	Yes
<i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.	Yes
<i>Utilities</i> - Council's Development Engineer is satisfied with arrangements to service the land as detailed earlier in this Report under the relevant clauses LEP and DCP clauses.	Yes
<i>Heritage</i> - Matters pertaining to both European and Aboriginal heritage have been satisfactorily addressed as detailed earlier in this Report under Clause 5.10 of the <i>Queanbeyan Local Environmental Plan (Poplars) 2013</i> .	Yes
<i>Other Land Resources</i> - The proposed development will not adversely impact on valuable land resources for productive agriculture land and mineral and extractive resources.	Yes
<i>Water</i> - The proposed development will have minimal impact on the conservation of water resources and the water cycle. A satisfactory drainage strategy has been submitted.	Yes
<i>Soils</i> - The proposed development will have minimal adverse impact on soil conservation. The soils are generally suitable for the development.	
<i>Air and Microclimate</i> - The construction stage of the proposed development will likely cause the emission of dust from earthworks. Management of this issue is to be	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
addressed by the submission of a Construction Management Plan prior to issue of a Construction Certificate (Subdivision).	
<i>Flora and Fauna</i> - The proposed development will not result in a significant impact to any threatened flora and fauna species. Refer to comments under the DCP section of this Report.	Yes
<i>Waste</i> - A Waste Management Plan will need to be submitted and approved prior to the issue of a Construction Certificate (Subdivision) and will form part of the Construction Management Plan.	Yes
<p><i>Noise and Vibration</i> – The eastern boundary of the site adjoins established residential development. The proposal includes the construction of a 2m high acoustic wall on top of a 1.5m acoustic mound within the 7m wide landscape buffer between the subject site and adjoining residential development. Soft landscaping is also proposed in front of the acoustic wall to soften its appearance.</p> <p>The above acoustic treatments were recommended in an Acoustic Assessment prepared by SLR (Ref: 670.10805-R1) and dated 22 February 2016 that was submitted with the application. It identified representative sensitive receiver locations in Cane Place, Esmond Avenue, Miles Place, Stella Place and Franklin Court and took into consideration the impacts of likely noise emissions from trucks and light vehicles accessing the new lots.</p> <p>The acoustic Assessment concluded that with the implementation of the acoustic treatments the proposed development will meet the NSW Industrial Noise Policy criteria for the day and the evening, but not the night criteria. Additional restrictions on truck movements during 10:00pm and 7:00am are recommended to be imposed on future land uses. Any future applications for the use of the new lots will need to adhere to the recommendations in the Acoustic Assessment and may be required to submit an additional site specific acoustic assessment.</p>	Yes
<i>Natural Hazards</i> - Potential hazards include from bushfire and contamination. These issues have been satisfactorily addressed in this Report.	Yes
<i>Technological Hazards</i> - There are no known technological hazards affecting the development site.	Yes
<i>Safety, Security and Crime Prevention</i> - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design. Also refer to comments from the NSW Police later in this Report.	Yes
<i>Social and Economic Impact in the Locality</i> - The proposed subdivision is not expected to pose any negative social or economic impacts to the locality. There will be local economic benefits through employment opportunities during construction and provision of added commercial opportunities and choice for the City to meet regional and local demands.	Yes
<i>Site Design and Internal Design</i> - The proposed subdivision is considered to be generally well designed in an environmentally sensitive manner. The size, shape and design of allotments and roads take into account solar energy requirements and energy efficiency.	Yes
<i>Construction</i> - The construction stage of the subdivision will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval is recommended to be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and the environment by way of noise, erosion, dust and the like. These types of conditions are routinely imposed on development consents that involve construction. In addition, it is recommended that a Construction Management Plan which specifically addresses the generation of dust and noise be required to be submitted to Council for approval prior to the issuing of a Construction Certificate (Subdivision).	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Cumulative Impacts</i> - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered that with adherence to recommended conditions of consent that the proposal will not give rise to any adverse cumulative impacts.	Yes
<i>The Suitability of the Site for the Development</i>	
<i>Does the proposal fit in the locality?</i> - There are no physical constraints, heritage, threatened species, agricultural or mineral and extractive resource constraints impacting on the proposed development. The proposed development will not give rise to unmanageable transport demands, and all services will be available.	Yes
<i>Are the site attributes conducive to development?</i> – Site attributes are considered to be conducive to the proposed development.	Yes
<i>Have any submissions been made in accordance with the Act or the Regulations?</i>	
<i>Public Submissions</i> – None	Yes
<p><i>Submissions from Public Authorities</i> –</p> <p>NSW Police Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. Council has adopted the principles of CPTED in Part 2.3 – Safe Design of the Queanbeyan DCP 2012.</p> <p>The development application was forwarded to the Crime Prevention Officer at the NSW Police Monaro Local Area Command for comment. After conducting the CPTED process the NSW Police have identified the development as having a low crime risk.</p> <p>The Police's comments are provided below.</p> <p>a) Surveillance</p> <ul style="list-style-type: none"> <i>The eastern side of the development backs onto residential areas, however the remainder of the development backs onto vacant land. This will provide some natural surveillance of the area.</i> <i>The general street layout is mostly open with 'gentle' curves of streets which do not largely affect natural surveillance of the area.</i> <p>b) Landscaping</p> <ul style="list-style-type: none"> <i>Some predatory offenders, particularly rapists, seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future.</i> <i>A safety convention is to have 3 – 5 meters of cleared space on either side of pathways and bicycle routes. Thereafter, vegetation is stepped back in height to maximise sightlines.</i> <i>A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment (I.E under 70cm of height).</i> <i>Care should be taken when placing plants in areas where there will be lighting (such as street lighting and pedestrian path lighting). Consideration should be given to where shadows may be casted once the trees become mature. Shadowed areas can create concealment opportunities for the 'would be' criminal to hide.</i> <i>A landscaping maintenance policy should be established for this area.</i> <p>c) Access Control</p> <ul style="list-style-type: none"> <i>The area in general is controlled by way of a natural, 'flowing' design with clear transitions from private to public space. The</i> 	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<p><i>design appears adequate (if appropriate signage is implemented) to control movement within the area and no other formal controls are suggested.</i></p> <p><i>Assessing Officer's Comment</i> – Police comments are noted. Those made in relation to landscaping will be placed on the development consent (if granted) as advisory notes.</p> <p><u>NSW Roads and Maritime Services (RMS)</u></p> <p>The proposed T-Intersection design was referred to the RMS for comment under the <i>Roads Act 1993</i> as the authority for signalised intersections. The RMS requested the applicant make amendments to the design, which was subsequently approved. The RMS have provided conditions of consent that will need to be imposed on the development by Council (should consent be granted).</p> <p><u>NSW Rural Fire Service (RFS)</u></p> <p>The subject site is wholly identified as bushfire prone on the Queanbeyan Bushfire Prone Land Map.</p> <p>The proposed development in Integrated Development requiring a Bushfire Safety Authority to be issued by the NSW Rural Fire Service (RFS). This is because, pursuant to Section 100B of the <i>Rural Fires Act 1997</i>, the proposal includes the subdivision of land that could lawfully be used for residential purposes (shop-top housing is permissible with consent in the B1 – Neighbourhood Centre zone).</p> <p>The RFS issued a Bushfire Safety Authority for the proposed development on 26 July 2016 (updated on 21 December 2016), with recommended conditions regarding compliance with 'Planning for Bushfire Protection 2006' to be imposed on the development consent (if granted).</p> <p><u>Essential Energy</u></p> <p>The site contains overhead powerlines that are proposed to be removed, and the proposed development includes the creation of new electricity easement. Essential Energy have advised that they have no objection to the proposal provided that standard easement terms and arrangements are adhered to. Essential Energy's requirements will be imposed as conditions of consent and as advisory notes (should development consent be granted).</p>	
<u>The Public Interest</u>	
<p>It is considered to be in the public interest to approve the proposed development (with the recommended conditions). It forms part of Poplars Neighbourhood Centre of the Poplars urban release area and is generally consistent with the strategic planning framework.</p>	Yes
<u>Government and Community Interests</u>	
<p>It is considered that government and community interests will not be adversely affected by the proposed development.</p>	Yes
<u>Development Contributions</u>	
<p><u>Section 94 Contributions</u></p> <p>The Queanbeyan City Council Section 94 Contributions Plan 2012 is applicable to the subject site. Under this Plan subdivision of land for non-residential development does not generate contributions.</p> <p><u>Section 64 Contributions</u></p> <p>Council's Development Engineer advises as follows:</p> <p>The proposed land use for the development site is Commercial, with the Statement of Environmental Effect indicating that the intent of the development is:</p> <p><i>"To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood."</i></p> <p>Given that the specific use of each individual site is not known and that the Water Directorate Section 64 Determinations of Equivalent Tenements (ET) Guidelines 2009 do not provide ET's per m² for Commercial Developments (as it does for industrial and residential developments), it is proposed to assign 1</p>	Yes – standard condition

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<p>ET for Water and Sewer to each of the new allotments. The existing credit for the property will remain with the residual Lot 6.</p> <p>As such, a total of 5 ET's for both Water and Sewer will be payable with this DA. The appropriate ET's will be calculated for the subsequent development of the individual allotments.</p>	

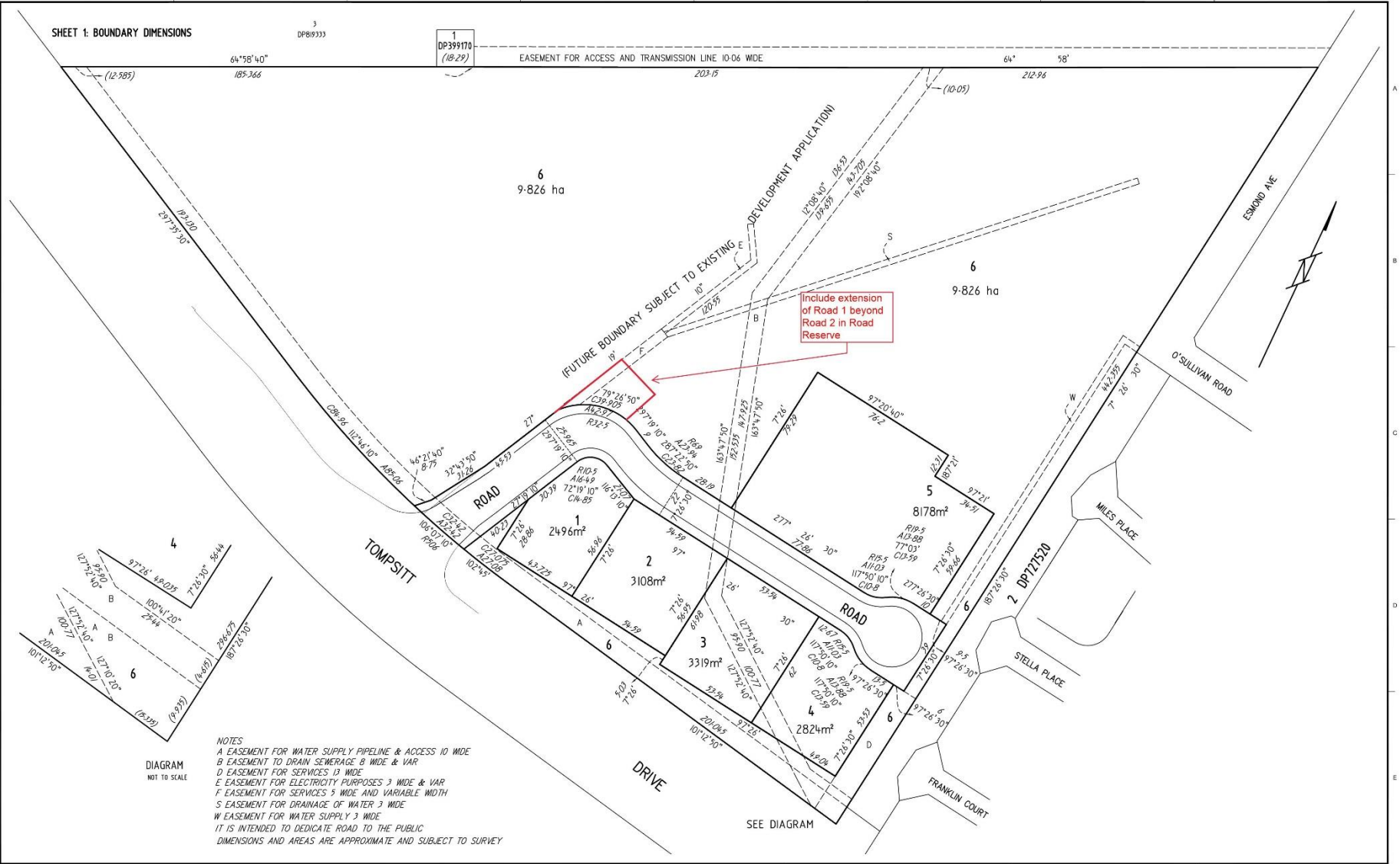
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.12 DEVELOPMENT APPLICATION 192-2016 - SUBDIVISION OF
LAND AT THE POPLARS, CONSTRUCTION OF TWO NEW
PUBLIC ROADS, AND DEMOLITION OF EXISTING DWELLING -
300 LANYON DRIVE, JERRABOMBERRA

ATTACHMENT 2 COUNCIL MEETING - 28 JUNE 2017 - DA 192-2016 - PLANS -
POPLARS COMMERCIAL AREA



NOTES
A EASEMENT FOR WATER SUPPLY PIPELINE & ACCESS 10 WIDE
B EASEMENT TO DRAIN SEWERAGE 8 WIDE & VAR
C EASEMENT FOR SERVICES 13 WIDE
D EASEMENT FOR ELECTRICITY PURPOSES 3 WIDE & VAR
E EASEMENT FOR SERVICES 5 WIDE AND VARIABLE WIDTH
S EASEMENT FOR DRAINAGE OF WATER 3 WIDE
W EASEMENT FOR WATER SUPPLY 3 WIDE
IT IS INTENDED TO DEDICATE ROAD TO THE PUBLIC
DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO SURVEY

CLIENT			
D NEW LAYOUT	12/10/16		
C AMEND LOT 6			
B DELETE BUFFER ZONE AND			
EDIT TURNING CURCLE EASEMENT	19/02/16		
REVISION	DATE	ZONE	

Contour Interval	5M
Datum	HL
Scale 1:1250	0 10 20 30 40 50 METRES
Surveyed	RF 20/01/2016
Drawn	MS 25/01/2016
Checked	
Approved	



INCORPORATING:
WILLIAM L. BACKHOUSE
SURVEYORS, PLANNERS &
DEVELOPMENT CONSULTANTS

T: (02) 6202 7600
11-13 Leary Place
MACQUARIE, ACT 2614

PLAN OF PROPOSED SUBDIVISION
PART LOT 5 DP719108 AND LOT 1 DP338637
SHEET 1 - DIMENSIONS AND AREAS
TOMPSITT DRIVE
JERRABOMBERRA

Proj No. 15276

Rev B

Sheet No. 1 of 3
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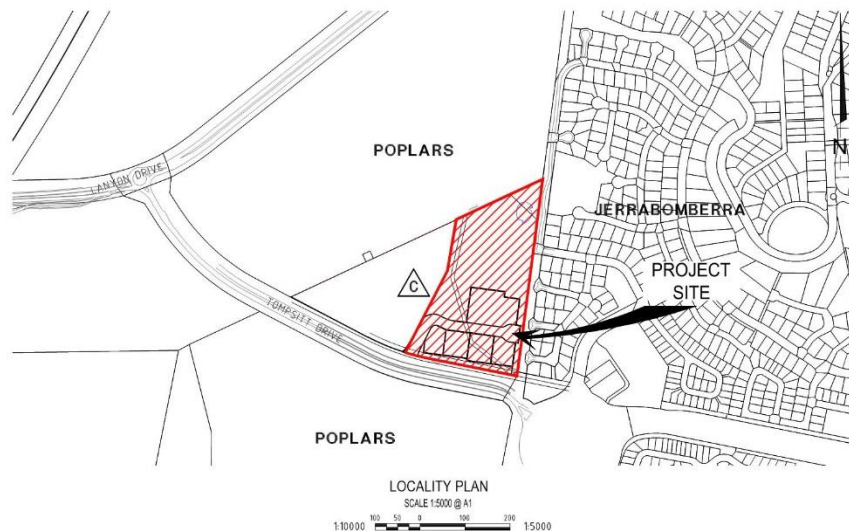
BOTANICAL DA

SUBDIVISION & ASSOCIATED WORKS



DRAWING SCHEDULE

15000100.1-0000+	COVER SHEET & SHEET INDEX
15000100.1-0002+	EXISTING SERVICES AND FEATURES PLAN
15000100.1-0004+	CONSTRUCTION MANAGEMENT CONCEPT PLAN
15000100.1-0007+	STRUCTURE DEMOLITION PLAN
15000100.1-0008+	CLEARING AND GRUBBING PLAN
15000100.1-0010+	ROAD LAYOUT PLAN CROSS SECTION LOCATIONS
15000100.1-0011	TYPICAL CROSS SECTIONS - SHEET 1
15000100.1-0020+	TOMPSITT DR INTERSECTION STAGE 1
15000100.1-0022+	TOMPSITT DR INTERSECTION STAGE 2
15000100.1-0024+	TOMPSITT DR INTERSECTION STAGING PLAN
15000100.1-0030+	ROAD AND PATH NETWORK PLAN
15000100.1-0035+	INTERSECTION DETAILS PLAN - VEHICLE TURNING PATHS
15000100.1-0041+	SITE GRADING PLAN
15000100.1-0050+	SLOPE ANALYSIS PLAN - EXISTING CONTOURS
15000100.1-0051+	SLOPE ANALYSIS PLAN - DESIGN CONTOURS
15000100.1-0162+	DRAINAGE CONCEPT MASTER PLAN
15000100.1-0171+	WATER SENSITIVE URBAN DESIGN PLAN
15000100.1-0181+	SEWER CONCEPT MASTER PLAN
15000100.1-0201+	POTABLE WATER MASTER PLAN
15000100.1-0231+	UTILITIES CONCEPT AND PROPOSED EASEMENTS MASTER PLAN
15000100.1-0250+	SOIL, WATER & VEGETATION MANAGEMENT NOTES
15000100.1-0251+	SOIL, WATER & VEGETATION MANAGEMENT PLAN



NOVEMBER 2016

 **Marketplace**
at **Botanical**

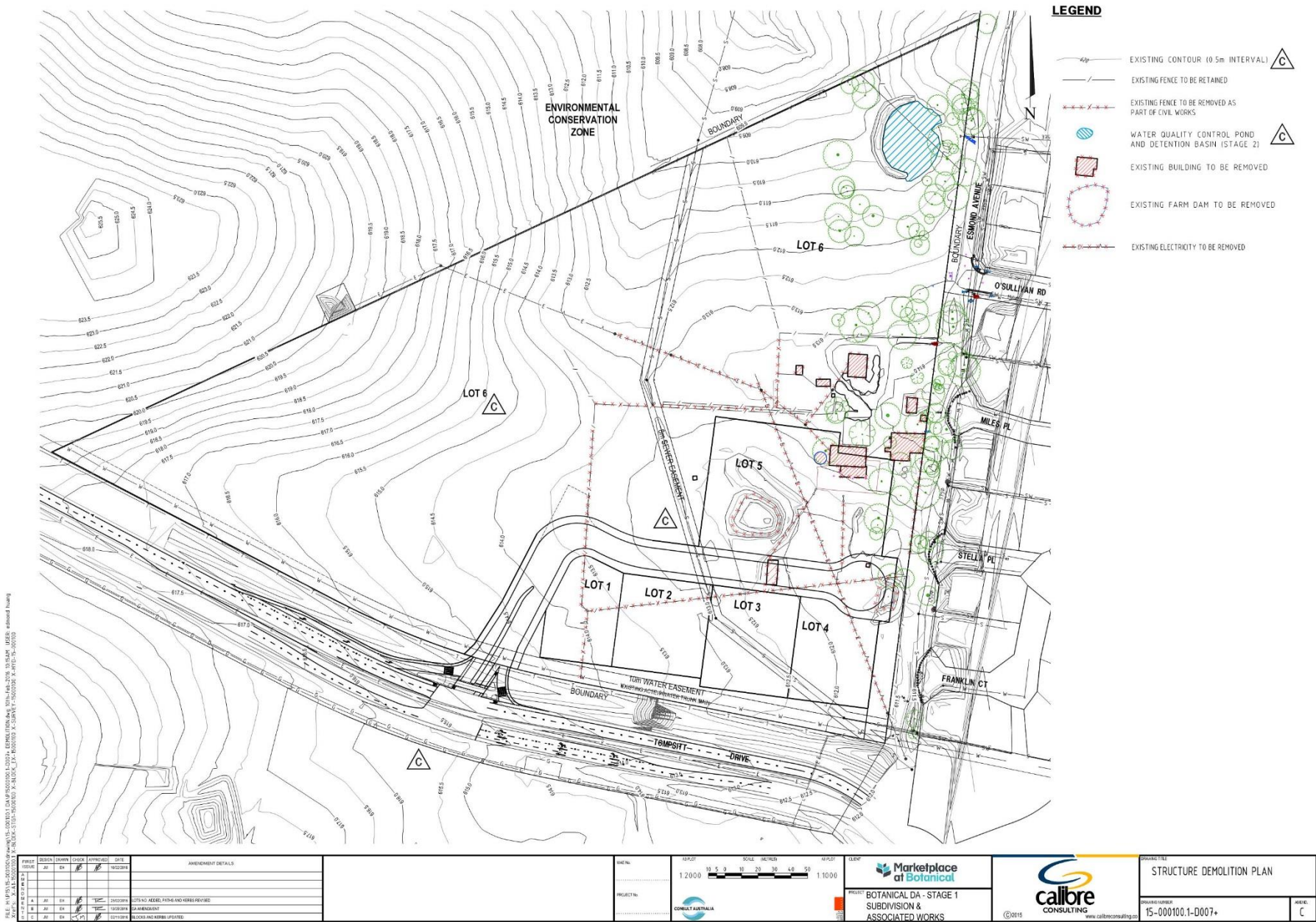
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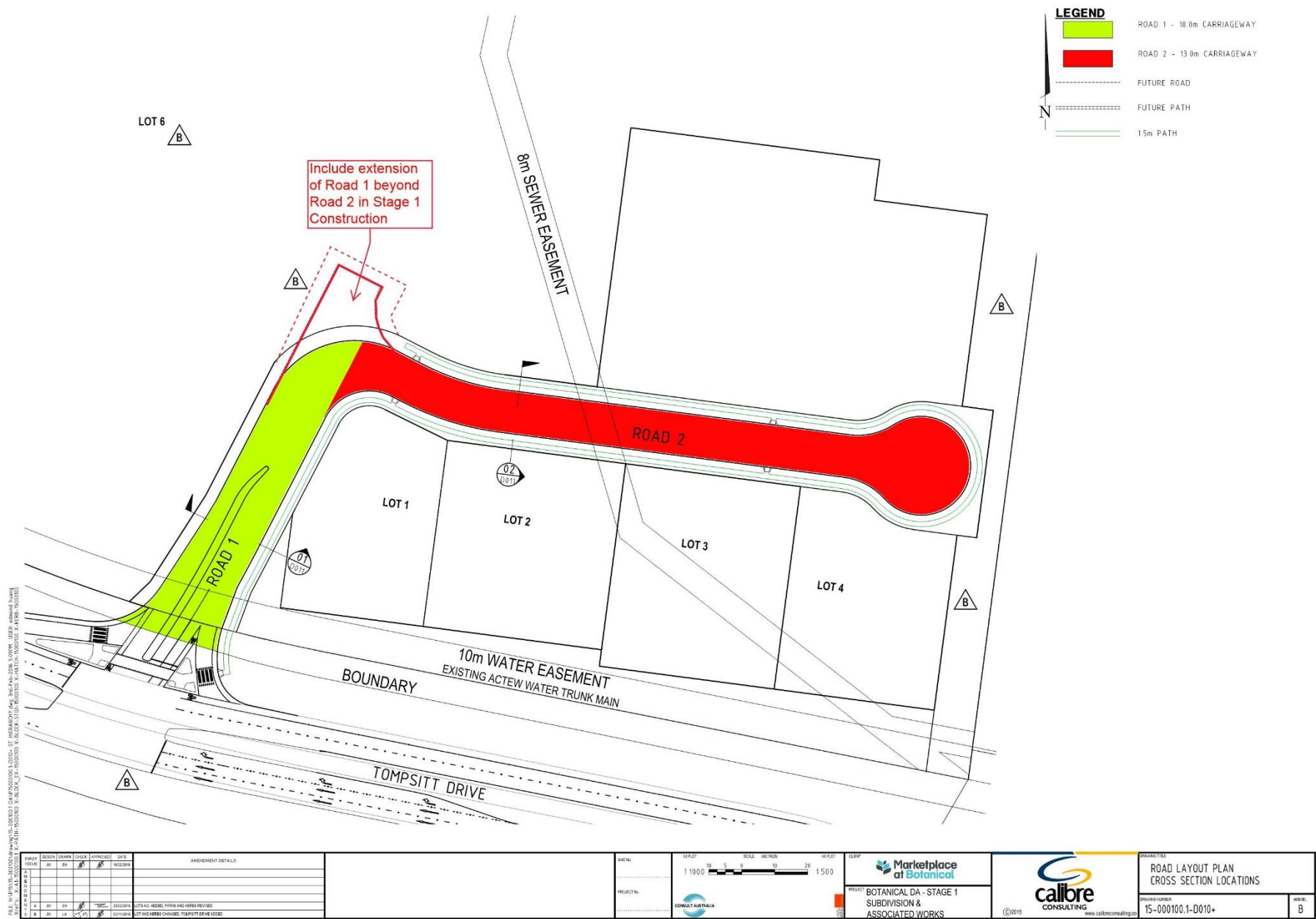


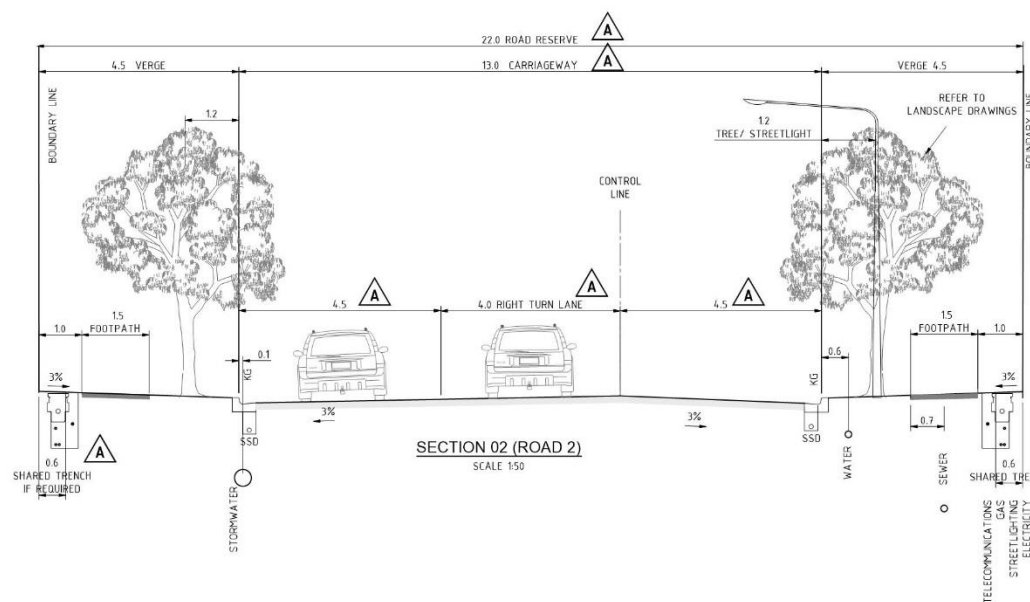
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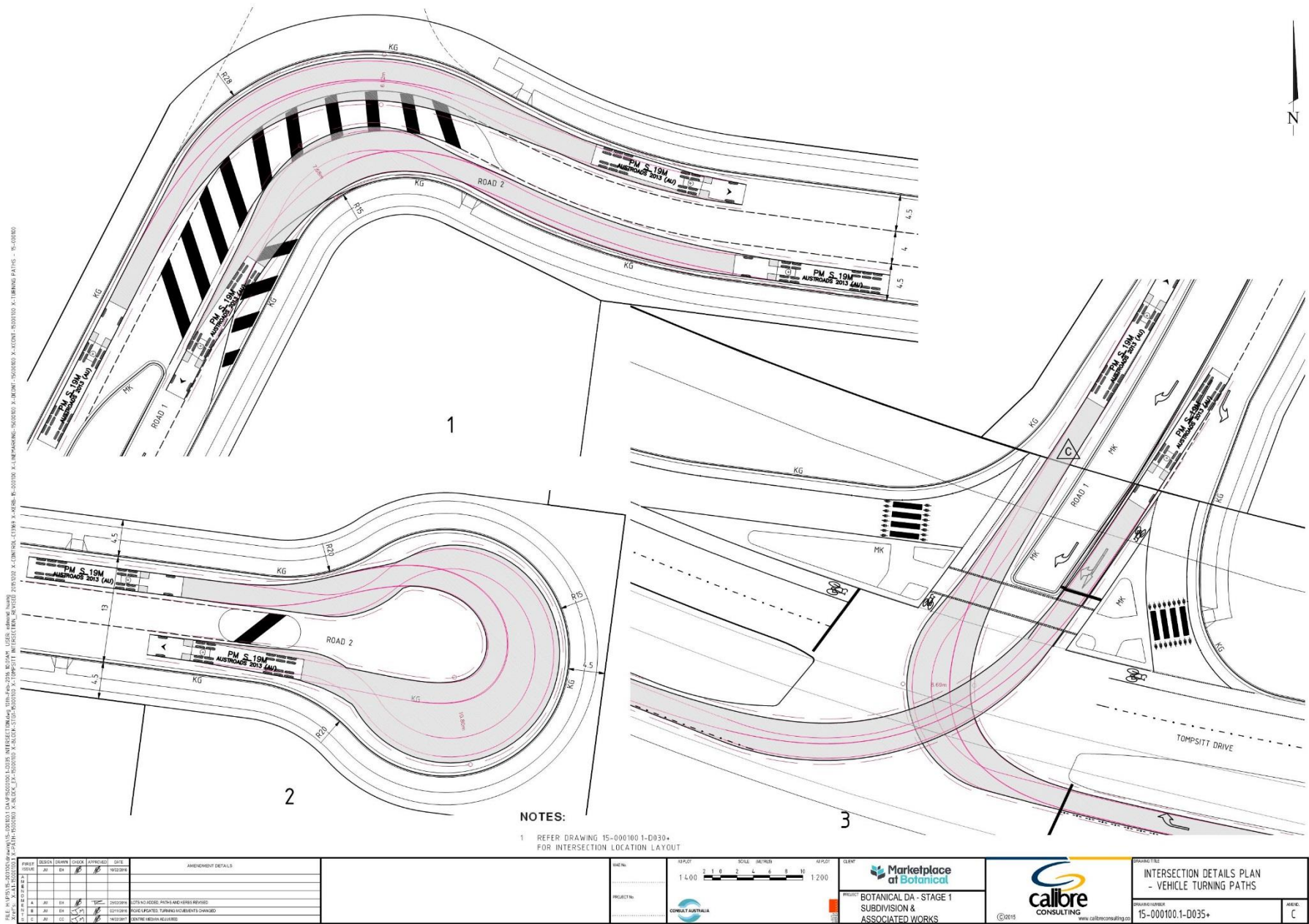


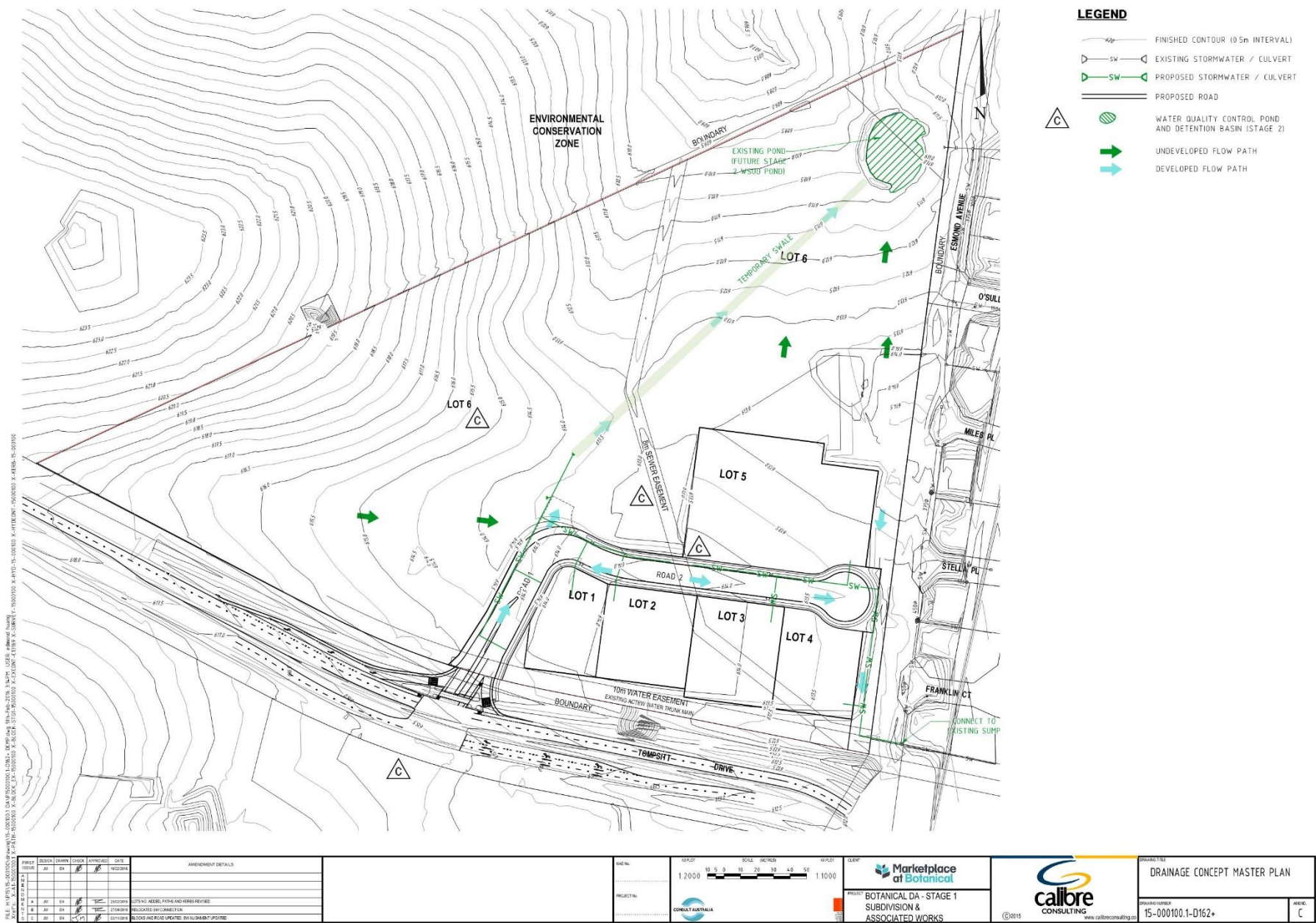
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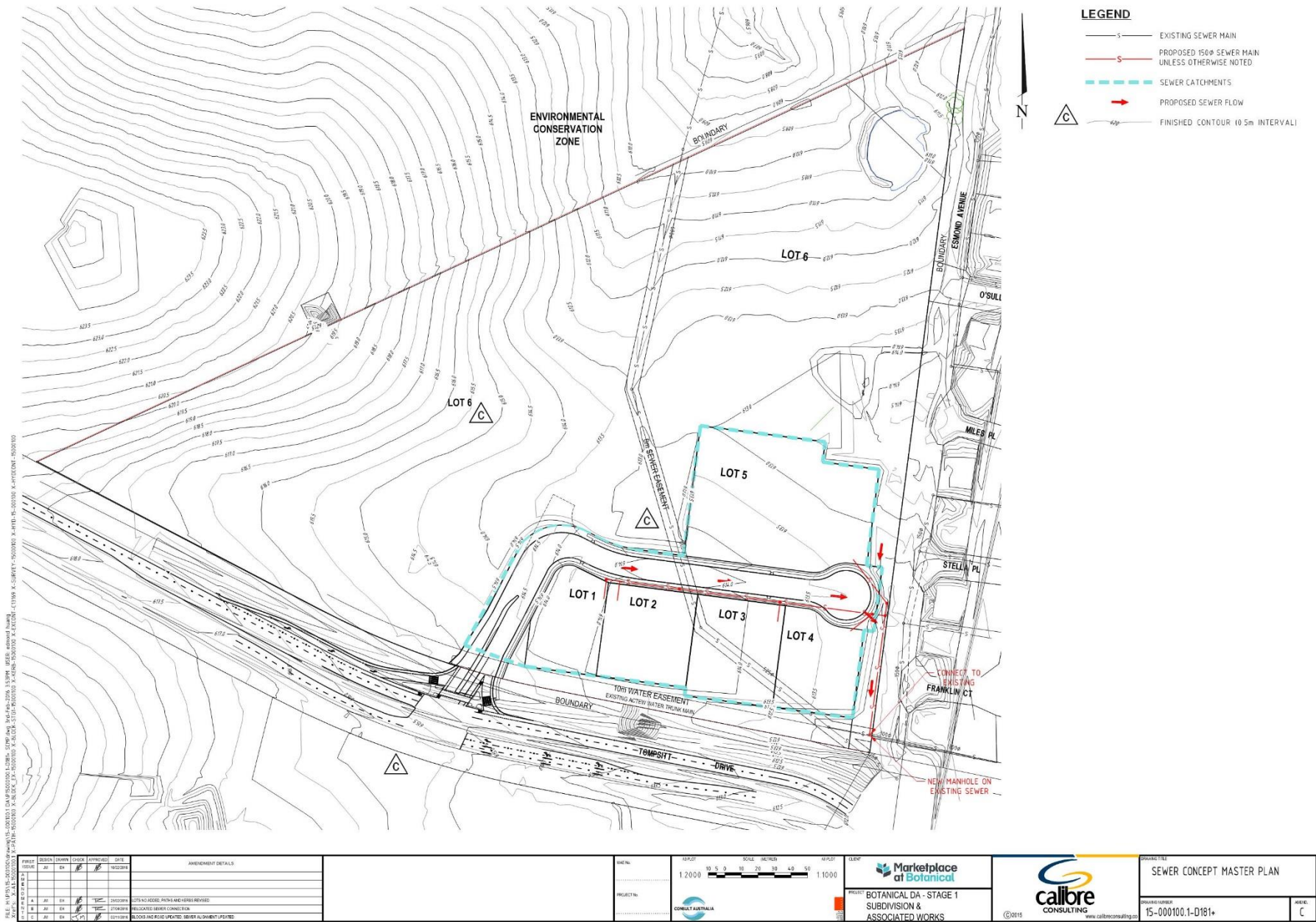
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FOR SECTION LOCATION LAYOUT

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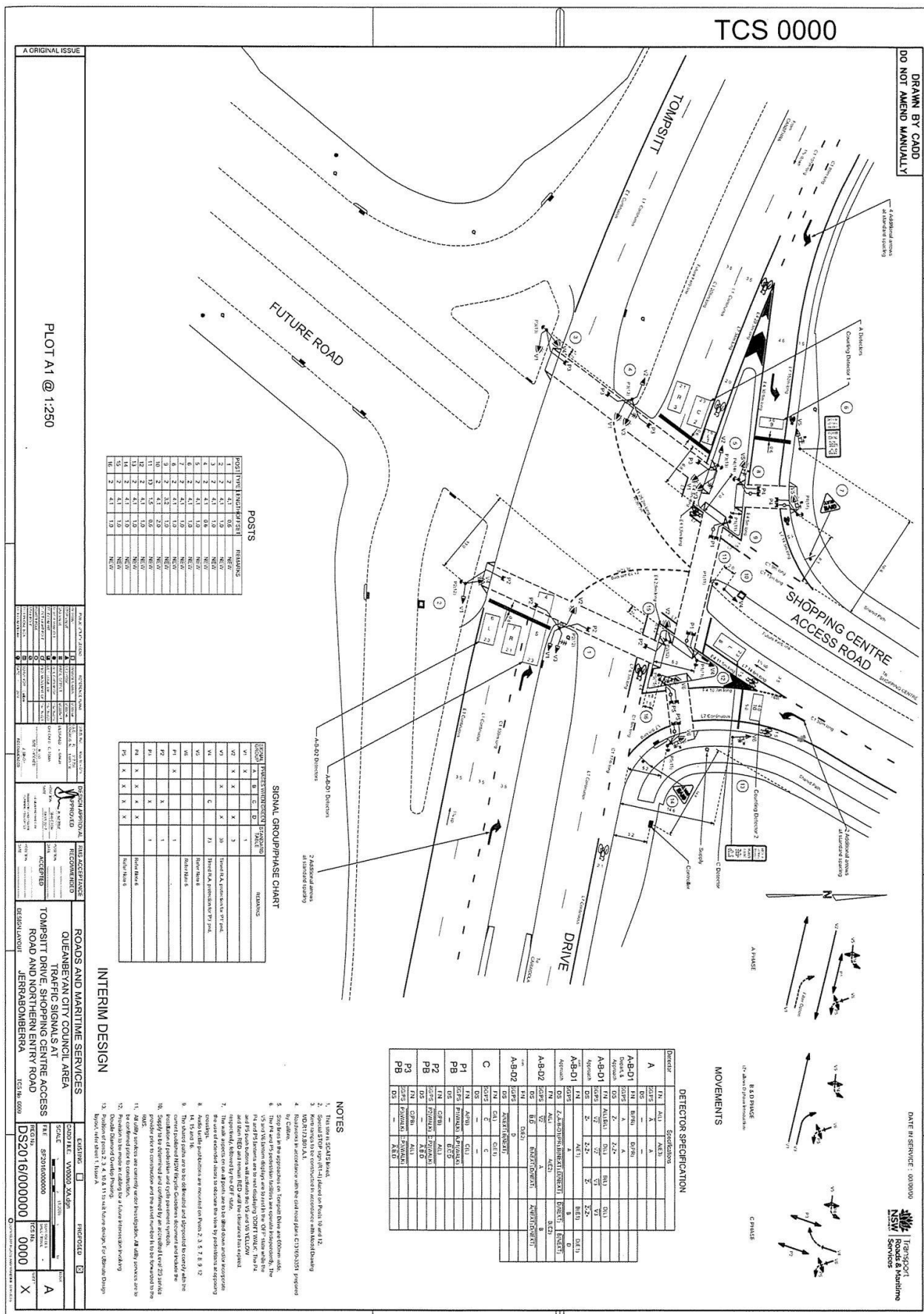




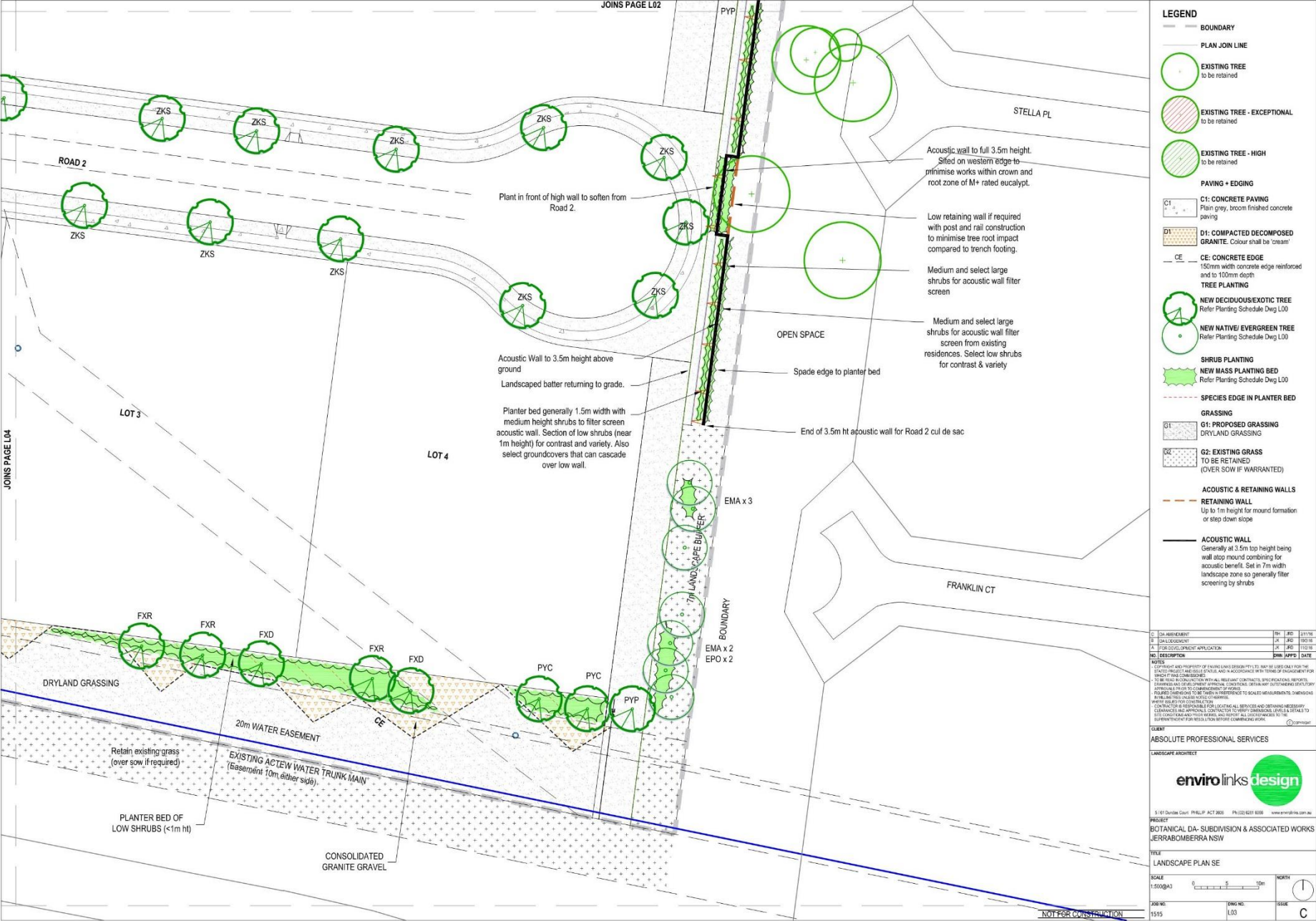


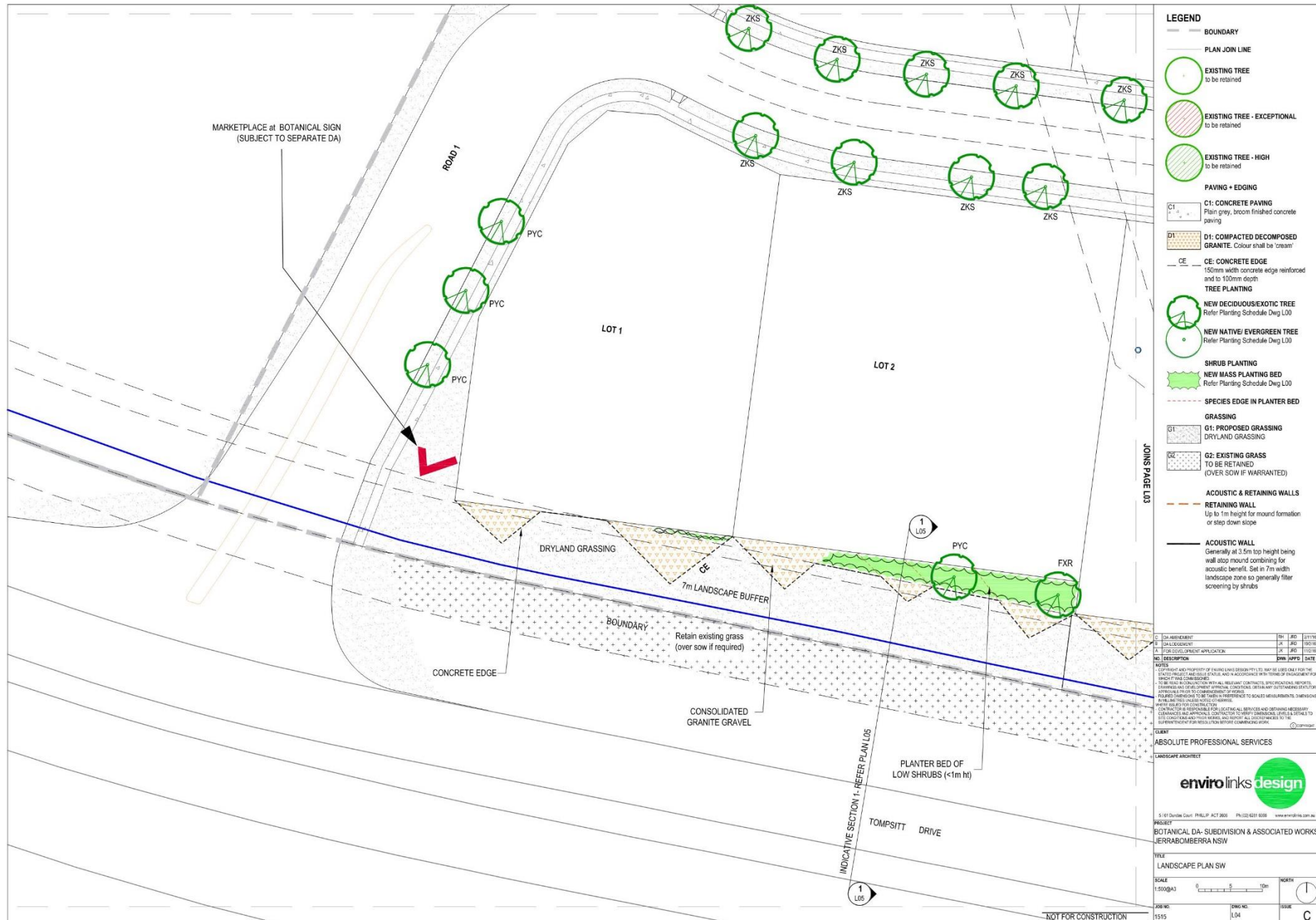


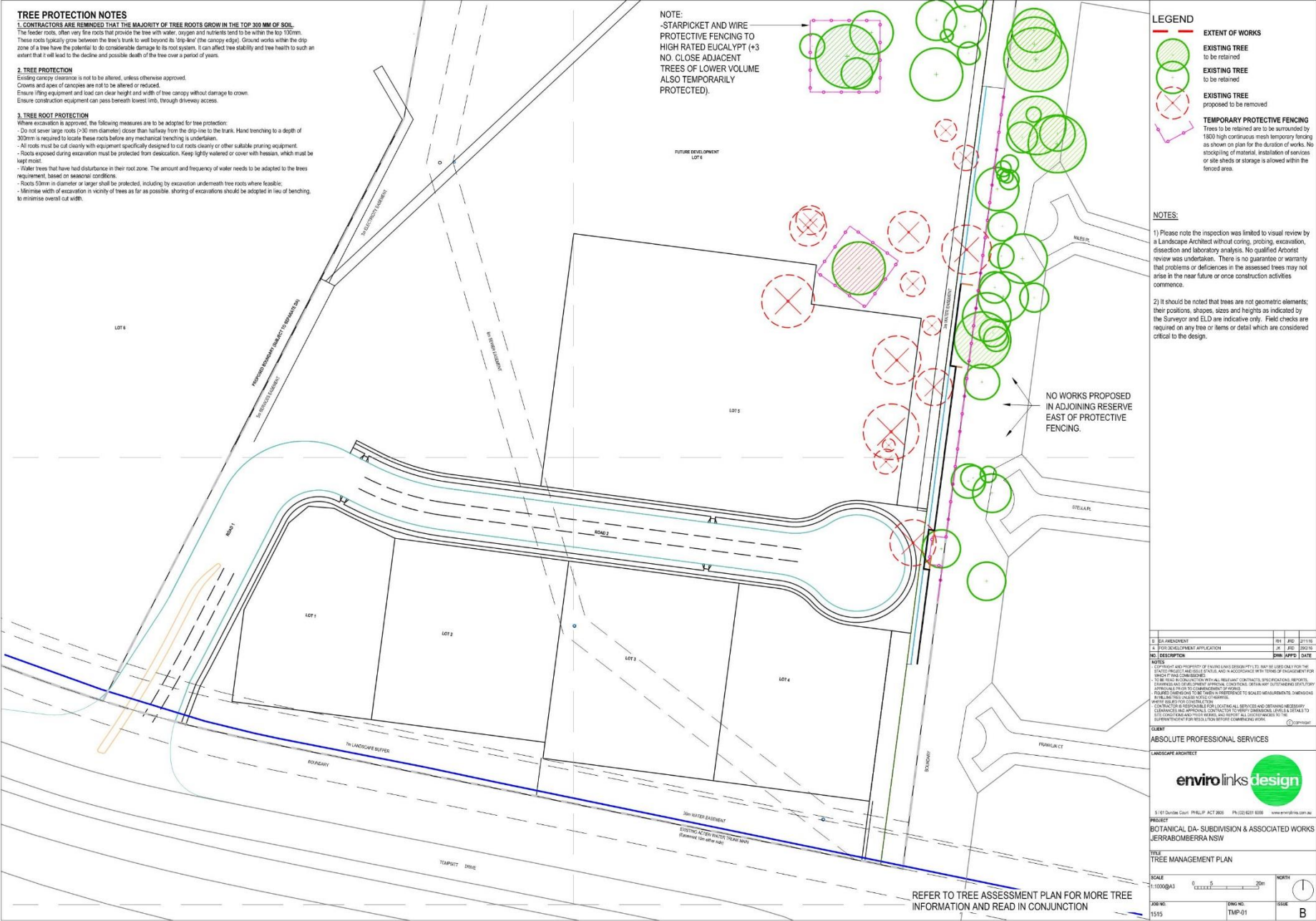












QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.12 DEVELOPMENT APPLICATION 192-2016 - SUBDIVISION OF
LAND AT THE POPLARS, CONSTRUCTION OF TWO NEW
PUBLIC ROADS, AND DEMOLITION OF EXISTING DWELLING -
300 LANYON DRIVE, JERRABOMBERRA

ATTACHMENT 3 COUNCIL MEETING - 28 JUNE 2017 - ATTACHMENT - DRAFT
CONDITIONS - DA 192-2016

PRIOR TO DEMOLITION

1. BUILDINGS TO BE PHOTOGRAPHED

Prior to the demolition of the dwelling-house and outbuildings the complete exterior and interior of each building must be photographed using a digital camera of no less than 8 megapixels and set at the highest possible resolution to record the images.

All images must be saved in JPG formats and burned to a CD, complete with the full address of the property and the date on which the photographs were taken.

The images must be re-named to include the property name and feature that has been photographed. If more than one image of the same object is supplied then it must be distinguished with a number to give it a unique file name.

Two copies of the photographs printed by a commercial photographic laboratory must be submitted to Council. The image size, to ensure all detail of the building is visible, must be no smaller than 10"x8" (25cmx20cm).

Images printed on a home/office computer are not acceptable.

REASON: To ensure the history of the site is adequately recorded. **(55.02)**

2. SUBMISSION OF HERITAGE INFORMATION

Prior to the demolition of the dwelling-house and outbuildings documentation must be prepared and submitted to Council that includes the following information:

- a) The history from the cultural heritage assessment report prepared by Patricia Saunders in November 2003 for the site, plus any additional historical information that can be gathered, and**
- b) An enlarged view of the site survey labelled with scale and building names.**

The above information should be prepared as a printable PDF document.

REASON: To ensure that a record of the site's European heritage values is prepared prior to the demolition of the buildings on the site. **(55.01)**

PRIOR TO THE COMEMNCEMENT OF ANY WORK ON SITE

3. SUBMISSION OF REMEDIATION ACTION PLAN

Prior to the commencement of any work on the site a Remediation Action Plan (RAP) prepared by a suitably qualified person must be submitted to Council for endorsement. The approved RAP will allow remediation to be carried out to render the site suitable for the proposed land use. The RAP should address the following areas in accordance with the Phase 2 Environmental Site Assessment undertaken by Coffey Environments Australia Pty Ltd (Ref: ENAUBRAD01138AA) and dated 23 November 2011:

- a) Sheep dip area (AEC1);**
- a) The UTS area (AEC3);**
- b) Surface hydrocarbons;**
- c) All asbestos (Note: as no access to roof space was available during assessment it should be assumed that friable asbestos may be present); and**
- d) Lead painted materials**

The RAP should also include:

- a) An assessment to delineate the extent of arsenic contamination in the sheep yard area. This assessment should include assessment of the stockpiles located near the shearing sheds area in North Poplars; and**
- a) The decommissioning of the septic tank located to the south of the shearing shed.**

REASON: To ensure the recommendations of the Detailed Site Investigation are carried out. **(57.01)**

4. COMPLETION OF REMEDIATION AND VALIDATION OF SITE

Subject to Council accepting the Remediation Action Plan (RAP) required under Condition No. 3, nothing in this consent prevents remediation works being carried out prior to the issue of the Construction Certificate (Subdivision) subject to those works being carried out in accordance with the approved RAP.

Following completion of the RAP a validation report must be prepared and submitted to the site auditor to allow them to complete the Site Audit Statement. Any subsequent recommendations or conditions contained within the remediation or validation reports shall be carried out.

REASON: To ensure the site is remediated prior to the construction certificate for the subdivision works being released. **(57.01)**

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (SUBDIVISION)

5. SUBMIT A CONSTRUCTION MANAGEMENT PLAN

Prior to release of any Construction Certificate (Subdivision) Construction Management Plan for the management of construction quality, soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the works must be submitted to and endorsed by Council.

The plan must:

- a) describe the proposed construction works and construction program;**
- a) set standards and performance criteria to be met by the construction works;**
- b) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria;**
- c) identify procedures to receive, register, report and respond to complaints;**
- d) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plan;**
- e) include sediment and erosion control mitigation methods;**
- f) include a site access plan that outlines:**
 - i. how vehicle movements in and out of the site are to be managed;**
 - ii. the location of the proposed site compound;**
 - iii. vehicle parking arrangements, stockpile locations; and**
 - iv. how all access/haul routes are to be remediated at the completion of the works;**
- g) details proposed dust management measures;**
- h) include waste management practices for building materials and storage;**
- i) detail noise pollution controls and acoustic limits;**
- j) detail the measures proposed to manage the import and export of soil;**
- k) include a detailed Soil and Water Management Plan complying with the NSW Government (Blue Book) Managing Urban Stormwater: Soils and Construction Guidelines shall be prepared; and**
- l) include Inspection and Test Plans that are in accordance with Council's *Queanbeyan Design and Construction Specifications (Version 3.2, dated January 2013)*.**

In addition, the Construction Management Plan must include an “unexpected finds protocol” to assess potential sources of contamination encountered on site in untested areas. This should include an asbestos finds protocol in the event that asbestos-based materials are discovered.

REASON: To ensure that satisfactory measures are in place to provide for the management of the construction works and to ensure that in the event of unexpected contaminants being discovered a protocol is in place to deal with the unexpected event. **(56.16)**

6. SITE AUDIT STATEMENT

Prior to issue of a Construction Certificate (Subdivision) a Site Audit Statement (SAS) and Site Audit Report (SAR) must be prepared by an accredited site auditor and be submitted to Council. The SAS must state that the site has been remediated and validated to allow it to be used for the land uses permitted within the zone.

Any recommendations or conditions contained within the SAS must be implemented and evidence of their implementation must be submitted to Council prior to the issue of a Construction Certificate (Subdivision). Any ongoing management conditions will become enforceable under this consent.

REASON: To ensure construction works only proceed after a Site Audit Statement has been received confirming that the site is capable of being remediated for future development. **(56.14)**

ADVISORY NOTE: *Although the site audit is a separate process from the investigation and remediation, it is recommended that the site auditor is engaged as soon as possible before the methodology for the next stage of the detailed investigation is developed. Communication between the applicant's environmental consultant and the site auditor from an early stage should ensure that the consultant does sufficient work to satisfy the site auditor and therefore minimise potential delays for the applicant.*

7. NSW ROADS AND MARITIME SERVICES WORKS AUTHORISATION DEED

Prior to the issuing of the Construction Certificate (Subdivision), the developer must enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services (RMS) for all works in the vicinity of Tompsitt Drive and its junction with the proposed shopping centre access road (as shown in the plan referenced, DS2016/000000, Sheet X, Issue A, Dated 08.05.2017)

REASON: To satisfy the requirements of the NSW Roads and Maritime Services. **(57.01)**

8. PREPARATION OF SOIL AND WATER MANAGEMENT PLAN

Prior to the issuing of the Construction Certificate (Subdivision), the developer must prepare and submit to Council for approval a detailed Soil and Water Management Plan complying with the NSW Government (Blue Book) Managing Urban Stormwater: Soils and Construction Guidelines.

REASON: To prevent soil erosion and water pollution on the development site.
(57.01)

PRIOR TO COMMENCEMENT OF SUBDIVISION CONSTRUCTION WORKS

9. CONSTRUCTION CERTIFICATE (SUBDIVISION) TO BE ISSUED

Prior to the commencement of any stage of subdivision works approved under this development consent a Construction Certificate (Subdivision) must be issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of the Environmental Planning and Assessment Act 1979. **(57.05)**

10. SUBMIT NOTICE OF COMMENCEMENT OF SUBDIVISION WORK

A Notice to Commence Subdivision Works must be submitted to Council at least two days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

NOTE: A quotation for Council to perform the duties of Principal Certifying Authority for the subdivision works will be provided upon submission of the Construction Certificate (Subdivision) to Council.

REASON: To provide for supervision of the subdivision works. **(57.06)**

11. SUBDIVISION CONSTRUCTION CERTIFICATE

The Construction Certificate (Subdivision) and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works for a subdivision stage. Works associated with the subdivision stage shall subsequently be carried out in accordance with the detailed design drawings and specifications the subject of the Construction Certificate (Subdivision).

The engineering plans must comply with the requirements of Council's Queanbeyan Design and Construction Specifications (Version 3.2, dated January 2013) and include the following where applicable to a subdivision stage -

- (a) A Certification Report in accordance with Clause DQS.04;**
- (a) This general note - All work must be constructed in accordance with the requirements of Council's Queanbeyan Design and Construction Specifications (Version 3.2, dated January 2013);**
- (b) The water service connections to Lots 2 and 4 to be located in the vicinity of the side property boundary;**
- (c) A water service connection to Lot 6;**
- (d) A water service connection to Lot 5 that is located within the road reserve of Road 2;**

- (e) All water main dead ends shall be fitted with a gate valve and hydrant in accordance with Clause D11.06.4 of Councils Water Reticulation Design Specification D11;
- (f) The water main on Road 2 shall be located clear of the road pavement;
- (g) The sewer main on Road 2 shall be located clear of the road pavement;
- (h) The sewer tie to Lot 5 is to be located in the road reserve of Road 2;
- (i) Stormwater ties are to be designed such that they are not located under road pavements;
- (j) Stormwater drainage design calculations that comply with the requirements of Councils Stormwater Drainage Design Specification D5. This shall include an assessment and report on the capacity of the existing stormwater network downstream of the existing sump to the south of Franklin Court. Any required upgrades to the infrastructure downstream of this sump are to be undertaken by Council at no cost to the Council;
- (k) Stormwater mains shall be located fully behind the kerb line;
- (l) Stormwater junctions are to be located clear of the road pavement;
- (m) The design of a staged signalised T-intersection at Tomsitt Drive. The intersection design is to be consistent with the design prepared by Calibre Consulting, titled *“South Tralee, Northern Entry Road – Stage 3 – March 2017”* as approved by Council under DA 128-2016;
- (n) Street Lighting on all roads and intersections that complies with the requirements of AS/NZ1158;
- (o) A pavement design that complies with Councils Pavement Design Specification D2 will need to be prepared. The pavement design will need to incorporate where appropriate the findings of the *“Report on Preliminary Geotechnical Investigation, Proposed Retail Development Tomsitt Drive, Jerrabomberra” Prepared for Poplars Developments Pty Ltd, Project 88259, October 2015* prepared by Douglas Partners;
- (p) The construction of the intersection of Road 1 and Road 2 is to include the “Future Road” extension of Road 1 beyond Road 2, as outlined on drawing sheet number 15-000100.1-D030+;
- (q) The median lane-markings identified on the Drawing Sheet No.15-000100.1-D030+ are not required beyond the extents of

the northern end of the centre median approaching the Tompsitt Drive intersection; and

- (r) Common trenches located clear of pram crossings of Road 2.**

REASON: To provide design certification of the subdivision works. **(57.07)**

12. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which building or subdivision work is being carried out;

- (a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.**
- (b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.**
- (c) Stating that unauthorised entry to the work site is prohibited.**

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

13. PROVIDE WORKERS TOILET FACILITIES

Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

14. WATER & SEWER COMPLIANCE CERTIFICATE - DESIGN

Prior to the release of a Construction Certificate (Subdivision) a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

The application for the certificate of compliance must be accompanied by four copies of the Civil Engineering plans for the design of the water reticulation and sewerage systems, drawn in accordance with Council's *Queanbeyan Development Specifications* (Version 3.2, dated January 2013).

REASON: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications. **(57.12)**

Note: This water and sewer compliance certificate is only required if the development involves alterations to Council's existing water and/or sewer infrastructure and also involves subdivision.

15. SUBMIT TRAFFIC MANAGEMENT PLAN – TOMPSITT DRIVE

Prior to any works commencing within the road reserve of Tompsitt Drive a Traffic Management Plan must be submitted to, and endorsed by Council (and

the RMS where applicable) under the provisions of Section 138 of the Roads Act 1993.

A separate Traffic Management Plan shall be submitted (and endorsed) for each activity that has a defined change in scope and/or requires a significant change in the already endorsed Traffic Management measures.

REASON: To ensure that adequate arrangements are made for traffic and pedestrian safety during the construction works. **(57.13)**

SITE MANAGEMENT DURING DEMOLITION AND CONSTRUCTION

16. INSTALL EROSION AND SEDIMENT CONTROLS

All Erosion and sediment controls measures outlined in the Soil and Water Management Plan (as endorsed as part of the Construction Management Plan) must be installed on the site and maintained for the entirety of the construction period in accordance with the NSW Government (Blue Book) *Managing Urban Stormwater: Soils and Construction Guidelines*.

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

17. WORK ON ADJOINING LAND IS LIMITED

The road reserve and other adjoining lands must not be used for storage of materials or disturbed by construction activities except approved under this consent.

REASON: To minimise interference with the road reserve and its accessibility by pedestrians and road users. **(58.05)**

18. REPAIR DAMAGED PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the road being operational.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

19. WORKS SITES TO BE FENCED

Hoarding or security fencing must be erected between the development site and public places before commencement of any construction work.

REASON: To ensure that an effective barrier is provided to preserve the safety of people and property in public places. **(58.07)**

20. TEMPORARY VEHICLE ACCESS

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

Temporary vehicle access via Tompsitt Drive is not to take place until an appropriate S138 Certificate has been issued by Council (and/or the RMS where applicable).

REASON: To minimise transfer of soil from the site onto the road pavement and to ensure traffic arrangements to and from the site meet Council and RMS requirements. **(58.08)**

21. RETAIN AND PROTECT TREES

Exception and High value trees nominated to be retained on the approved plans must be protected by cyclone/chain mesh fencing.

The fencing must:

- (a) extend around the drip line of the tree;**
- (b) be erected prior to commencement of work; and**
- (c) remain in place until all site works have been completed.**

REASON: To ensure that trees are protected from damage during construction.
(58.01)

GENERAL CONDITIONS

22. DISCREPANCIES BETWEEN APPROVED DOCUMENTATION

Should there be any discrepancies between the approved drawings or any conditions of this approval, the following shall apply:

- **The Civil Drawings take precedence over the Landscape drawings; and**
- **The conditions of this approval take precedence over the Civil Drawings.**

REASON: To minimise confusion during construction as a result of inconsistent documentation. **(59.01)**

23. IN ACCORDANCE WITH THE APPROVED PLANS

The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

24. GENERAL TERMS OF APPROVAL

The development must be carried out in accordance General Terms of Approval provided by the NSW Rural Fire Service dated 21 December 2016 and attached in Schedule 2 of this consent.

REASON: To comply with the NSW rural Fire Services requirements. **(59.08)**

25. STREET NUMBERING

Street numbering for each new lot must be obtained from Council's Land Information System (LIS) Officer prior to the submission of any application for a Subdivision Certificate.

REASON: To ensure that each lot has a street number allocated ready for submission to NSW Land and Property Information. **(59.09)**

26. SUBMISSION OF STREET NAMES

The proposed new street names within the subdivision must be submitted to Council for approval and allocation of street numbers prior to the submission of any application for a Subdivision Certificate.

The approved street names are to be indicated on the Survey Plan of Subdivision and provided on road name plates to be installed at the road intersections.

Note: *Council has a list of approved names for subdivision roads which can be obtained by contacting Council's Environment, Planning and Development section. Any other names will require a written submission to be lodged with Council detailing the origin of the name and the reasons for selection. Proposed names must also comply with the Guidelines for Road Naming prepared by the Geographical Names Board.*

REASON: To provide street addressing. **(59.10)**

BUILDING

27. ALL WORKS TO BE CONFINED TO THE SITE

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- (a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.**
- (b) Comply with the requirements of AS 2601-2001 – The demolition of structures.**
- (c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.**
- (d) Be kept clear of stormwater, sewer manholes and service easements on the site.**

REASON: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired. **(60.05)**

CARPARKING AND ACCESS

28. VEHICLE PARKING

All vehicles accessing the site must use the temporary access routes and vehicle parking areas within the construction site perimeter.

REASON: To prevent impact on environmental constraints at the site.. **(66.01)**

CONSTRUCTION OF INFRASTRUCTURE

29. QUALITY ASSURANCE OF DESIGN

Any set of drawings submitted to Council as an amendment to the approved plans shall be accompanied by a Design Certification Report prepared in accordance with Council's *Queanbeyan Design Specification - Clause DQS.04*.

REASON: To ensure designs meet Council's design and drafting standards.
(67.01)

30. TRANSPORT ROUTES

All haulage routes for trucks transporting soil, materials, equipment or machinery to and from the site must be selected to meet the following objectives:

- **comply with all road traffic rules;**
- **minimise noise, vibration and odour to adjacent premises; and**
- **utilise State Roads and minimise use of local roads.**

The Applicant may consult Council prior to selecting the most suitable transport route.

The Applicant must ensure that all site vehicles:

- **securely cover all loads to prevent any dust or odour emissions during transportation;**
- **exit the site in a forward direction; and**
- **do not track soil, mud or sediment onto the road.**

REASON: To ensure safe traffic management and transport of materials and machinery. **(67.01)**

31. IMPORTATION OF FILL

All fill imported onto the site must be validated to ensure it is suitable for the proposed land use from a contamination perspective. Fill imported onto the site must also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation results to be submitted with any application for future development of the site. All imported fill should be validated by either one or both of the following methods during the works:

- **Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material or the known past history of the site where the material is obtained; and/or**

- **Sampling and analysis of the fill material should be conducted in accordance with the EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.**

REASON: To ensure fill material meets acceptable standards.. (67.01)

32. ICON WATER REQUIREMENTS

Any protection works associated with the protection of the 1800mm diameter water main are to be undertaken in accordance with the Icon Water's *Water Supply and Sewerage Standards (WSSS), Release 2, July 2000 and Amendments*, as per ICON Water's Certificate of Design Acceptance dated the 23rd November 2016.

REASON: To ensure that the 1800mm diameter water main on the northern side of Tomsitt Drive is adequately protected to the satisfaction of ICON Water. (67.01)

33. UPGRADES TO DOWNSTREAM STORMWATER INFRASTRUCTURE

Any upgrades required to Council's stormwater network downstream of the existing sump (located to the south of Franklin Court) as a result of the development flows, shall be undertaken by Council at no cost to the Council

REASON: To ensure that there are no adverse stormwater overflows from Council stormwater infrastructure as a result of the development (67.01)

34. COMPLIANCE WITH NSW ROADS AND MARITIME SERVICES CONDITIONS

The following NSW Roads and Maritime Services must be adhered to:

- **Prior to any construction of the subdivision serviced by the proposed Shopping Centre Access Road the developer must upgrade the junction of Tomsitt Drive and the Shopping Centre Access Road to be traffic signals in accordance with *Austroads Guide to Road Design Part 4a: Unsignalised and signalised intersections*, *Austroads Guide To Traffic Management Part 6: Intersections, Interchanges and Crossings* (2007) and the *RTA's Traffic Signal Design* (2008);**
- **The proposed signalised intersection at the junction of Tomsitt Drive and the developments "Shopping Centre Access Road" must be designed and constructed to accommodate a future fourth leg and associated upgrades (e.g. required conduits to service the fourth leg, etc);**
- **Prior to the operation of the future fourth leg of the abovementioned intersection, the developer must:**
 - **Detail in the design documentation submitted and provide in the associated construction documentation, the future alterations to the proposed "Shopping Centre Access Road" leg of the**

intersection, to accommodate the conversion to four way traffic signals. This includes the appropriate underground cabling, and pavement works for an additional future right turn lane (shown as a median in the interim) and conversion of the interim right turn lane to be a straight through lane, providing access to the future fourth leg; and

- Undertake the above works.
- Where required the developer must upgrade/ provide lighting in accordance with Australian Standard AS/NZS1158;
- Any new services or modifications to existing services associated with this development application that involve works on, over or under Tomsitt Drive (as defined the area from kerb to kerb) must be incorporated into, and managed under, the Works Authorisation Deed for the project. *Note: It is the developer's responsibility to identify these works to RMS project manager;*
- The developer must mitigate any increased road traffic noise associated with the traffic signals on nearby residents (and other sensitive receivers) in accordance with the Department of Environment, Climate Change and Water's Environmental Criteria for Road Traffic Noise. It should be noted that this will require pre construction noise monitoring and may require post construction noise monitoring;
- All roadworks, traffic control facilities and other works associated with this development, including any modifications required to meet RMS standards, will be at no cost to RMS;
- All roadworks and traffic control facilities must be undertaken by a pre-qualified contractor. Traffic signals must be constructed by a pre-qualified contractor. A copy of pre-qualified contractors can be found on the RMS website at:
<http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>
- RMS will be exercising its powers under Section 64 of the Roads Act, 1993 to become the roads authority for works on Tomsitt Drive. Given this, Section 138 consent under the Roads Act, 1993 must be obtained from the RMS prior to commencement of construction works within the road reserve (i.e. both Tomsitt Drive and the Shopping Centre Access Road as shown on the plan with reference DS2016/000000, Sheet X, Issue A, Dated 08.05.2017). *Note: It is requested that Council advise the applicant that conditions of development consent do not guarantee RMS final consent to the specific road work, traffic control facilities and other structures and works on the classified road network. In this regard, prior to undertaking any such work, the applicant is required to submit detailed design plans and all relevant additional information prior to commencing work on the State road network. The developer will need to*

pay all RMS fees and charges associated with works. In the first instance, to progress the post consent process, the applicant should email the conditions of development consent to: WAD.southern@rms.nsw.gov.au

REASON: To ensure that the requirements of the NSW Roads and Maritime Services are met. (67.01)

35. SEPARATE CONNECTIONS & SERVICES

A separate sewer connection, stormwater drainage connection, water service, electricity supply and communication service must be provided to each allotment within the subdivision at the Subdivider's expense.

NOTE: The Subdivider may, at their own expense, provide a gas connection to such allotment within the subdivision subject to its availability.

NOTE: The Subdivider is responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.

REASON: To provide access to services for each allotment. (67.02)

36. WORK IN ACCORDANCE WITH ENGINEERING SPECIFICATIONS

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's *Queanbeyan Design and Construction Specifications* (Version 3.2, dated January 2013).

REASON: To ensure construction and restoration work is in accordance with Council's requirements. (67.05)

37. PROTECTION OF WORKS ON PUBLIC ROADS

Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council's *Queanbeyan Design and Construction Specifications* (Version 3.2, dated January 2013).

Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

REASON: To ensure an adequate level of public safety and convenience during construction. (67.06)

38. SUBDIVISION (TORRENS) PCA INSPECTIONS

The applicant shall engage the services of a suitably qualified Superintendent to supervise the construction of the Subdivision in accordance with Councils CQS – Contract Quality System Requirements Specification. Details of the nominated superintendent shall be forwarded to Council for review and endorsement by Council prior to works commencing.

The following inspections and/or Hold Points (in accordance with the referenced Queanbeyan Construction Specification) shall be undertaken and released by Council (as the Principal Certifying Authority) during the construction of the Subdivision. Works shall not proceed beyond the inspection indicated until Council is satisfied that the requirements of the relevant specification have been met:

C101 - GENERAL:

- Fully marked-up and certified Work-as-Executed Drawings for the whole of the works covered by the Subdivision Construction Certificate shall be provided to Council for approval prior to issue of a Subdivision Certificate.

C201 - CONTROL OF TRAFFIC:

- Where works are proposed on a public road/s, a S138 Traffic Control application is to be made to and approved by Council prior to such works commencing.

C213 – EARTHWORKS:

- An inspection of all completed road earthworks or select material zones shall be undertaken and approved by Council prior to the placement of any pavement layers. This includes a joint proof roll with a fully laden water cart (if requested by Council) and the provision of the appropriate compaction test certificates.

C221 - PIPE DRAINAGE:

- Each section of laid and jointed stormwater drainage pipe shall be inspected and approved by Council prior to backfill works commencing.

C242 – FLEXIBLE PAVEMENTS:

- Prior to the placement of any base course pavement layers, details of the sub-base course conformance shall be provided to and approved by Council. This includes surface level survey results, compaction test results and (if requested by Council) a proof roll with a fully laden water cart.
- Prior to the placement of any subsequent layers or pavement surfacing, details of the base course conformance shall be provided to and approved by Council. This includes surface level survey results, compaction test results and (if requested by Council) a proof roll with a fully laden water cart.

C244 – SPRAYED BITUMINOUS SURFACING:

- The sprayed bituminous surfacing design and details of material conformance shall be provided to and approved by Council prior to any sprayed bituminous surfacing equipment establishing to site.

- An inspection of the prepared pavement surface shall be undertaken and approved by Council prior to any sprayed bituminous surfacing works commencing.

C245 – ASPHALTIC CONCRETE:

- The asphalt design and details of material conformance shall be provided to and approved by Council prior to any asphalt surfacing equipment establishing to site.
- An inspection of the prepared pavement surface shall be undertaken and approved by Council prior to the placement of any asphalt.

C401 – WATER RETICULATION:

- Approval shall be given by Council prior to the use of GRP, steel or polyethylene pipe or fittings.
- The pipe laying accreditation details of the contractor undertaking the water reticulation construction shall be provided to and approved by Council prior to commencing works.
- An inspection of each section of laid and jointed pipe shall be undertaken and approved by Council prior to any backfill works commencing.
- An inspection of any connection to a Council owned main shall be undertaken and approved by Council prior to such works commencing. Connections to a Council owned main shall only be undertaken by Council or under Council supervision or direction.
- Council shall be present whilst the required water main pressure testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.
- Council shall be present whilst the required water main disinfection is undertaken. The results of such disinfection shall be provided to and approved by Council prior to a Final inspection being undertaken.
- Works as Executed Documentation for the completed water reticulation shall be provided to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.

C402 – SEWERAGE SYSTEM:

- The pipe laying accreditation details of the contractor undertaking the sewerage system construction shall be provided to and approved by Council prior to commencing works.
- An inspection of each section of laid and jointed pipe shall be undertaken and approved by Council prior to any backfill works commencing.
- Council shall be present whilst the required sewer main ovality testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.
- Council shall be present whilst the required sewer main and maintenance hole hydrostatic testing is undertaken. The results of such testing shall

be provided to and approved by Council prior to a Final inspection being undertaken.

- Council shall be present whilst the required sewer system infiltration testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.
- A CCTV inspection shall be undertaken for each of the constructed sewer mains. The CCTV records shall be submitted to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.
- Works as Executed Documentation for the completed sewerage system shall be provided to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.

REASON: To ensure that all subdivision infrastructure is constructed in accordance with Councils Construction Specifications. **(67.09)**

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE (TORRENS)

39. WATER METER INSTALLATION TO LOT 6

Prior to the release of a Subdivision Certificate, an water meter to Lot 6 is to be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.

The meter shall be installed in an easily accessible position in the property at the front of the site, or other accessible position approved by Council.

REASON: To ensure that any water used for the landscaping on Lot 6 is appropriately metered. **(68.01)**

40. CONSTRUCTION OF SIGNALISED INTERSECTION AT TOMPSITT DRIVE

Prior to the release of a Subdivision Certificate, an operational signalised intersection shall be constructed at the intersection of Tomsitt Drive and the proposed Road 1.

The intersection shall be consistent with the design prepared by Calibre Consulting, titled “*South Tralee, Northern Entry Road – Stage 3 – March 2017*” as approved by Council under DA 128-2016 and comply with the requirements of the NSW Roads and Maritime Services.

REASON: To ensure that and appropriate access into the development site is provided off Tomsitt Drive. **(68.01)**

41. APPLICATION AND FINAL SURVEY

An application to obtain a Subdivision Certificate must be made to Council. This must be accompanied by the following documentation:

- (a) A final survey plan of subdivision and three copies;**
- (b) A letter outlining how compliance with each condition of this development consent has been achieved; and**
- (c) Engineering Construction Certificate Report in accordance with specifications.**

REASON: To ensure works are completed in accordance with the requirements of the Council and to comply with Section 109 Environmental Planning and Assessment Act 1979. **(68.02)**

42. DEVELOPER CONTRIBUTIONS TO BE PAID

Prior to the issue of the Subdivision Certificate the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 64 of the *Local Government Act 1993* and Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000*.

REASON: To provide for the funding of augmentation and provision of services.
(68.01)

43. STATEMENT FROM SURVEYOR

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority stating that all water, sewer and stormwater pipelines are completely located within their easements.

REASON: To ensure works are completed in accordance with Council's requirements. (68.03)

44. WATER & SEWER COMPLIANCE CERTIFICATE - SERVICE

Prior to the release of a Subdivision Certificate, a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure compliance with Section 109J of the Environmental Planning and Assessment Act 1979. (68.04)

***Note:** This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.*

45. SUBMISSION FROM SERVICE AUTHORITY

Prior to the issue of any Subdivision Certificate written evidence from the relevant service authority or a suitably accredited person that satisfactory arrangements have been made for the supply of reticulated electricity, telephone services and natural gas to each lot must be submitted to Council.

REASON: To satisfy relevant utility authority requirements. (68.05)

46. SUBDIVISION WORKS DEFECTS LIABILITY PERIOD - BOND

The completed subdivision works are subject to a six months defects liability from the date of the issue of the relevant Subdivision Certificate.

The Subdivider must:

- (a) Lodge a cash bond with Council with regard to the defects liability period in an amount as calculated from fees set by Council's Management Plan and current at the time of issue of the Subdivision Certificate; and**
- (b) Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council's *Queanbeyan Design and Construction Specifications* (Version 3.2, dated January 2013), Council may enter the subject land and undertake rectification work**

and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.

During the defects liability period the Subdivider will be liable for any part of the subdivision works which fail to perform in the manner outlined in Council's Queanbeyan *Design and Construction Specifications* (Version 3.2, dated January 2013) (or as would reasonably be expected under the design conditions).

REASON: To ensure works are completed in accordance with Council's requirements. **(68.06)**

TITLE RESTRICTIONS

47. EASEMENTS AND RESTRICTIONS

Pursuant to Section 88B of the Conveyancing Act 1919 easements and restrictions as to use shall be created to achieve the following purposes:

- (a) A minimum of 3m wide drainage easements shall be created over all existing and proposed sewer and stormwater mains located on individual allotments, including inter-allotment drainage;**
- (b) A minimum of 3m wide easements shall be created over all existing and proposed water mains located on individual allotments;**
- (c) An 8m wide easement shall be created centrally over the existing 525mm sewer main that runs through the site;**
- (d) Easements that comply with the requirements of the relevant service providers shall be created over all existing and proposed utilities located on individual allotments; and**
- (e) All easements specified below and contained in the subdivision must benefit Council as well as particular lots:**
 - i. easements to drain water,**
 - i. easements to drain sewer,**
 - ii. easements for water supply,**
 - iii. easements which Council may require to provide or maintain other services.**

REASON: To ensure public utility services, access and restrictions are legalised over the land. **(70.02)**

48. DEDICATION TO COUNCIL

All drainage reserves, roads, reservoir sites, reserves, sewerage pump station sites must be dedicated to Council and shown as such on the Subdivision Survey Plan.

REASON: To permit Council to adequately manage reserves, drainage and utility services, and to provide legal access to lots. **(70.04)**

ENVIRONMENTAL

49. BOUNDARY FENCING

The site's boundary with the E2 – Environmental Conservation zoned land must have a “fit for purpose” boundary fence to restrict unauthorised access.

REASON: To ensure compliance with NSW Office of Environment and Heritage requirements and to protect the environmental values of adjoining land. **(76.01)**

50. COMPLIANCE WITH GEOTECHNICAL INVESTIGATION REPORT

Works associated with the development must comply with the recommendations of the Report on Geotechnical Investigation prepared by Douglas Partners (Ref: Project 88259) dated October 2015.

REASON: To ensure that the recommendations of the Geotechnical Report submitted in support of the development are adhered to. **(76.01)**

51. CHECKING FOR CONTAMINATED FILL LEAVING THE SITE

If soil is proposed to be removed from the site it must be sampled, analysed for contaminants of concern and subjected to formal waste classification assessment.

REASON: To ensure any excess fill removed from the site is not contaminated. **(76.01)**

PLUMBING AND DRAINAGE

52. PROPOSED WATER RETICULATION CONNECTION AT O’SULLIVAN ROAD

The connection to the existing water main at O’Sullivan Road is to be undertaken by Council at no cost to the Council.

REASON: To ensure that only Council undertakes works on Council owned Infrastructure. **(80.01)**

53. PROPOSED SEWER CONNECTION TO COUNCIL MAIN

The proposed connection to the existing sewer main is to be undertaken by Council at no cost to the Council.

REASON: To ensure that only Council undertakes works on Council owned Infrastructure. **(80.01)**

NOTE

NOTES – ESSENTIAL ENERGY

- 1. Essential Energy’s records indicate there is electricity infrastructure located within close proximity to the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.**
- 2. Prior to carrying out any works, a “Dial Before You Dig” enquiry must be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).**
- 3. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Underground Assets. (81.01)**

NOTES – NSW POLICE

Landscaping

- Some predatory offenders, particularly rapists, seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation,**

consideration should be given to the possibility of areas becoming entrapment sites in the future.

- **A safety convention is to have 3 – 5 meters of cleared space on either side of pathways and bicycle routes. Thereafter, vegetation is stepped back in height to maximise sightlines.**
- **A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment (I.E under 70cm of height).**
- **Care should be taken when placing plants in areas where there will be lighting (such as street lighting and pedestrian path lighting). Consideration should be given to where shadows may be casted once the trees become mature. Shadowed areas can create concealment opportunities for the 'would be' criminal to hide.**
- **A landscaping maintenance policy should be established for this area.**

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.14 INVESTMENT REPORT - MAY 2017

ATTACHMENT 1 INVESTMENT REPORT - MAY 2017 - ATTACHMENT 1 - 28 JUNE
2017

Attachment 1

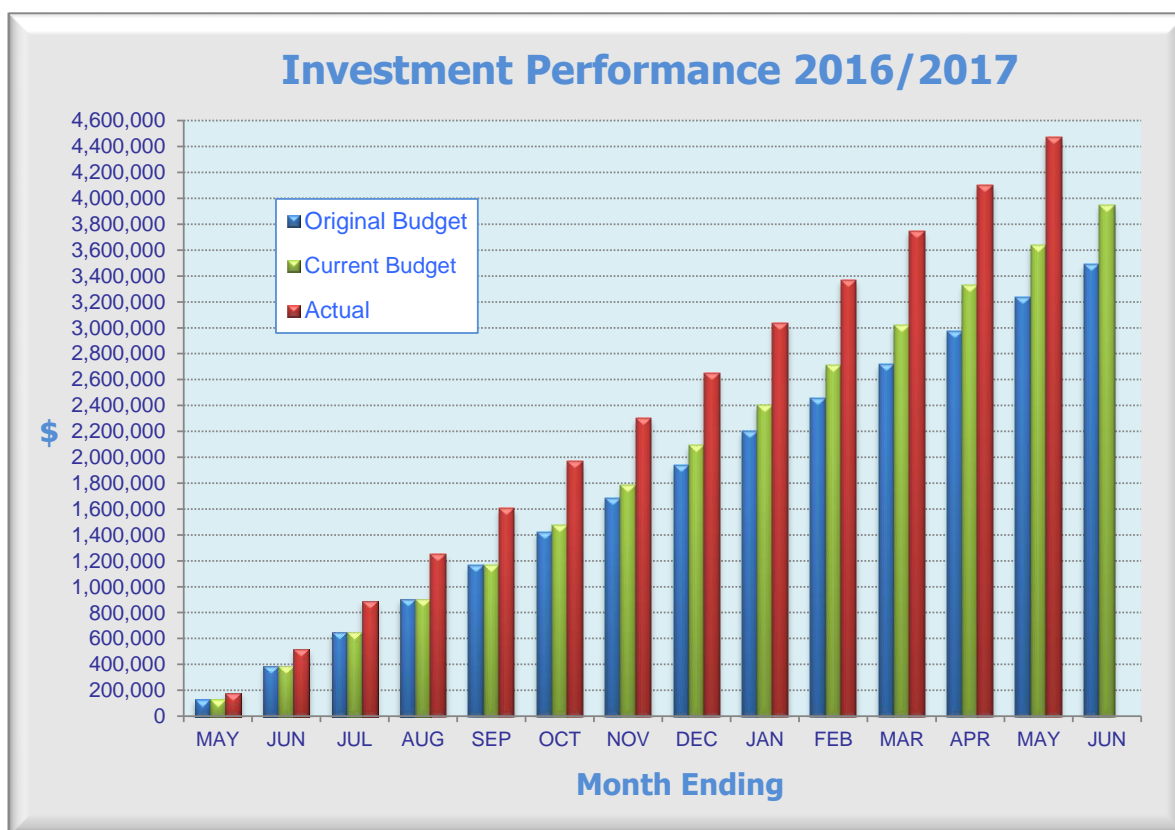
Ordinary Meeting of Council: 28 June 2017

Investment Report – May 2017

Contents

Graph 1	Actual return against budget
Graph 2	Investment portfolio performance against the benchmark AusBond Bank Bill Index (BBI)
Table 1	Cash and cash equivalent investments listing
	Notes
Table 2	Individual institution or counterparty limits
Table 3	Investment percentage split
Table 4	Market value of tradeable investments
Table 5	Budgeted interest allocation by entity

Graph 1 – Actual return against budget



Graph 2 - Investment portfolio performance against the benchmark AusBond Bank Bill Index (BBI) prior to annualising

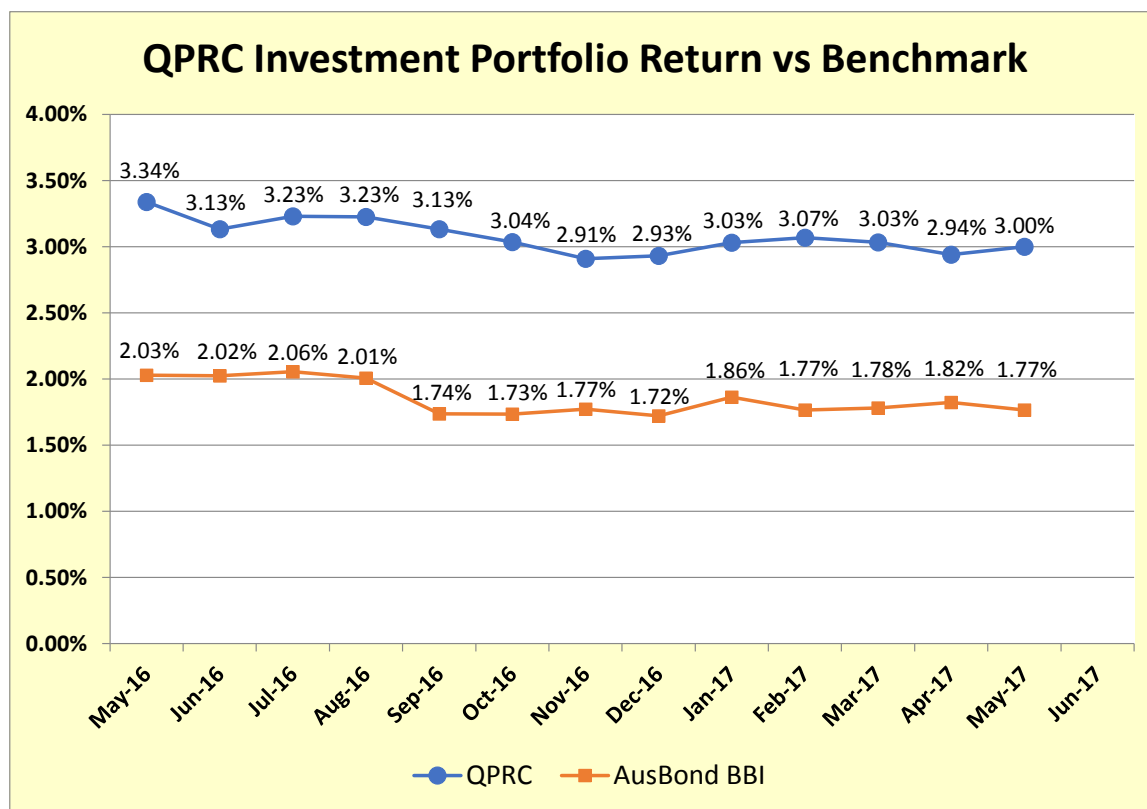


Table 1 - Cash and cash equivalent investments

Table 1									
Purchase Date	Maturity Date	Full Term	Institution	Credit Rating	Principal Amount \$	Return on Investments			
						Month		Year to Date	
						Return \$	Yield p.a %	Return Accrued/Paid \$	Yield p.a %
Cash Deposit Accounts									
			Westpac - General	AA-	6,409,675	1,684		51,494	
			Westpac - Maxi	AA-	654	0	0.00	0.00	0.00
			CBA Cash Management	AA-	599,867	247	1.65	3,508.94	1.65
			ANZ Premium Business	AA-	12,253,762	19,106	1.90	241,398	1.95
			Bendigo-Adelaide Bank	BBB+	16,449	0	1.50	285	1.56
			AMP Bank	A	2,314,671	3,894	2.05	56,414	2.11
			Sub Total		21,595,078	24,931		353,101	
Pooled Managed Investment Group									
			BT Institutional Enhanced	AA	35,964	88	2.94	1,041	2.95
			Henderson	AA	11,649,704	27,913	2.86	314,161	2.81
			Sub Total		11,685,668	28,001		315,202	
Floating Rate Note Investment Group									
21/08/14	21/08/17	3 yr	Police Bank ⁸	BBB	1,000,000	700	2.84	700	2.90
17/11/14	17/11/17	3 yr	ME Bank ¹¹	BBB	1,500,000	1,576	2.74	1,576	2.81
11/12/14	11/12/17	3 yr	Queensland Teachers MB ¹³	BBB+	2,000,000	4,841	2.85	12,337	2.90
22/09/14	22/12/17	3.25 yr	CUA ¹⁰	BBB	2,000,000	5,096	3.00	11,507	3.06
19/11/14	22/12/17	3.25 yr	CUA ¹²	BBB	500,000	1,274	3.00	2,877	3.06
17/04/14	17/04/18	4 yr	ME Bank ³	BBB	1,000,000	2,607	3.07	3,617	3.18
07/05/15	07/05/18	3 yr	Heritage Bank ¹⁶	BBB+	1,000,000	1,821	2.89	1,821	2.96
24/08/15	24/08/18	3 yr	Credit Suisse ¹⁸	A	1,000,000	535	2.79	535	2.85
14/11/13	14/11/18	5 yr	Bendigo-Adelaide Bank ⁶	BBB+	1,000,000	1,319	3.01	1,319	3.08
07/06/16	07/06/19	3 yr	Greater Bank ⁵	BBB	2,000,000	5,758	3.39	15,789	3.38
11/12/15	11/06/19	3.5 yr	AMP Bank ²	A	750,000	1,847	2.90	4,708	2.95
18/07/16	18/07/19	3 yr	ME Bank ²⁵	BBB	3,000,000	8,204	3.22	11,380	3.22
17/09/14	17/09/19	5 yr	Bendigo-Adelaide Bank ⁹	BBB+	1,000,000	2,319	2.73	5,610	2.78
28/10/16	28/10/19	3 yr	Teachers Mutual Bank ²⁸	BBB	1,500,000	4,013	3.15	4,272	3.15
21/11/16	21/02/20	3.25 yr	Bendigo-Adelaide Bank ²⁹	BBB+	2,000,000	1,401	2.84	1,401	2.87
24/02/17	24/02/20	3 yr	Greater Bank ³¹	BBB	1,000,000	612	3.19	612	3.21
03/03/15	03/03/20	5 yr	Macquarie ¹⁴	A	1,000,000	2,455	2.89	7,047	2.94
20/03/17	20/03/20	3 yr	CUA ¹	BBB	2,000,000	5,266	3.10	12,230	3.10
07/04/15	07/04/20	5 yr	Newcastle Permanent ¹⁵	BBB	1,000,000	2,663	3.14	4,638	3.22
25/07/16	07/04/20	5 yr	Newcastle Permanent ²⁶	BBB	2,000,000	5,325	3.14	9,276	3.15
18/08/15	18/08/20	5 yr	Bendigo-Adelaide Bank ¹⁷	BBB+	2,000,000	2,023	2.84	2,023	2.91
20/10/15	20/10/20	5 yr	Suncorp Metway ¹⁹	A+	2,000,000	5,096	3.00	6,740	3.12
26/10/16	26/10/20	4 yr	BOQ ²⁷	BBB+	2,000,000	4,952	2.92	5,590	2.93
18/01/16	18/01/21	5 yr	CBA ²⁰	AA-	2,000,000	4,960	2.92	6,880	3.03
04/03/16	04/03/21	5 yr	RaboBank ²¹	A+	1,000,000	2,794	3.29	7,752	3.34
09/03/16	09/03/21	5 yr	Credit Suisse ²²	A	1,000,000	3,185	3.75	8,527	3.80
20/04/16	20/04/21	5 yr	Bendigo-Adelaide Bank ⁴	BBB+	1,000,000	2,726	3.21	3,606	3.33
12/05/16	12/05/21	5 yr	NAB ⁷	AA-	5,000,000	7,561	2.91	7,561	2.98
18/05/16	18/05/21	5 yr	BOQ ²³	BBB+	2,000,000	2,294	3.22	2,294	3.29
03/06/16	03/06/21	5 yr	Westpac ²⁴	AA-	2,000,000	5,019	2.96	14,411	2.95
17/01/17	17/01/22	5 yr	CBA ³⁰	AA-	2,000,000	4,892	2.88	6,786	2.88
03/03/17	03/03/22	5 yr	RaboBank ³²	A+	1,000,000	2,438	2.87	6,998	2.87
30/03/17	30/03/22	5 yr	AMP Bank ³³	A	2,000,000	4,841	2.85	9,682	2.85
			Sub Total		53,250,000	112,413		202,101	

Table 1 - Cash and cash equivalent investments (Continued)

Term Investments									
03/06/16	07/06/17	1 yr	CUA	BBB	2,500,000	6,264	2.95	73,144	2.95
08/03/17	13/06/17	3 mth	Beyond Bank	BBB	1,500,000	3,376	2.65	9,148	2.65
25/06/14	28/06/17	3 yr	Bananacoast CU	NR	2,000,000	7,219	4.25	79,178	4.25
27/06/14	28/06/17	3 yr	Police CU SA	NR	1,000,000	3,652	4.30	40,173	4.30
11/01/17	12/07/17	6 mth	Newcastle Permanent	BBB	2,000,000	4,756	2.80	21,479	2.80
13/10/16	12/07/17	9 mth	Beyond Bank	BBB	2,000,000	4,671	2.75	34,658	2.75
10/01/17	12/07/17	6 mth	ME Bank	BBB	3,000,000	7,083	2.78	32,218	2.78
03/09/15	06/09/17	2 yr	AMP Bank	A	5,146,192	12,675	2.90	109,579	2.90
08/09/16	08/09/17	1 yr	G&C Mutual Bank	BBB-	2,000,000	4,671	2.75	39,932	2.75
17/05/17	13/09/17	4 mth	BOQ	BBB+	1,000,000	978	2.55	978	2.55
13/10/16	11/10/17	1 yr	NAB	AA-	2,000,000	4,671	2.75	34,658	2.75
17/05/17	17/10/17	5 mth	Bank of Sydney	NR	1,000,000	1,055	2.75	1,055	2.75
25/10/13	25/10/17	4 yr	BOQ	BBB+	1,000,000	4,034	4.75	28,240	4.75
02/02/17	29/11/17	10 mth	CUA	BBB	3,000,000	7,134	2.80	27,156	2.80
22/12/16	19/12/17	1 yr	Auswide Bank	BBB-	5,000,000	12,103	2.85	62,466	2.85
22/12/16	10/01/18	1 yr	Police CU SA	NR	1,000,000	2,463	2.90	12,712	2.90
08/09/16	15/03/18	18 mth	Defence Bank	BBB	2,000,000	4,841	2.85	41,384	2.85
16/03/17	21/03/18	1 yr	CBA	AA-	2,000,000	4,603	2.71	11,285	2.71
08/05/14	08/05/18	4 yr	ME Bank	BBB	1,250,000	3,781	4.60	3,781	4.60
17/05/17	17/05/18	1 yr	ME Bank	BBB	2,000,000	2,110	2.75	2,110	2.75
24/05/17	24/05/18	1 yr	CBA	AA-	1,000,000	497	2.59	497	2.59
16/03/17	19/09/18	18 mth	Police CU SA	NR	2,000,000	5,096	3.00	12,493	3.00
21/12/16	19/12/18	2 yr	BOQ	BBB+	3,000,000	7,771	3.05	40,360	3.05
22/01/14	22/01/19	5 yr	ME Bank	BBB	2,000,000	8,578	5.05	35,419	5.05
26/02/16	27/02/19	3 yr	Newcastle Permanent	BBB	1,000,000	466	3.40	466	3.40
02/03/17	27/02/19	2 yr	BOQ	BBB+	2,000,000	4,926	2.90	14,301	2.90
02/03/17	27/02/19	2 yr	Defence Bank	BBB	2,000,000	5,096	3.00	14,795	3.00
24/12/14	11/12/19	5 yr	RaboDirect	A+	2,000,000	6,879	4.05	35,063	4.05
23/12/14	18/12/19	5 yr	RaboDirect	A+	2,000,000	6,879	4.05	35,285	4.05
15/03/17	18/03/20	3 yr	BOQ	BBB+	1,000,000	2,718	3.20	6,751	3.20
02/02/17	03/02/21	4 yr	BOQ	BBB+	3,000,000	9,173	3.60	35,211	3.60
08/03/17	03/03/21	4 yr	BOQ	BBB+	4,000,000	12,230	3.60	33,140	3.60
07/03/16	03/03/21	5 yr	Newcastle Permanent	BBB	1,000,000	3,142	3.70	8,616	3.70
Sub Total					68,396,192	175,593		937,728	
Interest Paid on Investments									
Total						31,865		2,662,604	
Grand Total					154,926,938	372,802	3.00	4,470,735	3.07

Table 1 – Notes

Notes	
1	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+130
2	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
3	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+130
4	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+146
5	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+160
6	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+127
7	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+117
8	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
9	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+93
10	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+120
11	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+100
12	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+120
13	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+105
14	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
15	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+135
16	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+115
17	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
18	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+105
19	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+125
20	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+115
21	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+150
22	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+195
23	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+148
24	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+117
25	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+145
26	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+135
27	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+117
28	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+140
29	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
30	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+111
31	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+145
32	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+108
33	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+105

Table 2 – Individual institution or counterparty limits

Table 2	
Long Term Credit Rating	Maximum Limit
AAA Category	40%
AA Category	30%
A Category*	15%
BBB Category*	10%
Unrated Category	5%

** Investments with counterparties below AA Category are to be restricted to licensed banks, building societies and credit unions.*

Table 3 – Investment percentage split

Table 3		
Managed Funds		
BT Institutional Enhanced	AA	0.02%
Henderson	AA	7.52%
Direct Investments		
AMP Bank	A	6.59%
ANZ Premium Business	AA-	7.91%
Auswide Bank	BBB-	3.23%
Bananacoast CU	NR	1.29%
Bank of Sydney	NR	0.65%
Bendigo-Adelaide Bank	BBB+	4.53%
Beyond Bank	BBB	2.26%
BOQ	BBB+	12.26%
CBA	AA-	4.52%
CBA Cash Management	AA-	0.39%
Credit Suisse	A	1.29%
CUA	BBB	6.45%
Defence Bank	BBB	2.58%
G&C Mutual Bank	BBB-	1.29%
Greater Bank	BBB	1.94%
Heritage Bank	BBB+	0.65%
Macquarie	A	0.65%
ME Bank	BBB	8.88%
NAB	AA-	4.52%
Newcastle Permanent	BBB	4.52%
Police Bank	BBB	0.65%
Police CU SA	NR	2.58%
Queensland Teachers MB	BBB+	1.29%
RaboBank	A+	1.29%
RaboDirect	A+	2.58%
Suncorp Metway	A+	1.29%
Teachers Mutual Bank	BBB	0.97%
Westpac	AA-	1.29%
Westpac - General	AA-	4.14%
Westpac - Maxi	AA-	0.00%
		100.00%

Table 4 – Market value of tradeable investments

Table 4			
As at Date	Borrower	Purchase Price \$	Market Price \$
31/05/17	AMP Bank ²	750,000	754,943
31/05/17	AMP Bank ³³	2,000,000	2,000,260
31/05/17	Bendigo-Adelaide Bank ⁴	1,000,000	1,012,520
31/05/17	Bendigo-Adelaide Bank ⁶	1,000,000	1,007,450
31/05/17	Bendigo-Adelaide Bank ⁹	1,000,000	999,880
31/05/17	Bendigo-Adelaide Bank ¹⁷	2,000,000	2,005,160
31/05/17	Bendigo-Adelaide Bank ²⁹	2,000,000	2,005,320
31/05/17	BOQ ²³	2,000,000	2,029,060
31/05/17	BOQ ²⁷	2,000,000	2,013,520
31/05/17	CBA ²⁰	2,000,000	2,026,460
31/05/17	CBA ³⁰	2,000,000	2,020,980
31/05/17	Credit Suisse ¹⁸	1,000,000	1,004,510
31/05/17	Credit Suisse ²²	1,000,000	1,031,680
31/05/17	CUA ¹	2,000,000	1,992,220
31/05/17	CUA ¹⁰	2,000,000	2,004,060
31/05/17	CUA ¹²	500,000	501,015
31/05/17	Greater Bank ⁵	2,000,000	2,003,960
31/05/17	Greater Bank ³¹	1,000,000	1,004,070
31/05/17	Heritage Bank ¹⁶	1,000,000	1,002,590
31/10/16	Macquarie ¹⁴	1,000,000	1,005,300
31/05/17	ME Bank ³	1,000,000	1,003,570
31/05/17	ME Bank ¹¹	1,500,000	1,501,455
31/05/17	ME Bank ²⁵	3,000,000	3,009,000
31/05/17	NAB ⁷	5,000,000	5,060,000
31/05/17	Newcastle Permanent ¹⁵	1,000,000	1,004,270
31/05/17	Newcastle Permanent ²⁶	2,000,000	2,008,540
31/05/17	Police Bank ⁸	1,000,000	1,000,820
31/05/17	Queensland Teachers MB ¹³	2,000,000	2,000,520
31/05/17	RaboBank ²¹	1,000,000	1,022,430
31/05/17	RaboBank ³²	1,000,000	1,006,060
31/05/17	Suncorp Metway ¹⁹	2,000,000	2,024,060
31/05/17	Teachers Mutual Bank ²⁸	1,500,000	1,501,875
31/05/17	Westpac ²⁴	2,000,000	2,042,240
		53,250,000	53,609,798

Table 5 – Budgeted interest allocation by entity

Table 5					
Entity	Original Budget	Quarter 1 Budget	Quarter 2 Budget	Quarter 3 Budget	Quarter 2 to Quarter 3 Movement
General	1,691,563	2,141,563	2,141,563	2,141,563	0
Developer Contributions - General	54,432	54,432	54,432	54,432	0
Water	285,434	285,434	285,434	285,434	0
Sewer	1,322,552	1,322,552	1,322,552	1,322,552	0
Domestic Waste Management	100,000	100,000	100,000	100,000	0
Business Waste Management	15,000	15,000	15,000	15,000	0
Stormwater Management	24,648	24,648	24,648	24,648	0
Total	3,493,629	3,943,629	3,943,629	3,943,629	0

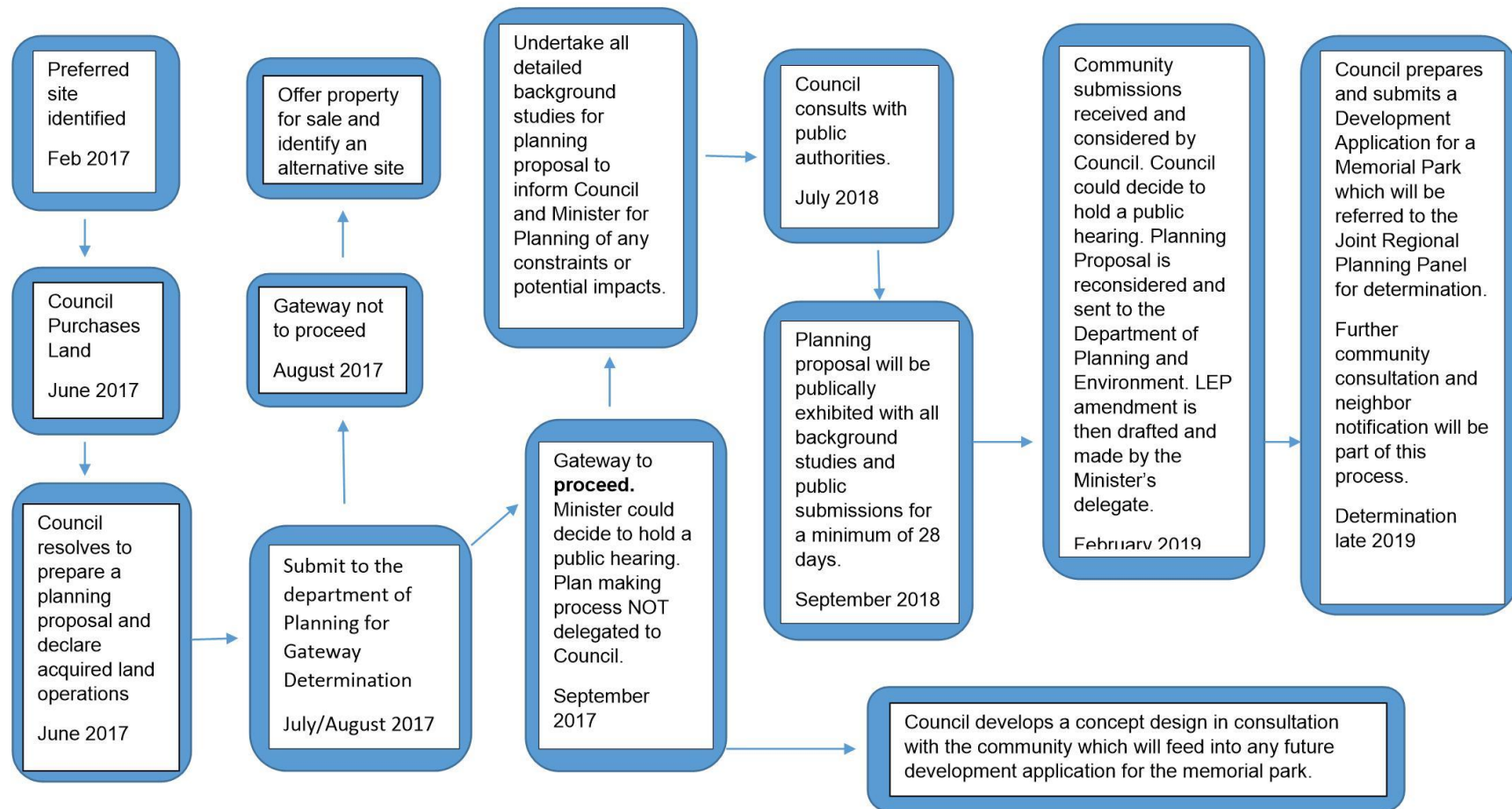
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.15 PROGRESSING THE PROPOSED MEMORIAL PARK -
PREPARATION OF PLANNING PROPOSAL AND
CLASSIFICATION OF LAND AS OPERATIONAL LAND - CORNER
OLD COOMA ROAD AND BURRA ROAD

ATTACHMENT 1 FLOW CHART FOR PLANNING PROCESS



Flow chart outlining the planning and engagement processes leading up to the Development Application Stage

Please note that dates are only indicative.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.16 FUNDING ARRANGEMENTS - PURCHASE OF LAND 1187- 1241
OLD COOMA ROAD, ROYALLA AND EXTENSION OF Q-ONE
INDOOR SPORTS CENTRE

ATTACHMENT 1 LOAN DRAWDOWN SCHEDULE

8.16 Funding Arrangements - Purchase of Land 1187- 1241 Old Cooma Road, Royalla and Extension of Q-One Indoor Sports Centre
Attachment 1 - Loan Drawdown Schedule (Continued)

Loan summary			
Loan amount	4,500,000.00	Payment during Interest-only period	-
Annual interest rate	3.58%	Payment after Interest-only period	79,011.21
Total Loan period in years	20	Scheduled number of payments	80.00
Interest-only period in years		Actual number of payments	80.00
Repayment frequency	Quarterly	Total interest	1,820,896.98
Year Loan taken up	2017/18	Extra interest paid due to interest-only period	-
Month Loan taken up	July		
Number of payments per year	4.00		
Start date of loan	31/07/2017		

Payment Number	Payment Date	Opening Balance	Scheduled Payment	Total Payment	Principal	Interest	Closing Balance	Cumulative Interest	Financial Year
1	31/10/2017	4,500,000.00	79,011.21	79,011.21	38,736.21	40,275.00	4,461,263.79	40,275.00	2017/18
2	31/01/2018	4,461,263.79	79,011.21	79,011.21	39,082.90	39,928.31	4,422,180.89	80,203.31	2017/18
3	30/04/2018	4,422,180.89	79,011.21	79,011.21	39,432.69	39,578.52	4,382,748.19	119,781.83	2017/18
4	31/07/2018	4,382,748.19	79,011.21	79,011.21	39,785.62	39,225.60	4,342,962.58	159,007.43	2018/19
5	31/10/2018	4,342,962.58	79,011.21	79,011.21	40,141.70	38,869.52	4,302,820.88	197,876.94	2018/19
6	31/01/2019	4,302,820.88	79,011.21	79,011.21	40,500.97	38,510.25	4,262,319.91	236,387.19	2018/19
7	30/04/2019	4,262,319.91	79,011.21	79,011.21	40,863.45	38,147.76	4,221,456.47	274,534.95	2018/19
8	31/07/2019	4,221,456.47	79,011.21	79,011.21	41,229.18	37,782.04	4,180,227.29	312,316.99	2019/20
9	31/10/2019	4,180,227.29	79,011.21	79,011.21	41,598.18	37,413.03	4,138,629.11	349,730.02	2019/20
10	31/01/2020	4,138,629.11	79,011.21	79,011.21	41,970.48	37,040.73	4,096,658.63	386,770.75	2019/20
11	30/04/2020	4,096,658.63	79,011.21	79,011.21	42,346.12	36,665.09	4,054,312.51	423,435.85	2019/20
12	31/07/2020	4,054,312.51	79,011.21	79,011.21	42,725.12	36,286.10	4,011,587.40	459,721.94	2020/21
13	31/10/2020	4,011,587.40	79,011.21	79,011.21	43,107.51	35,903.71	3,968,479.89	495,625.65	2020/21
14	31/01/2021	3,968,479.89	79,011.21	79,011.21	43,493.32	35,517.90	3,924,986.57	531,143.55	2020/21
15	30/04/2021	3,924,986.57	79,011.21	79,011.21	43,882.58	35,128.63	3,881,103.99	566,272.18	2020/21
16	31/07/2021	3,881,103.99	79,011.21	79,011.21	44,275.33	34,735.88	3,836,828.66	601,008.06	2021/22
17	31/10/2021	3,836,828.66	79,011.21	79,011.21	44,671.60	34,339.62	3,792,157.06	635,347.67	2021/22
18	31/01/2022	3,792,157.06	79,011.21	79,011.21	45,071.41	33,939.81	3,747,085.66	669,287.48	2021/22
19	30/04/2022	3,747,085.66	79,011.21	79,011.21	45,474.80	33,536.42	3,701,610.86	702,823.89	2021/22
20	31/07/2022	3,701,610.86	79,011.21	79,011.21	45,881.80	33,129.42	3,655,729.07	735,953.31	2022/23
21	31/10/2022	3,655,729.07	79,011.21	79,011.21	46,292.44	32,718.78	3,609,436.63	768,672.09	2022/23
22	31/01/2023	3,609,436.63	79,011.21	79,011.21	46,706.75	32,304.46	3,562,729.88	800,976.55	2022/23
23	30/04/2023	3,562,729.88	79,011.21	79,011.21	47,124.78	31,886.43	3,515,605.10	832,862.98	2022/23
24	31/07/2023	3,515,605.10	79,011.21	79,011.21	47,546.55	31,464.67	3,468,058.55	864,327.64	2023/24
25	31/10/2023	3,468,058.55	79,011.21	79,011.21	47,972.09	31,039.12	3,420,086.46	895,366.77	2023/24
26	31/01/2024	3,420,086.46	79,011.21	79,011.21	48,401.44	30,609.77	3,371,685.02	925,976.54	2023/24
27	30/04/2024	3,371,685.02	79,011.21	79,011.21	48,834.63	30,176.58	3,322,850.39	956,153.12	2023/24
28	31/07/2024	3,322,850.39	79,011.21	79,011.21	49,271.70	29,739.51	3,273,578.69	985,892.63	2024/25
29	31/10/2024	3,273,578.69	79,011.21	79,011.21	49,712.68	29,298.53	3,223,866.01	1,015,191.16	2024/25
30	31/01/2025	3,223,866.01	79,011.21	79,011.21	50,157.61	28,853.60	3,173,708.40	1,044,044.76	2024/25
31	30/04/2025	3,173,708.40	79,011.21	79,011.21	50,606.52	28,404.69	3,123,101.87	1,072,449.45	2024/25
32	31/07/2025	3,123,101.87	79,011.21	79,011.21	51,059.45	27,951.76	3,072,042.42	1,100,401.21	2025/26
33	31/10/2025	3,072,042.42	79,011.21	79,011.21	51,516.43	27,494.78	3,020,525.99	1,127,895.99	2025/26
34	31/01/2026	3,020,525.99	79,011.21	79,011.21	51,977.50	27,033.71	2,968,548.49	1,154,929.70	2025/26
35	30/04/2026	2,968,548.49	79,011.21	79,011.21	52,442.70	26,568.51	2,916,105.78	1,181,498.21	2025/26
36	31/07/2026	2,916,105.78	79,011.21	79,011.21	52,912.07	26,099.15	2,863,193.72	1,207,597.36	2026/27
37	31/10/2026	2,863,193.72	79,011.21	79,011.21	53,385.63	25,625.58	2,809,808.09	1,233,222.94	2026/27
38	31/01/2027	2,809,808.09	79,011.21	79,011.21	53,863.43	25,147.78	2,755,944.66	1,258,370.72	2026/27
39	30/04/2027	2,755,944.66	79,011.21	79,011.21	54,345.51	24,665.70	2,701,599.15	1,283,036.43	2026/27
40	31/07/2027	2,701,599.15	79,011.21	79,011.21	54,831.90	24,179.31	2,646,767.25	1,307,215.74	2027/28
41	31/10/2027	2,646,767.25	79,011.21	79,011.21	55,322.65	23,688.57	2,591,444.61	1,330,904.31	2027/28
42	31/01/2028	2,591,444.61	79,011.21	79,011.21	55,817.78	23,193.43	2,535,626.82	1,354,097.74	2027/28
43	30/04/2028	2,535,626.82	79,011.21	79,011.21	56,317.35	22,693.86	2,479,309.47	1,376,791.60	2027/28
44	31/07/2028	2,479,309.47	79,011.21	79,011.21	56,821.39	22,189.82	2,422,488.08	1,398,981.42	2028/29
45	31/10/2028	2,422,488.08	79,011.21	79,011.21	57,329.94	21,681.27	2,365,158.14	1,420,662.69	2028/29
46	31/01/2029	2,365,158.14	79,011.21	79,011.21	57,843.05	21,168.17	2,307,315.09	1,441,830.85	2028/29
47	30/04/2029	2,307,315.09	79,011.21	79,011.21	58,360.74	20,650.47	2,248,954.35	1,462,481.32	2028/29
48	31/07/2029	2,248,954.35	79,011.21	79,011.21	58,883.07	20,128.14	2,190,071.28	1,482,609.46	2029/30
49	31/10/2029	2,190,071.28	79,011.21	79,011.21	59,410.07	19,601.14	2,130,661.20	1,502,210.60	2029/30
50	31/01/2030	2,130,661.20	79,011.21	79,011.21	59,941.79	19,069.42	2,070,719.41	1,521,280.02	2029/30
51	30/04/2030	2,070,719.41	79,011.21	79,011.21	60,478.27	18,532.94	2,010,241.13	1,539,812.96	2029/30
52	31/07/2030	2,010,241.13	79,011.21	79,011.21	61,019.55	17,991.66	1,949,221.58	1,557,804.61	2030/31
53	31/10/2030	1,949,221.58	79,011.21	79,011.21	61,565.68	17,445.53	1,887,655.90	1,575,250.15	2030/31
54	31/01/2031	1,887,655.90	79,011.21	79,011.21	62,116.69	16,894.52	1,825,539.21	1,592,144.67	2030/31
55	30/04/2031	1,825,539.21	79,011.21	79,011.21	62,672.64	16,338.58	1,762,866.57	1,608,483.24	2030/31
56	31/07/2031	1,762,866.57	79,011.21	79,011.21	63,233.56	15,777.66	1,699,633.02	1,624,260.90	2031/32
57	31/10/2031	1,699,633.02	79,011.21	79,011.21	63,799.50	15,211.72	1,635,833.52	1,639,472.62	2031/32
58	31/01/2032	1,635,833.52	79,011.21	79,011.21	64,370.50	14,640.71	1,571,463.02	1,654,113.33	2031/32
59	30/04/2032	1,571,463.02	79,011.21	79,011.21	64,946.62	14,064.59	1,506,516.40	1,668,177.92	2031/32

**8.16 Funding Arrangements - Purchase of Land 1187- 1241 Old Cooma Road, Royalla and Extension of Q-One Indoor Sports Centre
Attachment 1 - Loan Drawdown Schedule (Continued)**

Payment Number	Payment Date	Opening Balance	Scheduled Payment	Total Payment	Principal	Interest	Closing Balance	Cumulative Interest	Financial Year
60	31/07/2032	1,506,516.40	79,011.21	79,011.21	65,527.89	13,483.32	1,440,988.51	1,681,661.24	2032/33
61	31/10/2032	1,440,988.51	79,011.21	79,011.21	66,114.37	12,896.85	1,374,874.14	1,694,558.09	2032/33
62	31/01/2033	1,374,874.14	79,011.21	79,011.21	66,706.09	12,305.12	1,308,168.05	1,706,863.21	2032/33
63	30/04/2033	1,308,168.05	79,011.21	79,011.21	67,303.11	11,708.10	1,240,864.95	1,718,571.32	2032/33
64	31/07/2033	1,240,864.95	79,011.21	79,011.21	67,905.47	11,105.74	1,172,959.47	1,729,677.06	2033/34
65	31/10/2033	1,172,959.47	79,011.21	79,011.21	68,513.22	10,497.99	1,104,446.25	1,740,175.04	2033/34
66	31/01/2034	1,104,446.25	79,011.21	79,011.21	69,126.42	9,884.79	1,035,319.83	1,750,059.84	2033/34
67	30/04/2034	1,035,319.83	79,011.21	79,011.21	69,745.10	9,266.11	965,574.73	1,759,325.95	2033/34
68	31/07/2034	965,574.73	79,011.21	79,011.21	70,369.32	8,641.89	895,205.41	1,767,967.84	2034/35
69	31/10/2034	895,205.41	79,011.21	79,011.21	70,999.12	8,012.09	824,206.29	1,775,979.93	2034/35
70	31/01/2035	824,206.29	79,011.21	79,011.21	71,634.57	7,376.65	752,571.72	1,783,356.58	2034/35
71	30/04/2035	752,571.72	79,011.21	79,011.21	72,275.70	6,735.52	680,296.03	1,790,092.10	2034/35
72	31/07/2035	680,296.03	79,011.21	79,011.21	72,922.56	6,088.65	607,373.47	1,796,180.75	2035/36
73	31/10/2035	607,373.47	79,011.21	79,011.21	73,575.22	5,435.99	533,798.25	1,801,616.74	2035/36
74	31/01/2036	533,798.25	79,011.21	79,011.21	74,233.72	4,777.49	459,564.53	1,806,394.23	2035/36
75	30/04/2036	459,564.53	79,011.21	79,011.21	74,898.11	4,113.10	384,666.42	1,810,507.34	2035/36
76	31/07/2036	384,666.42	79,011.21	79,011.21	75,568.45	3,442.76	309,097.97	1,813,950.10	2036/37
77	31/10/2036	309,097.97	79,011.21	79,011.21	76,244.79	2,766.43	232,853.19	1,816,716.53	2036/37
78	31/01/2037	232,853.19	79,011.21	79,011.21	76,927.18	2,084.04	155,926.01	1,818,800.56	2036/37
79	30/04/2037	155,926.01	79,011.21	79,011.21	77,615.67	1,395.54	78,310.33	1,820,196.10	2036/37
80	31/07/2037	78,310.33	79,011.21	79,011.21	78,310.33	700.88	-	1,820,896.98	2037/38

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.17 RATES RELIEF SPORTING & COMMUNITY ORGANISATION
UNDER SECTION 356 OF THE LOCAL GOVERNMENT ACT 1993

ATTACHMENT 1 RATES AND CHARGES RELIEF APPLICATION FOR HOME IN
QUEANBEYAN 2016 - 2017



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4 JUL 2016	
Document No.	54120547
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Patron: The Hon. Sir William Deane

20th June, 2016

The General Manager
Queanbeyan City Council
P O Box 90
QUEANBEYAN NSW 2620

Dear Sir/Madam,

Re: Rates and Charges Relief application for HOME in Queanbeyan – 2016/2017

I am writing to apply for a 100% discount on our rates and charges for HOME in Queanbeyan under the Queanbeyan City Council's Rates and Charges Relief Policy- Category A for the period 2016/2017.

The reasons we believe we are a suitable applicant under your policy are:

1. We are a local community not for profit organisation managed by a local volunteer Board and pay rates and charges on our premises at 284 Crawford Street, Queanbeyan
2. We provide assisted living and support for local people with enduring mental illness as well as accommodating St Benedict's who supply food and support for many of Queanbeyan's more marginalised people.
3. Our income is principally drawn from residents and donations; we receive no ongoing government support, and run with very low overheads. Our Board are all voluntary, many of our staff are volunteers, and our paid staff are paid below what they could achieve if they were not committed to working for HOME in Queanbeyan to provide this critical service.

I trust that on the provided information our application will be viewed favourably, however if you require any further information please contact the undersigned, or HOME in Queanbeyan's Manager, Anne Pratt on 6284 2409. We certainly appreciate this policy offered by Queanbeyan City Council to assist community organisations such as ours and would like to thank you for your support during the 2015/2016 rating period.

Regards,


Michael Mallon
Chairperson
Home in Queanbeyan
0400 009 991
michael@cbcoaching.com.au

Postal: PO Box 1647 Queanbeyan, NSW, 2620 Email: manager @homeinqueanbeyan.org

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.17 RATES RELIEF SPORTING & COMMUNITY ORGANISATION
UNDER SECTION 356 OF THE LOCAL GOVERNMENT ACT 1993

ATTACHMENT 2 APPLICATION FOR RATING RELIEF COMMUNITY
ORGANISATIONS - UKRAINIAN-AUSTRALIAN SOCIAL
ASSOCIATION IN QUEANBEYAN (UASAQ) - 19 ATKINSON
STREET

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QUEANBEYAN CITY COUNCIL

APPLICATION FOR RATING RELIEF COMMUNITY ORGANIZATIONS

NAME OF ORGANIZATION Ukrainian-Australian Social Association in Queanbeyan (UASAQ)

PROPERTY ADDRESS 19 Atkinson Street, Queanbeyan

CONTACT PERSON V. Spesyvy

TELEPHONE 6297 9841

RATE ASSESSMENT NUMBER 1525062

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE ORGANIZATION UASAQ is an organisation that provides social and cultural activities for the Ukrainian community of Queanbeyan.

HOW DOES YOUR ORGANIZATION BENEFIT THE QUEANBEYAN CITY COUNCIL COMMUNITY

It provides social and cultural activities for elderly citizens of Ukrainian descent in Queanbeyan. These citizens helped to build Queanbeyan in the 1940s, 1950s, 1960, 1970s and 1980s and have been active and productive citizens of Queanbeyan.

WHY SHOULD COUNCIL PROVIDE AN EX GRATIA PAYMENT TOWARDS RATES FOR YOUR ORGANIZATION

Because our organisation is finding it very difficult to provide the elderly community with the services they require as a substantial portion of funds, raised through our numerous fundraising activities, are used to pay rates, insurance and other government requirements.

Signed V. Spesyvy

Date 16.9.16

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

28 JUNE 2017

ITEM 8.17 RATES RELIEF SPORTING & COMMUNITY ORGANISATION
UNDER SECTION 356 OF THE LOCAL GOVERNMENT ACT 1993

ATTACHMENT 3 APPLICATION FOR RATING RELIEF COMMUNITY
ORGANISATIONS - UKRAINIAN-AUSTRALIAN SOCIAL
ASSOCIATION IN QUEANBEYAN (UASAQ) - 19 ATKINSON
STREET

From: [chris kalos](#)
To: [Council Mailuser](#); [Jane Steiger](#)
Cc: [Jan Browne](#)
Subject: Rate Relief Application 2616/2017 Rates QBA
Date: Monday, 29 May 2017 3:20:41 PM
Attachments: [Application for Rate Assistance Scheme Community and Sporting Organisation 2016-2017-QBA.jpg](#)

Dear Jane

As discussed earlier this year please find attached Queanbeyan Basketballs application for rate relief for 2016/2017 rates on the form sourced on QPRC website forms draw. Can you please advise the preferred time to lodge future applications.

Thanks for your assistance with this and if you have any issues opening the attachment please contact me.

Regards
Chris
0400343181



Application for Rate Relief/Assistance Scheme Community and Sporting Organisations

In order to be eligible you should be an organisation which has limited income principally drawn from member subscription and participation fees.

To be read in conjunction with Rates and Charges Relief Policy.

Name of Organisation	Queanbeyan & District Basketball Association
Property Address	1/4 Southbar Road Karabar NSW 2620
Contact Person	Chris Kalos
Telephone	0400343181
Rate Assessment Number	1644806

Please provide a brief description of the organisation:

The Queanbeyan and District Basketball Association is a nonprofit organisation setup to foster and promote basketball at all levels in the Queanbeyan and surrounding areas. We rely on a large volunteer input to run the association, keeping costs to a minimum and allowing us to provide a low cost sporting opportunity to the Queanbeyan and surrounding community. Any revenue generated is solely used to offset the costs of running basketball and for the upkeep of the stadium.

How does your organisation benefit the Queanbeyan-Palerang Regional Council community?

Our association provides Queanbeyan with an indoor all weather purpose built sporting facility, providing a outlet for the members of the community and in particular the youth of the city to play basketball and other sports. In addition the facility is available to the public and many of the schools in Queanbeyan make use of the facility as well as some community groups. The facility has also been used by a local organisation as a venue for school holiday programs, gymnastics displays and at times a seniors fitness program. The association has in the past used the venue for and helped to organise and run a basketball program, targeted at disadvantaged youth in Queanbeyan. A half court outdoor basketball court is available to the community and public at no cost. The association has provided Queanbeyan residents with the opportunity to participate in the sport of basketball locally for some 40 years.

Why should Council provide an ex gratia payment towards rates for your organisation?

The Basketball association provides the community with a purpose built indoor sports facility alleviating the need for Council to provide the capital infrastructure and associated ongoing costs of maintaining such a facility. There are limited or no areas that council currently provides that could be used to run a basketball competition. Areas currently provided by council lack amenities (Ross road courts) or are only half courts and are unsuitable for running competitions. A significant portion of the property (approx 40%) was leased to council for a peppercorn rent (\$0 per annum). This area is used by the community (outdoor half court basketball court) and as overflow parking for the immediate area (netball courts & adjacent oval).

Signature

Date

28 May 2017

256 Crawford Street, Queanbeyan, PO Box 90 Queanbeyan NSW 2620, Tel 02 6285 6000, Fax 02 6285 6666
E-mail council@qprc.nsw.gov.au Internet www.qprc.nsw.gov.au ABN 95 933 070 982