



Planning and Strategy Committee of the Whole

8 March 2017

**UNDER SEPARATE COVER
ATTACHMENTS**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
PLANNING AND STRATEGY COMMITTEE OF THE WHOLE**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 MARCH 2017

ITEM 4.1	DEVELOPMENT APPLICATION 165-2016 - DEMOLITION OF AN EXISTING HALL AND ERECTION OF 12 X TWO STOREY TOWNHOUSES - 7 CAMERON ROAD, QUEANBEYAN
ATTACHMENT 1	PSC - 8 MARCH 2017 - DA 165-2016 - ATTACHMENT SECTION 79C(1) TABLE - 7 CAMERON ROAD

4.1 Development Application 165-2016 - Demolition of an existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan
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Cameron Road (Continued)

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 165-2016**.

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)
<i>State Environmental Planning Policy No 55 - Remediation of Land</i>	
<p>Clause 7(1) prescribes that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.</p> <p>The site is located within an existing residential area. The land is not identified as contaminated land in the QCC Contaminated Sites Register. As per the submitted Statement of Environmental Effects (SEE), the site was used as a church and community facility by the Polish Community. There are no records of the site being previously used for any potentially contaminating purposes.</p>	Yes
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	
<p>Under this policy, a BASIX certificate must be obtained, and this certificate must be consistent with the plans submitted. A BASIX Certificate was submitted that includes measures that will achieve the required energy and water efficiency targets. The information provided within the submitted certificate and the plans are consistent, therefore, compliance with this SEPP has been achieved.</p>	Yes
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	
<p>The provisions of this Policy have been considered in the assessment of the application. The site is not located in or adjacent to road corridor nor does it have a frontage to a classified road. The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation.</p> <p>No ground penetrating work is proposed within 2m of any underground electricity services. However the development is proposed within 5m of an overhead powerline and an electricity pole is proposed to be removed and relocated to accommodate the access to the site from Cameron Road. The application was</p>	Yes - Note

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SEPP COMMENTS	COMPLIES (Yes/No)
<p>referred to Essential Energy for comment. Strictly based on the documents submitted, Essential Energy has raised no objection to the proposal provided;</p> <ol style="list-style-type: none"> <i>If the proposal changes Essential Energy would need to be informed for further comment;</i> <i>Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property are complies with;</i> <i>The customer/applicant engages a Level 3 Accredited Service Provider who will guide them through the process of relocating the existing power pole, including seeking additional consent from Essential Energy; and</i> <i>The customer/applicant covers all costs in connection with the relocation of the existing power pole.</i> <p>Essential Energy advised that any activities within the location of the existing electricity infrastructure must be undertaken in accordance with the latest industry guideline currently known as <i>ISSC 20 Guidelines of the Management of Activities within Electricity Easement and Close to Infrastructure</i>. Also it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities.</p> <p>A note will be placed at the end of the consent to require the applicant to contact Essential Energy regarding the removal and relocation of the electricity pole.</p>	

Local Environmental Plans

The proposed development has been assessed in accordance with the relevant requirements of the *Queanbeyan Local Environmental Plan 2012* and no relevant draft LEPs apply to the land. A summary is provided as follows:

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 Preliminary	
Clause 1.2 Aims of Plan	
<p>The relevant aims of the Plan to the proposed development are as follows:</p> <ol style="list-style-type: none"> <i>to facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles;</i> <i>to provide for a diversity of housing throughout Queanbeyan;</i> <i>to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community;</i> 	Yes

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>d) to recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek;</p> <p>e) to protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra; and</p> <p>f) to maintain the unique identity and country character of Queanbeyan.</p> <p>The proposed development is considered to be generally consistent with the relevant aims of the QLEP 2012. The proposed development will provide multi dwelling housing within Queanbeyan therefore further increasing housing diversity within Queanbeyan.</p>	
Clause 1.4 Definitions	
<p>The proposed development is defined as <i>multi dwelling housing</i> which means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p> <p>Multi dwelling housing is permissible in R3 Medium Density Residential zone with development consent.</p>	Yes
Clause 1.9A Suspension of Covenants, Agreements and Instruments	
No covenants, agreements and instruments restricting the development have been identified.	Yes
Part 2 Permitted or Prohibited Development	
Clause 2.1 Land Use Zones	
The subject site is zoned R3 Medium Density Residential. Multi dwelling housing is permissible in R3 Medium Density Residential zone with development consent.	Yes
Clause 2.3 Zone Objectives and Land Use Tables	
<p>The objectives of the zone are:</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To encourage development that considers the medium density amenity of existing and future residents. <p>It is considered that the proposed development generally satisfies the objectives of the zone, as it will add to the variety of housing types, considers the amenity of existing and future residents and meets the housing needs of the community within a medium density residential environment.</p>	Yes

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Clause 2.6 Subdivision – Consent requirements	
<p>(1) <i>Land to which this Plan applies may be subdivided, but only with development consent.</i></p> <p>The proposal includes consolidation of four lots and the strata subdivision of the 12 multi dwelling houses. Subdivision is permissible on the subject site, as this plan applies. As subdivision has been included within this application, the development consent for the subdivision will form part of the approval.</p> <p>The consolidation of the four lots is not a form of subdivision as specified under section 4B- Subdivision of Land of the Environmental Planning and Assessment Act 1979.</p>	Yes
Clause 2.7 Demolition requires development consent	
<p>The proposal does involve demolition of an existing structure(s) on site. A recommended consent condition requires all demolition works to be carried out within the allotment boundaries and in accordance with appropriate professional standards.</p>	Yes with conditions
Part 4 Principal Development Standards	
Clause 4.1 Minimum subdivision lot size	
<p>The minimum lot size for this land is 600m². This proposal is for consolidation of four lots of 942.2m², 897.9m², 255.7m² and 479.3m², once consolidated it will then be strata subdivided. The minimum lot size is not applicable to this form of subdivision.</p>	Yes
Clause 4.1B Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat building	
<p>QLEP requires a minimum lot size of 750m² for multi dwelling housing within Zone R3 Medium Density Residential. The site has an area of 2575.1m² once consolidated. The proposal complies with the minimum lot size for multi dwelling housing.</p> <p>The consolidation of the two lots will be required as part of the conditions of development consent.</p>	Yes with condition
Clause 4.3 Height of buildings	
<p>The maximum building height permitted on the subject site is 8.5m. The proposal is for a two storey development with a maximum height of 7.2m. The proposal complies with LEP.</p>	Yes
Clause 4.4 Floor space ratio	
<p>This clause does not apply to the proposed development as the site is not identified on the FSR Map.</p>	NA

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Part 5 Miscellaneous Provisions	
Clause 5.9 Preservation of trees or vegetation	
<p>This clause requires that development consent is obtained for the removal of trees and/or vegetation as prescribed in the Queanbeyan Development Control Plan (QDCP) 2012. The proposal involves the removal of small trees and shrubs in the backyard and front yard to accommodate the proposed development. They are not considered significant to warrant retention.</p> <p>The submitted landscape plan provides for the planting of several small trees and shrubs.</p>	Yes
Clause 5.10 Heritage conservation	
<p>Under Clause 5.10, Council must consider the effect of the proposed development on the heritage significance of the heritage item.</p> <p>The site is not listed as a heritage item nor is it situated within a heritage conservation area. The site is located in the vicinity of a heritage item at No. 19-41 Farrer Place, the Queanbeyan Showground. The proposal was referred to Council's Heritage Advisor for comment. Heritage Advisor advised that the final design is consistent with the design suggested and has resulted in a building that is of an acceptable scale, uses an appropriate complexity of form and utilises a variety of materials that to an extent reflect materials to be found in the showground buildings and structures. Heritage Advisors concluded that this is an acceptable buildings for its location and is unlikely to have an adverse impact on the showground's heritage value. A Statement of Heritage Impact dated September 2016 has been submitted with the application. It concludes that the proposed development has not adverse impact on the heritage significance or values of the showground.</p>	Yes
Clause 5.11 Bush fire hazard reduction	
This clause is not considered relevant to the proposed development as the site is not located in bushfire prone and the application does not involve any bush fire hazard reduction works.	NA
Part 7 Additional Local Provisions	
Clause 7.1 Earthworks	
Earthworks associated with the development are proposed and form part of this application. The site is relatively flat. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction.	Yes with condition
Clause 7.2 Flood Planning	
This clause is not considered relevant to the proposed development as the site is not identified as "Flood planning area" on the Flood Planning Map.	NA

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Clause 7.3 Terrestrial biodiversity	
This clause is not considered relevant to the proposed development as the site is not identified as "Biodiversity" on the Terrestrial Biodiversity Map.	NA
Clause 7.4 Riparian land and watercourses	
This clause is not considered relevant to the proposed development as the site is not identified as "Watercourse" on the Riparian Land and Watercourses Map".	NA
Clause 7.5 Scenic protection	
This clause is not considered relevant to the proposed development as the site is not identified as "Scenic Protection Area" on the Scenic Protection Map.	NA
Clause 7.6 Airspace operations	
The proposed development will not penetrate the Obstacle Limitations Surface Map for the Canberra Airport. Therefore the application was not required to be referred to the relevant Commonwealth body for comment.	NA
Clause 7.7 Development in areas subject to aircraft noise	
This clause is not considered relevant to the proposed development as the site is not located near the Canberra Airport or within an ANEF contour of 20 or greater.	NA
Clause 7.8 Active street frontages	
This clause is not considered relevant to the proposed development as the site is not identified as "Active street frontage" on the Active Street Frontages Map".	NA
Clause 7.9 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) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access. <p>Council's Development Engineer has assessed the proposed development and confirmed that adequate services are available or can be made available to the proposed development as follows:</p> <p><u>Water:</u></p> <p>Water meter sizing to be determined by Hydraulics engineer subject to review by Council. Should be equivalent of ET's calculated.</p>	Yes with conditions

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p><u>Sewer:</u></p> <p><i>Applicant has been advised that achieving adequate cover and sewer fall may be problematic at the site. Comments provided pertaining to sewer fall are noted. Increase in floor levels of units will assist in providing fall, though cover over sewer main running below pavement areas may still be an issue without raising pavement levels. Must be assessed following detail design at CC stage.</i></p> <p><u>Stormwater:</u></p> <p><i>Previous comments relating to creation of a stormwater easement and extending footings adjacent to the stormwater main below the zone of influence remain appropriate.</i></p> <p><i>The proposed building envelope is shown to be set back 2.25m from the indicated centreline of the reinforced concrete pipe. A Stormwater easement will need to be created as part of the development. Requirement for a 4.6m easement has previously been highlighted to the applicant during DCR, a 4.5m easement appears to be indicated and is considered satisfactory. As a minimum footings must be designed such that they extend below the zone of influence of the easement and are a minimum of 1.5m off each side of the main. Footings for the structures must be designed to support the building without lateral support so as to allow the main to be excavated. Development Adjacent to Water, Sewer and Stormwater mains policy (2011).</i></p> <p><i>Design detail for stormwater main to be provided at prior to issue of construction certificate.</i></p> <p><u>Traffic and Parking:</u></p> <p><i>Each of the 12 units comprise 2 parking spaces each. Units 1 – 6 and 12 incorporate a double garage with dimensions 5.8x5.6m, whilst Units 7– 11 have single garages 3.1x5.8m except unit 11 which has a single garage 3.0x6.1m. Units with single garages have an additional parking space either at the northern end (Units 7 and 8) of the site or the western end (Units 9 – 11) of the site. 3 visitor parking spaces are provided at the western end of the site (1 space per 4 dwellings/units).</i></p> <p><u>Access:</u></p> <p><i>Numerous access issues primarily regarding apron/aisle widths have been identified throughout the assessment process (refer to previous referrals) which have been reviewed and revised to arrive at the current iteration submitted. Whilst the side clearance to adjacent structures are not ideal the current submission is considered satisfactory in that it has been demonstrated that access into and out of all garages and parking spaces can be undertaken in a single movement, and there is sufficient area for vehicles to pass or enable passing opportunities within the development.</i></p>	

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Clause 7.10 Development near Cooma Road Quarry	
This clause is not considered relevant to the proposed development as the site is not identified as "Buffer Area" on the Quarry Buffer Area Map".	NA
Clause 7.11 Development near HMAS Harman	
This clause is not considered relevant to the proposed development as the site is not located within 2 kilometres of HMAS Harman or within Zone IN1 General Industrial or Zone IN2 Light Industrial.	NA

Development Control Plan

The Queanbeyan Development Control Plan (DCP) 2012 applies to the development and a summary of the relevant provisions is provided in the following table.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)			
Part 1 About This Development Control Plan				
1.8 Public Notification Of A Development Application The development application was advertised in the Queanbeyan Age on 10 June 2016 and in the Chronical on 31 May 2016. The proposal was also notified to adjoining owners and two submissions were received. The submitters have raised no objection to the proposal. Refer to the community consultation section of the Staff Report for consideration of the relevant issues raised in the submissions.	Complies			
Part 2 All Zones				
2.2 Car Parking The DCP aims to provide on-site car parking to cater for the increased demand brought about by the development of the site and the provision of car parking which is functional, safe and attractive. Car parking is required to be provided for multi dwelling houses on the following basis:	Complies subject to conditions			
<table border="1"> <thead> <tr> <th>Land use</th><th>Parking Requirement</th></tr> </thead> <tbody> <tr> <td>Multi-dwelling housing and residential flat buildings and shop top housing</td><td> <u>1 space per 1 bedroom and with a Gross Floor Area (GF of not more than 60m² of GFA</u> <u>2 spaces per dwelling for all other dwellings up to 4 bedrooms</u> <u>Visitor Parking: 1 space per 4 dwellings</u> </td></tr> </tbody> </table>		Land use	Parking Requirement	Multi-dwelling housing and residential flat buildings and shop top housing
Land use	Parking Requirement			
Multi-dwelling housing and residential flat buildings and shop top housing	<u>1 space per 1 bedroom and with a Gross Floor Area (GF of not more than 60m² of GFA</u> <u>2 spaces per dwelling for all other dwellings up to 4 bedrooms</u> <u>Visitor Parking: 1 space per 4 dwellings</u>			

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)		
<p>The proposal results in 6 x 2 bedroom dwellings and 6 x 3 Bedroom dwellings on site. This generates a requirement for a total of 27 parking spaces including 3 visitor spaces. A total of 27 car spaces have been provided, a double garage for Units 1 – 6 and Unit 12, a single garage and an uncovered parking space for Units 7 – 11. 3 uncovered on-site visitor parking spaces and one turning bay are provided within the common property, compliance achieved.</p> <p>Disabled car parking</p> <p>Disabled car parking is required to be provided at the following rate:</p> <table border="1" data-bbox="92 539 876 708"> <tr> <td data-bbox="92 539 486 708"> Residential Dual Occupancy Multi Dwelling Housing Residential Flat Building Shop Top Housing </td><td data-bbox="486 539 876 708"> Parking provision shall be provided at a rate of not less than one disabled space per disability unit in accordance with Australian Standard 2890.1 and Part D3.5 of the Building of Australia (BCA), either located in a basement having provision of lift access to the disabled unit or otherwise located on ground level </td></tr> </table> <p>Units 1 and 5 have been nominated as adaptable units. The parking for both units are proposed to be within the double garage. To facilitate the disabled space, the double garage has provided a 6.2m width as shown on the floor plan. This width allows for a 3.8m wide disabled space and an additional 2.4m space. This width complies with the AS 2890.1. The disabled parking therefore complies with the requirements of this clause.</p> <p>An area adjacent to Unit 4 has been allocated for bicycle parking facility on site. The proposed garages and private open space also capable to accommodate individual bicycle.</p> <p>The application has been referred to Councils Development Engineer who has found the parking arrangements including access and manoeuvring areas to be satisfactory in this instance. There is no significant traffic impact from the proposed development to surrounding roads and intersections. The Development Engineer raises no objection to the proposal subject to recommended consent conditions to be imposed.</p>	Residential Dual Occupancy Multi Dwelling Housing Residential Flat Building Shop Top Housing	Parking provision shall be provided at a rate of not less than one disabled space per disability unit in accordance with Australian Standard 2890.1 and Part D3.5 of the Building of Australia (BCA), either located in a basement having provision of lift access to the disabled unit or otherwise located on ground level	
Residential Dual Occupancy Multi Dwelling Housing Residential Flat Building Shop Top Housing	Parking provision shall be provided at a rate of not less than one disabled space per disability unit in accordance with Australian Standard 2890.1 and Part D3.5 of the Building of Australia (BCA), either located in a basement having provision of lift access to the disabled unit or otherwise located on ground level		
<p>2.3 Environmental Management</p> <p>A BASIX certificate has been submitted and the relevant commitments shown on the submitted plans. The proposed development will not result in any significant environmental impacts.</p> <p>Cameron Road is not a major road and there is no bus stop situated in front of the subject site. It is not considered that the units will be affected by noise from Cameron Road. However the subject site is located opposite a Queanbeyan Showground. Units 1-4 have a bedroom that facing this showground. Noise attenuation measures such as thickened glass/double</p>	<p>Complies subject to conditions</p>		

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>glazing windows are required to be provided to reduce the acoustic impacts on these units' bedroom in ground and upper level facing Showground. A condition of consent will be imposed (if granted) requiring all bedroom windows of Units 1-4, facing the Showground to be constructed of thick glass/double glazing to minimise the noise impact. The 21m separation between the subject site and showground will minimise the external noise from the showground.</p> <p>Domestic waste collection services are available for future residents. A shared waste storage of sufficient size to accommodate waste generated by the development has been provided on site and is easily accessible to dwelling occupants and waste contractor. It is not visibly obstructive from the street and is compatible with the design of the buildings on site.</p>	
<p>2.4 Contaminated Land Management Refer to SEPP 55 assessment.</p>	Complies
<p>2.5 Flood Management The subject site is not within a flood prone area.</p>	NA
<p>2.6 Landscaping A category 2 landscaping plan prepared by Council's accredited landscape consultant was required to be submitted with the application.</p> <p>The applicant has supplied a Category 2 landscape plan prepared by Strahinja Nikolic of Land Architecture Pty Ltd, who is included on Council's list of accredited landscape consultants.</p> <p>It includes the provision of a variety of plantings and surface treatments. The proposed landscaping is considered to be appropriate and will make a positive contribution to the natural environment of the streetscape. It is therefore considered satisfactory with respect to DCP.</p>	Complies
<p>2.7 Soil, Water and Vegetation Management Plan (SWVM Plans) Standard conditions relating to site management will be imposed should development consent be granted.</p>	Condition
<p>2.8 Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land.</p>	NA
<p>2.9 Safe Design The proposed development is not expected to have any significant negative impact with respect to crime prevention through environmental design considerations. Dwellings design should achieve effective natural surveillance, access definition, territorial reinforcement and defensible space thought appropriate design of landscaping, entrances, lighting, building identification, security and fencing.</p>	Complies subject to conditions

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>The proposal was referred to the NSW Police for comment. NSW Police advised that the development has been identified as <u>Moderate-crime risk</u>. Refer to comments from the NSW Police later in this Report.</p> <p>The entrance of all dwellings is visible from the street and internal driveway and clearly defined. Dwellings and communal area have been designed to provide a sense of ownership. The proposed development particularly Units 1 - 4 provides casual surveillance to the street from the living area and front private open space. It is considered that the proposed landscaping will not obstruct casual surveillance or allow intruders to hide. There are no large blank walls proposed where graffiti is likely to be a problem.</p> <p>The buildings have been designed to address the street and provide surveillance to the street from living room areas.</p> <p>A condition of consent will be imposed requiring the dwellings to be clearly identified by a street number. Standard conditions will be imposed to any consent granted to ensure that external lighting is installed to Australian Standards and does not produce areas of glare and/or dark shadows.</p>	
<p>2.11 Height of Buildings</p> <p>The proposed development complies with the maximum height prescribed for the site in Clause 4.3 of the QLEP 2012 – see previous discussion in this assessment.</p>	Complies
<p>2.13 Preservation of Trees and Vegetation</p> <p>The proposal involves the removal of small trees and shrubs in the backyard and front yard to accommodate the proposed development. They are not considered significant to warrant retention.</p> <p>The submitted landscape plan provides for the planting of several small trees and shrubs.</p>	Complies
<p>Part 3C Dual Occupancy, Multiple Dwelling Housing and Residential Flat Building. Assessment of Design Elements</p>	
<p>3.6.1 - Design</p> <p>The proposal generally satisfies the provisions of this clause. The design incorporates elements to break up the appearance of the roof and façade. Varying external colours and finishes are proposed, including face brick Boral Blue Steel Flash & Boral Blackheath and partially rendered walls with timber feature cladding, Colorbond Ironstone colour roof and garage doors and Pearl Silver Powdercoated metal windows frames with clear glass. The modern style two storey townhouse development as proposed is not inconsistent with the mixed character of the locality and is compatible with its desired character. It is considered that the proposal will not detract from the existing streetscape.</p> <p>The DCP requires the building to address the street and provide surveillance to the street from living room areas. The proposal complies with this requirement in terms of Units 1-4 addressing the street as the main entrance of those 4 units are facing</p>	Yes

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>the street (Cameron Road) and provide direct surveillance from the living room area and front courtyard. The entrance of Units 5-12 is visible from the internal driveway.</p> <p>The front courtyard walls are considered complement the streetscape and is integrated into the design of the existing building. Landscaping will be provided in front of the courtyard walls, on the street side to reduce the bulk and scale of the wall and buildings on site.</p> <p>The DCP also restricts the total length of the buildings should not exceed 45m. The proposal complies with this requirement by dividing the units into three buildings, building 1 contains Units 1-4, building 2 contains Units 5-10 and building 3 contains Units 11 and 12. The total length of building 1 facing Cameron Road is approximately 29m, building 2 is 37.5m and building 3 is 18m. The division of the units is well proportioned and balanced and also provides a recessed first floor with a mixed use of materials. These design aspects avoids a monotonous and single plane façade to Cameron Road.</p> <p>Porches are located in front of all unit entrances with an awning/hoods over the entrances, this is consistent with the requirements of this clause as it clearly defines the entry to the units. Units 6-9 have been provided with a see-through entry gate with intercom to enhance the entrances. Eaves have also been included within the roofline, which will shade the windows but still allow a large proportion of light into the northern/southern windows. All side/rear walls are well articulated.</p> <p>The roofline is not continuous, consists of hip and gabled roof form, which is consistent with the hip and gabled roofs forms seen along Cameron Road and surrounding areas. This roofline is articulated in the form of stepping and varying pitches, that adds complexity and interest to the roof line. The roof materials are proposed to be Colorbond which is consistent with the existing materials within the streetscape.</p> <p>The proposed driveway is situated along the length of the southern fence and between the proposed buildings 1 and 2. To avoid a gun barrel effect the driveway parallel to the southern fence (visible from the street) has incorporated curves, stencilling and landscaping to soften the appearance of the driveway. Treatment such as stencilling has been provided within the driveway between buildings 1 and 2 to break up the expanse of the concrete. It is screened from public view. The proposal complies with this requirement.</p> <p>The subject site is relatively flat. The proposal involves a minor cut and fill to accommodate the built form which is below 1.5m, therefore the proposed cut is not considered excessive. As such does not require to be a split level construction.</p> <p>A total of 27 car spaces have been provided on site, a double garage for Units 1 – 6 and Unit 12, a single garage and an uncovered parking space for Units 7 - 11 and 3 uncovered on-site visitor parking spaces. The garages are not facing the street elevations of Cameron Road. The garages doors face internally into the site. The proposed garages do not visually dominating the streetscape.</p>	

4.1 Development Application 165-2016 - Demolition of an existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan
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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)									
A shared waste storage of sufficient size to accommodate waste generated by the development has been provided on site and is easily accessible to dwelling occupants and waste contractor. It is not visibly obstructive from the street and is compatible with the design of the buildings on site.										
3.6.2 - Site Size and Density The proposed development complies with <i>clause 4.1B of the QLEP 2012</i> which requires the site to have a minimum area of 750m ² , for the multi dwelling housing within an R3 Medium Density zone. The site has a combined area of 2575.1m ² once consolidated. The proposal also complies with the minimum width at building line as shown on the table below as it has a minimum frontage of 31.5m.										
<table><tr><th>Dwelling Type</th><th>Minimum Width at Building Line</th><th>Minimum Area (as per QLEP 2012)</th></tr><tr><td>Multi Dwelling Housing</td><td>18 metres</td><td>750m²</td></tr><tr><td>Residential Flat Buildings</td><td>24 metres</td><td>1000m²</td></tr></table>	Dwelling Type	Minimum Width at Building Line	Minimum Area (as per QLEP 2012)	Multi Dwelling Housing	18 metres	750m ²	Residential Flat Buildings	24 metres	1000m ²	
Dwelling Type	Minimum Width at Building Line	Minimum Area (as per QLEP 2012)								
Multi Dwelling Housing	18 metres	750m ²								
Residential Flat Buildings	24 metres	1000m ²								
The site is not located within a Precinct. The proposal is for the erection of 12 townhouses comprising of 6 x 2 bedrooms unit and 6 x 3 bedrooms unit. The following minimum site areas for each dwelling are required. A minimum of 180m ² per two bedroom dwelling and 248m ² site area per three bedroom dwelling applies and results in the subject proposal requiring a total site area of at least 2568m ² . The total land area is 2575.1m ² once consolidated, so the proposal complies with the maximum site density provision as shown in the table below. The proposal complies with the on-site parking and POS areas requirements.	Yes									
The proposed rumpus room within upper level of Units 1, 2, 3, 5, 6 and 11 does not included in the site density calculation as it does not capable to be converted into another bedroom given its configuration, location and internal wall feature such as 1m high wall/balustrade.										
Site coverage must not exceed 40% of the site area. The proposal complies with this requirement by having site coverage of 39.7%.										

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS								COMPLIES (Yes/No)	
Dwelling Size	Minimum Site Area per Dwelling								
	Precincts 1, 3, 4 and B3 and B4 zones not specified within a Precinct*				Precincts 2, 5, 6, 7, 8 and R3 zones not specified within a Precinct*				
	Medium Density Lot Width		High Density Lot Width		Medium Density Lot Width		High Density Lot Width		
	<18m	>18m	<24m	>24m	<18m	>18m	<24m	>24m	
	80m ²	65m ²	80m ²	65m ²	165m ²	128m ²	165m ²	128m ²	
1 Bedroom	80m ²	65m ²	80m ²	65m ²	165m ²	128m ²	165m ²	128m ²	
2 Bedroom	115m ²	90m ²	115m ²	90m ²	215m ²	180m ²	215m ²	180m ²	
3 Bedroom	160m ²	125m ²	160m ²	125m ²	300m ²	248m ²	300m ²	248m ²	
4 Bedroom	215m ²	165m ²	215m ²	165m ²	420m ²	330m ²	420m ²	330m ²	
*Refer to Development Precinct Plan in Figure 1									
3.6.3 - Setbacks									
<p>DCP requires a minimum front boundary setback of 6.0m for the first 2 storeys (building height up to 8.5m) and 7.5m for 2 or more storey (building height 8.5m-14m). It also requires ground floor side and rear setbacks of at least 3.0m and upper floor side and rear setbacks of at least 3.5m. Also the DCP requires a minimum 6m setback between new buildings on a development site. Additionally it states that the only projections permitted in the setback areas are roof eaves and sunhoods by a maximum of 600mm.</p> <p>The proposal is for 2 storey buildings with maximum building height of 7.2m. Therefore a 6m front setback applies. The minimum front setback to the ground floor and upper level of building 1 is 7m and therefore comply with the requirements of this clause.</p> <p>The proposal involves minor building encroachments into the side/rear setbacks of the ground floor and upper floor of Units 1, 5, 11 and 12. As shown on the ground floor plan, the encroachments involve a small corner of the stairs, bathroom, kitchen and lounge room and bedroom within Units 1 and 5. The encroachments are approximately 345mm – 600mm wide. The encroachments of the upper level into the side/rear setbacks are from a 600mm wide small corner of a stairwell inside Unit 1 and a small corner of a bedroom in Unit 5 and Unit 12 as shown in the first floor plan. Some encroachments resulted in the roof eaves project more than 600mm into the prescribed setback.</p> <p>The applicant has submitted a variation request, stating that;</p> <p><i>"The side setback encroachments to ground and first floors are highlighted on the site plan. The areas total 8m² on ground and 0.3m² on the first floors. The encroachments are mainly by product of the irregularly shaped block and for all intents and purposes too small to affect the adjoining log cabin accommodation site, the streetscape, landscaped opportunity nor sunlight or privacy. To cut 45 degree</i></p>									Minor variation to side and rear setbacks


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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p><i>angles in rooms would alleviate these minor angled encroachments to the detriment of the amenity of the residents functional spaces which given none of the objectives nor performance criteria seem to be impeded seemed unnecessary".</i></p> <p>Variations to the side and rear setbacks are supported for the following reasons:</p> <ul style="list-style-type: none"> a) The proposed encroachments resulted from the irregular shape block. The proposed variations are considered to be minor, especially when viewed in the context of the entire Cameron Road streetscape. The variations are not considered to reflect an overdevelopment of the site and can be supported in this instance. b) They will not reduce the architectural quality of the units or landscape areas. c) The impact on the amenity of the residents and existing streetscape is considered minimal. d) Minor encroachments will not adversely impact on adjoining properties by way of privacy, access to natural sunlight or overshadowing, nor will it adversely affect the amenity of the locality. <p>The proposal incorporates modulated buildings elements in the form of articulated sections, modulation in the roof heights and pitches and incorporates transitional setbacks from the ground floor to the first floor from the side, rear and front setbacks which will reduce the bulk and scale of the buildings.</p> <p>The proposed 6.3m separation between ground floor level of building 1 (Units 1-4) and building 2 (Units 5-10) and 6m separation between ground floor level of building 2 and building 3 (Units 11 & 12) complies or exceeds the minimum 6m requirements of separation between buildings specified within this clause. More than 6m separation between upper floor levels of all 3 buildings is provided which complies with the requirements for separation between buildings under this clause.</p>	
<p>3.6.4 - Height</p> <p>The height of the proposed units is 7.2m at the maximum and is compliant with the heights specified within clause 4.3 Maximum Building Heights of the QLEP 2012.</p>	Yes
<p>3.6.5 - Solar Access</p> <p>The proposal is for a two storey development, as such hourly shadow diagrams for the 21st June between the hours of 9am and 3pm have been submitted for the proposal. The shadow diagrams for the proposed development illustrate the impact of the proposed development on neighbouring properties and the amount of solar access the private open space and habitable rooms within the development will receive.</p> <p>The subject site is located opposite the Queanbeyan Showground. The development will not overshadow any part of the Showground as Cameron Road provides adequate separation between both sites.</p> <p>The southern neighbour (15 Cameron Road) consists of a single storey dwelling house, with private open space and habitable rooms orientated to the north. The shadow diagrams illustrate that the dwelling house will be partially overshadowed by the proposed development at 3pm on the 21st of June and majority of the POS</p>	<p>Variation – Unit 10 POS receive less than 3 hours sunlight and the use of skylight windows instead of normal window - Supported</p>

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS		COMPLIES (Yes/No)
<p>will receive more than 3 hours sunlight on the 21st of June. The dwelling house will receive 5 hours of solar access to the living area “habitable room” windows, which is more than compliant with the 3 hours minimum specified.</p> <p>The proposal does not have impact on adjoining properties at No.43 Canberra Avenue (northern side), No. 2 Broughton Place (south-western side) or No. 7 Brook Street (southern side) in terms of solar access.</p> <p>The proposed private open space and at least one habitable room of all units have a northerly, north-easterly or north-westerly orientation and will receive more than 3 hours natural sunlight as shown on the table below except Unit 10 will receive only 2 hours natural sunlight to the POS on 21st June, overshadowed by Unit 11. This is a variation to the DCP and is supported for the following reasons;</p> <p>a) Only one POS within the development will receive less than 3 hours direct sunlight. This results in 90% of POS areas within the development site meet the 3 hours solar access provision which exceeds the 80% requirement under this clause.</p> <p>b) The shadow impacts cause by Unit 11 within the development. The site constraints such as orientation and irregular shape of the site reduce the potential of the development to fully comply with this requirement.</p> <p>c) The proposed POS complies with the minimum area and dimension requirements under the DCP. Regardless the lack of sunlight on 21st June, the POS is still usable, accessible and functional for residents and still can be used as an extension to living area to meet their recreation need for maximum year round use.</p>		
Units	Solar access- to POS hrs	Solar access- to main living room (ground floor) hrs
1	6 hours	4 hours (northern windows)
2	4.5 hours	4 hours (northern windows)
3	4 hours	4 hours (northern windows)
4	4.5 hours	4 hours (northern windows)
5	6 hours	6 hours (northern windows)
6	3.5 hours	3 hours (skylight windows)
7	3.5 hours	3 hours (skylight windows)
8	3.5 hours.	4 hours (skylight windows)
9	3 hours	4 hours (skylight windows)
10	2 hour to 50% of the POS	4 hours (skylight windows)
11	5 hours	5 hours (northern windows)
12	6 hours	6 hours (northern windows)
<p>This clause also states that buildings should be designed to allow north facing windows to living areas to receive a minimum of 3 hours direct sunlight. As shown on the table above, Units 6-10 rely on the skylight window (refer to photo below) to receive direct sunlight to the living area in the ground floor and they comply with the solar access requirement. However this is a variation to this clause and is supported for the following reasons:</p>		

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>a) All units 6-10 will receive 3 – 4 hours natural sunlight from the skylight windows which comply with or exceed the minimum 3 hours requirements mentioned in this DCP.</p> <p>b) The skylight will not impact on the amenity and privacy of the residents. Most windows require privacy screens such as thick curtain or blinds which will reduce access to natural sunlight. However the skylight window does not require screening as it located on the roof, thus will receive maximum sunlight. Also some landscaping and fencing on site will impact on the solar access to windows. These elements will not impact on the solar access through skylight windows.</p> 	
<p>3.6.6 - Open Space</p> <p>This clause states that each unit must be provided with a usable, functional and accessible principal private open space (PPOS) that includes the following:</p> <ul style="list-style-type: none"> • one part with an area of 25m², • a minimum dimension of 4m, • directly accessible from a living area of the dwelling, and • with a northerly aspect. <p>All proposed PPOS areas are located at the ground level and situated behind the building line to the main street frontage except for Units 1-4 which are provided with courtyard areas in front of the building facing Cameron Road. Based on the table below, all PPOS meet the minimum size requirement, have a minimum dimension of 4m and are directly accessible from a living room of the units and act as an extension to the living area. The proposed private open space areas have a northerly, north-easterly or north-westerly orientation and all POS received 3 hours</p>	<p>Yes</p>

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS		COMPLIES (Yes/No)																										
<p>or more sunlight on 21st June except POS of Unit 10 which has been addressed under Clause 3.6.5 above. They are of dimensions to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying facilities. The grade does not exceed 1:14 as the site is relatively flat and each courtyard is provided paving, plantings and mulched garden beds.</p>																												
<table><tr><th>Unit</th><th>POS Area</th></tr><tr><td>1</td><td>30m²</td></tr><tr><td>2</td><td>32m²</td></tr><tr><td>3</td><td>30m²</td></tr><tr><td>4</td><td>26m²</td></tr><tr><td>5</td><td>25m²</td></tr><tr><td>6</td><td>26m²</td></tr><tr><td>7</td><td>26m²</td></tr><tr><td>8</td><td>26m²</td></tr><tr><td>9</td><td>25m²</td></tr><tr><td>10</td><td>25m²</td></tr><tr><td>11</td><td>25m²</td></tr><tr><td>12</td><td>91m²</td></tr></table>	Unit	POS Area	1	30m ²	2	32m ²	3	30m ²	4	26m ²	5	25m ²	6	26m ²	7	26m ²	8	26m ²	9	25m ²	10	25m ²	11	25m ²	12	91m ²		
Unit	POS Area																											
1	30m ²																											
2	32m ²																											
3	30m ²																											
4	26m ²																											
5	25m ²																											
6	26m ²																											
7	26m ²																											
8	26m ²																											
9	25m ²																											
10	25m ²																											
11	25m ²																											
12	91m ²																											
<p>As mentioned in this clause, courtyard walls are permitted in front of new unit developments subject to:</p> <ol style="list-style-type: none"><i>A 7m building setback for the development allowing for a 3m landscaped wall setback and 4m width courtyard behind the wall;</i><i>The wall is integrated into the design of the building using similar materials and is staggered and provided with open elements for surveillance, i.e., at least 50% of the area of the wall face. Open style palisade fencing is encouraged;</i><i>That a living area directly opens onto the courtyard;</i><i>That the courtyard does not encroach within designated common open space areas; and</i><i>That the courtyard has a northerly aspect.</i>																												
<p>Courtyard walls are proposed in front of Units 1 - 4 facing Cameron Road. The courtyard walls are setback 7m from the front boundary, allowing for a 3m landscaped wall setback and 4m width courtyard behind the walls. The courtyard walls are constructed of 1.6m high brick piers with vertical timber slats infills (50% transparency) on top of 600mm high brick base between each pier which are considered integrated into the design of the buildings. The staggering effects of the planter boxes in front of the courtyard walls will reduce the scale and bulk of the wall. All living areas are directly open onto the courtyard areas. There are no encroachment into the 3m designated common open space areas located in front of the courtyard walls or common driveway. All courtyard areas of Units 1-4 have a northerly, north-easterly or north-westerly aspect.</p>																												

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QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>Screening is also proposed to the private open space of Units 5-12 in the form of a new 1.8m high Colorbond fence to ensure their privacy is protected. No covered structures are proposed within any of the private open space areas for the 12 units.</p> <p><i>Combined Open Space</i></p> <p>The development is also required to have a minimum of 20% of the total site area set aside for open space (including areas of private open space) and 25% of this open space is to be a deep soil zone.</p> <p>Based on the landscape plan and Statement Of Environmental Effects (SEE), approximately 34% of the site will be combined open space, and the deep soil zones exceed the minimum 25% of this space.</p>	
<p><i>3.6.7 - Visual and Acoustic Privacy</i></p> <p><i>Visual Privacy</i></p> <p>The proposed development's design is considered to make adequate provision for the privacy of adjoining properties and all units on site. The proposed 6.3m separation between ground floor of building 1 (Units 1-4) and building 2 (Units 5-10) and 6m separation between ground floor of building 2 and building 3 (Units 11 & 12) complies or exceeds the minimum 6m requirements of separation between buildings specified within this clause.</p> <p>The proposed units, being of two storeys, have the potential to overlook the adjoining property and units on site. The main potential in this regard is for proposed upper storey windows of Units 1 and 5 to overlook single storey units at No. 43 Canberra Avenue (northern side), upper storey windows of Units 4 and 10 to overlook No. 15 Cameron Road (single storey dwelling house – southern side) windows in upper level of units 11 and 12 to overlook units at No. 2 Broughton Place (south-western side) and No. 7 Brook Street (southern side). Also two storey units have windows overlooking the private open space areas, driveway and the parking spaces at the rear of the site, assisting in providing passive surveillance of these areas. The proposed upper storey contains all bedrooms, rumpus rooms and bathrooms.</p> <p>Submitted plans indicate the proposed upper storey windows of Units 1 and 5 would be some 3.7m – 6m from the northern boundaries, 4.4m – 6.2m from upper storey window of units 4, 10 and 11 to the southern boundary and 7m – 7.3m from Unit 12 upper storey windows to south-western boundary which complies with or exceeds the minimum setbacks requirements. Part of the windows less than 1.7m above finished floor level in upper storey will be frosted as shown on the “first floor plan”. This will reduce the potential overlooking issues.</p> <p>As mentioned elsewhere in this report, Units 1 – 4 have been provided with private open space (POS) areas at the front of the units facing Cameron Road and POS areas for Units 5-12 are located at the rear. The rooms on the first floor of these</p>	<p>Yes subject to conditions</p>

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>units consist of bedrooms, bathrooms and rumpus rooms. All of these rooms have windows overlooking their own individual private open space, resulting in views from these windows to be oblique, therefore minimising any privacy impacts on the neighbouring private open space(s). Also some of the units are designed to have bathrooms/toilets facing the adjoining lots which will minimise the overlooking issues.</p> <p>Other design measures have also been incorporated to minimise privacy impacts on neighbouring private open space areas from first floor windows, these include more than 6m separation between upper floor levels of all 3 buildings, 1.8m high side and rear boundary fence and windows on the first floor flush within the elevations. This design prevents direct outlooks between habitable rooms, as it prevents any physical ability to view the neighbouring habitable windows.</p> <p>The proposed development also includes the erection of 1.8m high internal courtyard fence (excluding Units 1 -4) to protect the privacy and amenity of residents. Additionally it is not expected that the bedrooms and bathrooms in upper level would be frequently used as an extension of a living area. These suggest lesser potential for passive overlooking of adjoining properties and units on site.</p> <p><i>Acoustic Privacy</i></p> <p>Cameron Road is not a major road and there is no bus stop situated in front of the subject site. It is not considered that the units will be affected by noise from Cameron Road. However the subject site is located opposite a Queanbeyan Showground. Units 1-4 have a bedroom that facing this showground. Noise attenuation measures such as thickened glass/double glazing windows are required to be provided to reduce the acoustic impacts on these units' bedroom in ground and upper level facing Showground. A condition of consent will be imposed (if granted) requiring all bedroom windows of Units 1-4, facing the Showground to be constructed of thick glass/double glazing to minimise the noise impact. The 21m separation between the subject site and showground will minimise the external noise from the showground. Additionally, the 21m separation between the subject site and showground will minimise the external noise from the showground.</p> <p>The visitor parking spaces will be located more than 9m from Unit 12 bedroom 1 (upper floor) which is considered generous in comparison to minimum 3m distance prescribed in this clause.</p>	
<p><i>3.6.8 - Safety and Security</i></p> <p>The proposal has been designed to provide personal and property security for residents and visitors. All entries are located at ground level, are well defined via the awning/hoods above the entrances and are clearly visible. Entries of Units 1-4 are visible from Cameron Road and provide casual surveillance to the street from living room areas and front private open space. Entries of Units 5-12 are visible from the internal driveway. Proposed fencing and landscaping clearly defines the property boundary and areas of common space and private space.</p>	<p>Yes subject to conditions</p>

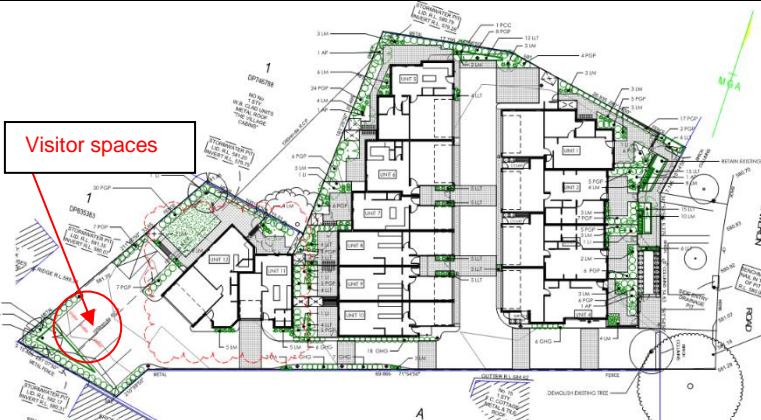
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QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>It is considered that the proposed landscaping within the development will not obstruct casual surveillance or allow intruders to hide. There are no large blank walls proposed where graffiti is likely to be a problem. Internally, the units will have a lounge room on the ground floor and rumpus room/bedroom on the first floor that will have an outlook of the private open space, communal driveway and parking within the development without compromise the privacy of residents.</p> <p>Under this clause, all entries shall be generally not setback more than 10m from the front street frontage and residents and visitors should be able to see into an entry foyer prior to entering. All entries for Units 1 - 4 within building 1 will be setback approximately 7m from the front boundary facing Cameron Road, while the other units facing the internal driveway will not achieve this setback to the street given the orientation of the buildings. As mentioned above, all entries are well defined and are easily visible when entering the internal driveway.</p> <p>The proposed development has been designed to minimise access between roofs, this has been achieved through an internal setback of 6m – 6.3m between 3 buildings and not proposing balconies on the first floor.</p> <p>No major pedestrian, cycle and vehicle thoroughfare areas are proposed as a part of the development. The proposal however is within the vicinity of pedestrian footpath along Cameron Road on the Showground side. The units along this frontage have been designed to provide casual surveillance to the footpath and Showground and have avoided creating blind corners within the design of the fencing. Front courtyard walls of Units 1-4 contains open elements to allow for passive surveillance of the street and the proposed landscaping does not allow for concealment opportunities.</p> <p>Condition of consent will be included requiring entries to dwellings, shaded areas and parking areas to be appropriately lit and the external lighting is installed to Australian Standards.</p>	
<p><i>3.6.9 - Access and Mobility</i></p> <p>This clause requires the provision of one adaptable dwelling for every 10 dwellings in a development or one adaptable dwelling where the number of dwellings is less than 10 dwellings but not less than five dwellings. This proposal is for 12 units and therefore the access and mobility requirements do apply.</p> <p>Two units within the new development, Units 1 and 5, have been nominated as adaptable dwellings. All proposed main entries are at ground level (garage and front door) and comply with the door width requirements to permit wheelchair access as shown on the post adaptation plan. Both units accommodate ground floor living areas and level access to entries, private open space and parking spaces. Units 1 and 5 have a bedroom and bathroom facilities at ground level.</p> <p>Both units have an open plan design (post adaption) for the living areas and minimal fixtures in the bedroom and bathroom. This design permits the flexibility in the use and furniture arrangement for this unit.</p>	Yes

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QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>A minimum 6.2m wide (3.8m wide + 2.4m wide) car parking spaces have been provided within the proposed double garage for both adaptable units, this is shown on the post adaption plans.</p> <p>The floor to ceiling height "headroom" proposed for the adaptable unit will be 2.5m. Sufficient lighting will be provided within both garages of the adaptable units. Both units comply with the requirements of this clause.</p> <p>The proposed 2 storey adaptable units have ground floor access, living area, bedroom and bathroom facilities. Therefore a lift is not required. The application has been assessed by Councils Building Surveyor who has raised no concerns in relation to the buildings compliance with the BCA.</p>	
<p><i>3.6.10 - Car Parking, Driveways and Manoeuvring Areas</i></p> <p>The proposed development generally satisfies the provisions of this clause except for the location of 3 visitor spaces which are not easily visible from the street. The development requires 27 car spaces which includes 3 visitor spaces. The proposal complies with this requirement. All car parking spaces are located behind the building line, either within attached garages or as uncovered hard stand. These are accessed from a suitable driveway off Cameron Road. Garden beds and decorative elements such as stencilling or paving to break up the driveway and to highlight the parking spaces have been shown on the landscape plan.</p> <p>The 3 required visitor spaces are located at the end of the driveway on the southwestern side as shown on Figure 1 below and they are not easily visible from the street. One of the visitor spaces is located partially within the rear setback, however, this complies with the controls by providing more than 1m wide landscaped area adjacent to the rear boundary and maintaining over 60% of the rear setback for private and common open space. These visitor spaces will be conditioned to be clearly signposted/marked. Additionally a direction sign to be fixed on the side boundary fence (opposite Unit 10) to provide direction to the visitors of the location of visitor parking when entering the site.</p> <p>Council's Development Engineer has assessed the design, dimensions and layout of proposed vehicle entry/exit, manoeuvring and parking facilities. The Development Engineer raises no objection to the proposal subject to recommended consent conditions to be imposed. There is no significant traffic impact from the proposed development to surrounding roads and intersections.</p>	<p>Minor variation is supported</p>

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
 <p>Figure 1 – Visitor parking spaces</p> <p><i>Car Parking for Delivery and Service Vehicles</i></p> <p>Delivery/service vehicle parking is not required for the proposed development. Service vehicles for the purpose of waste collection will be collecting the waste bins from Cameron Road, therefore will not be entering the site and will not be required to be equipped with an allocated space.</p>	
<p>3.6.11 - Stormwater Management</p> <p>Council's Development Engineer has assessed the application and advised that:</p> <p><i>"The proposed building envelope is shown to be set back 2.25m from the indicated centreline of the reinforced concrete pipe. A Stormwater easement will need to be created as part of the development. Requirement for a 4.6m easement has previously been highlighted to the applicant during DCR, a 4.5m easement appears to be indicated and is considered satisfactory. As a minimum footings must be designed such that they extend below the zone of influence of the easement and are a minimum of 1.5m off each side of the main. Footings for the structures must be designed to support the building without lateral support so as to allow the main to be excavated. Development Adjacent to Water, Sewer and Stormwater mains policy (2011) must be complied with. Design detail for stormwater main to be provided at prior to issue of construction certificate. "</i></p> <p>A recommended consent condition to be imposed to reflect this.</p>	<p>Yes subject to conditions</p>
<p>3.6.12 - Heritage</p> <p>The site is not listed as a heritage item nor is it situated within a heritage conservation area. The site is located in the vicinity of a heritage item at No. 19-41 Farrer Place, the Queanbeyan Showground. The proposal was referred to Council's Heritage Advisor for comment. Heritage Advisor advised that the final design is</p>	<p>Yes</p>

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Cameron Road (Continued)

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>consistent with the design suggested and has resulted in a building that is of an acceptable scale, uses an appropriate complexity of form and utilises a variety of materials that to an extent reflect materials to be found in the showground buildings and structures. Heritage Advisors concluded that this is an acceptable buildings for its location and is unlikely to have an adverse impact on the showground's heritage value. A Statement of Heritage Impact dated September 2016 has been submitted with the application. It concludes that the proposed development has not adverse impact on the heritage significance or values of the showground.</p>	
<p><i>3.6.13 - Site Facilities</i></p> <p>The proposed development is considered generally acceptable having regard to the provisions of DCP relating to site facilities. An uncovered communal waste storage area has been provided for the development and is located immediately adjacent to the front boundary. It is easily accessible to the residents and waste contractor. The structure is considered integrated into the design of the building and courtyard wall on site.</p> <p>Each unit has also been provided with a minimum volume of 6m³ of storage located in the backyard or attached to the garage. A storeroom with a toilet and wash basin also have been provided on site adjacent to Unit 1 for use by persons providing maintenance services.</p> <p>All unit will be provided with outdoor clothesline that are appropriately screened from public view except Unit 4 will have a dryer. No clothesline will be located on private balconies.</p> <p>Mailboxes for all units including 1 mailbox for a Body Corporate have been provided at the front boundary which are considered to be convenient for all residents and delivery services and do not conflict with parking or manoeuvring areas.</p> <p>A condition of consent (if granted) will be imposed requiring a building identification to be provided on site and must be clearly visible from the street.</p>	<p>Yes with condition</p>
<p><i>3.6.14 - Landscaping</i></p> <p>A suitable Category 2 landscape plan prepared by an accredited Category 2 landscape designer accompanied by a brief statement of design intent and a written declaration stating that the accredited landscape consultant prepared the plan have been submitted to Council.</p> <p>The proposed plan includes the provision of variety of plantings and suitable surface treatment to individual private open space area and common open space areas to assist in integrating the development into the surrounding locality and providing a high level of amenity to future residents and adjoining properties.</p> <p>A condition of consent will be imposed requiring the proposed landscaping to be installed by Council's accredited landscape contractor. A consent condition also will be imposed requiring all disturbed areas including verges to be established with grass seeded, turfing or other approved surface treatments.</p>	<p>Yes with condition</p>

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QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p><i>Fencing</i></p> <p>Courtyard walls are proposed forward of the building line of units 1 - 4. The courtyard walls are setback 7m from the front boundary, allowing for a 3m landscaped wall setback and 4m width courtyard behind the walls. The courtyard walls are constructed of 1.6m high brick piers with 50% transparency vertical timber slats infills between each pier which are considered integrated into the design of the buildings. The staggering of the planter boxes in front of the courtyard walls will reduce the scale and bulk of the wall within Cameron Road frontage.</p> <p>Side (behind the building line) and rear boundaries and courtyard areas other than courtyard area in front of Units 1 - 4 will be fenced of new materials to a height of 1.8m and consist of lapped and capped timber paling fence or Colorbond fence.</p> <p>The side boundary fence on northern and southern sides forward of the building line to be tapered down to 1.2m and constructed of new materials (lapped and capped timber paling fence or Colorbond fence). A condition will be impose to reflect this.</p>	
Part 4 Heritage and Conservation	
<p>4.6.2 - New buildings in the vicinity of a heritage item and/or the vicinity of a conservation area</p> <p><i>Objectives:</i></p> <p><i>To ensure that new buildings are designed and sited so that they do not have an adverse impact on the heritage item and/or the Conservation Area.</i></p> <p>The site is not listed as a heritage item nor is it situated within a heritage conservation area. The site is located in the vicinity of a heritage item at No. 19-41 Farrer Place, the Queanbeyan Showground.</p> <p>The development has been designed and sited so that they do not have an adverse impact on the heritage item (Queanbeyan Showground). It is not considered that the new buildings will dominate the heritage item by virtue of its height, scale or bulk, materials, colour and detailing. The proposal was referred to Council's Heritage Advisor for comment. Heritage Advisor advised that the final design is consistent with the design suggested and has resulted in a building that is of an acceptable scale, uses an appropriate complexity of form and utilises a variety of materials that to an extent reflect materials to be found in the showground buildings and structures. Heritage Advisors concluded that this is an acceptable buildings for its location and is unlikely to have an adverse impact on the showground's heritage value.</p> <p>A Statement of Heritage Impact dated September 2016 has been submitted with the application. It concludes that the proposed development has not adverse impact on the heritage significance or values of the showground.</p>	<p>Yes</p>

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QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>4.6.3 - Scale, Proportion and bulk of new buildings</p> <p><i>Objectives:</i></p> <p><i>To ensure that the scale and bulk of new buildings does not adversely impact on a heritage item, park, open space or Conservation Area.</i></p> <p>It is not considered that the scale, proportion and bulk of the proposed development will have adverse impact on the Queanbeyan Showground. The design incorporates elements to break up the appearance of the roof and façade. Varying external colours and finishes are proposed, including face brick Boral Blue Steel Flash & Boral Blackheath and partially rendered walls with timber feature cladding, Colorbond Ironstone colour roof and garage doors and Pearl Silver Powdercoated metal windows frames with clear glass. The modern style two storey townhouse development as proposed is not inconsistent with the mixed character of the locality and is compatible with its desired character in terms of scale and form. It is considered that the proposal will not detract from the existing streetscape.</p> <p>The division of the units is well proportioned and balanced and also provides a recessed first floor with a mixed use of materials. The roofline is not continuous, consists of hip and gabled roof form, which is consistent with the hip and gabled roofs forms seen along Cameron Road and surrounding areas. This roofline is articulated in the form of stepping and varying pitches, that adds complexity and interest to the roof line. These elements will reduce any adverse impact on the heritage item. Additionally Council Heritage advisor has raised no objection to the proposal.</p>	<p>Yes</p>
<p>4.6.4 - Setbacks of New Buildings</p> <p><i>Objectives:</i></p> <p><i>1) Ensure the heritage item/s remain the predominant building in the streetscape.</i> <i>2) Ensure the height, scale or bulk of new buildings does not dominate a heritage item.</i> <i>3) Retain historic and consistent setback patterns where relevant, such as in certain commercial areas.</i></p> <p>It is not considered that the proposed 2 storey development will dominate or obstruct any important views or vista to a heritage item opposite the development site. The buildings are well proportioned and appropriately setback from the street to minimise any adverse impact on the existing streetscape, character or amenity of the existing development in the locality.</p>	<p>Yes</p>

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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><i>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</i></p> <p><i>Clause 92 - Australian Standard AS 2601-1991 (Demolition of Structures).</i> <i>Clause 93 - Fire Safety Considerations (change of use of an existing building).</i> <i>Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building).</i> <i>Clause 94A Fire Safety Considerations (temporary structures).</i></p> <p>The application proposes demolition of an existing building and the Australian Standard AS 2601-1991 (Demolition of Structures) is to apply.</p>	Yes
<i>The Likely Impacts of the Development</i>	
<p><i>Context and Setting</i> - Cameron Road and surrounding area have a mix of single, two and three storey dwelling houses, multi-dwelling housing, residential flat building, motels and retirement village. The subject site is opposite a heritage item, the Queanbeyan Showground. The proposal is considered compatible with the character and amenity of the area in terms of residential use and the scale and form of the development. The development will have a minimal impact on the scenic qualities and features of the landscape including views and vistas and is compatible with the established character of the locality. There will be minimal impact on adjacent properties in relation to overshadowing and privacy.</p>	Yes
<p><i>Access, Transport and Traffic</i> - The proposed development's impact in relation to access, transport and traffic is considered to be acceptable. The matters relating to parking and access have been previously addressed under Part 2 of the QDCP 2012.</p>	Yes
<p><i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space. Standard conditions relating to site management will be imposed should development consent be granted.</p>	Yes with condition
<p><i>Utilities</i> - Utilities such as water, sewer, electricity and telecommunication services will be provided for the development.</p>	Yes
<p><i>Heritage</i> - The proposed development will have a minimal impact in relation to heritage. The site is not listed as a heritage item nor is it situated within a heritage conservation area. The site is located in the vicinity of a heritage item at No. 19-</p>	Yes

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Cameron Road (Continued)

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
41 Farrer Place, the Queanbeyan Showground. The proposal was referred to Council's Heritage Advisor for comment. Heritage Advisor advised that the final design is consistent with the design suggested and has resulted in a building that is of an acceptable scale, uses an appropriate complexity of form and utilises a variety of materials that to an extent reflect materials to be found in the showground buildings and structures. Heritage Advisors concluded that this is an acceptable buildings for its location and is unlikely to have an adverse impact on the showground's heritage value. A Statement of Heritage Impact dated September 2016 has been submitted with the application. It concludes that the proposed development has not adverse impact on the heritage significance or values of the showground.	
<i>Other Land Resources</i> - The proposed development will not affect the future use or conservation of valuable land resources such as productive agricultural land; mineral and extractive resources; and water supply catchments.	Yes
<i>Water</i> - The proposed development will have minimal impact on the conservation of water resources and the water cycle.	Yes
<i>Soils</i> - The proposed development will have minimal adverse impact on soil conservation. The soils are suitable for the development.	Yes
<i>Air and Microclimate</i> - The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.	Yes with condition
<i>Flora and Fauna</i> - (8 point test from Threatened Species Act to be completed where relevant) The proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities or their habitats on or in close proximity to the site.	Yes
<i>Waste</i> - Adequate waste facilities are available for the proposed development.	Yes
<i>Energy</i> - a BASIX Certificate has been provided for each unit with the commitments provided on the plans. A condition will also be placed on the development consent to require compliance with the BASIX Certificates and commitments.	Yes
<i>Noise and Vibration</i> - The proposed development is not likely to cause any adverse ongoing impact from noise or vibration. Standard conditions will be imposed to ensure minimal impacts to surrounding properties.	Yes with condition
<i>Natural Hazards</i> - The site is not identified as being affected by natural hazards.	Yes
<i>Technological Hazards</i> - No technological hazards are known to affect the 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	Yes with condition

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MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
environmental design and the measures proposed by the NSW Police. A note and conditions will be placed on the development consent to ensure the proposed development complies with the requirements for safety, security and crime prevention.	
<i>Social Impact in the Locality</i> - The social impacts of the proposal are anticipated to be minimal.	Yes
<i>Economic Impact in the Locality</i> - The economic impacts of the proposal are anticipated to be minimal.	Yes
<i>Site Design and Internal Design</i> - The site design and internal design of the development has been assessed under the QDCP 2012. The proposed design is considered to be satisfactory.	Yes
<i>Construction</i> - The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion and the like. These conditions are standard Council conditions of development consent.	Yes with condition
<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 unlikely that the proposed development will result in adverse cumulative impact.	Yes
<i>The Suitability of the Site for the Development</i>	
<i>Does the proposal fit in the locality?</i> - The proposed development is consistent with the established mixed character of the immediate locality including medium and low density dwellings and is considered to be acceptable in this instance.	Yes
<i>Are the site attributes conducive to development?</i> – Site attributes such as configuration, size and slope, are considered to be generally 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> - The application was required to be notified to adjoining owners and within the newspaper. Two submissions were received during the notification period. Both submitters have raised no objection to the proposal. One submitter requested Council to forward his contact details to the applicant so that they can discuss the potential of his land to be included as part of this development. Another submitter requested to be notified if the applicant makes major changes the DA plans. There were no issues raised by both submitters.	Yes

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MATTERS FOR CONSIDERATION		COMPLIES (Yes/No)
<p><i>Submissions from Public Authorities</i></p> <p><u>Essential Energy</u></p> <p>The development is proposed within 5m of an overhead powerline and an electricity pole is proposed to be removed and relocated to accommodate the access to the site from Cameron Road. The application was referred to Essential Energy for comment. Refer to assessment under SEPP (Infrastructure) 2007 for detailed comments.</p> <p><u>NSW Police</u></p> <p>The proposed development was referred to the NSW Police for comment in regard to Crime Prevention Through Environmental Design (CPTED) principles. After conducting a CPTED assessment the NSW Police have identified the development as a Moderate-crime risk.</p> <p>A summary of concerns and responses is provided below:</p>		Yes subject to conditions
ADVICE	COMMENT	
<p>Surveillance</p> <p><u>Recommended Conditions of Consent</u></p> <ul style="list-style-type: none"> It is recommended that the design be altered to include considerations towards crime prevention through environmental design principals. See advised conditions of consent for information. It is noted that the wooden fence line to court yards will include spaces for surveillance; however, on the design the spacing appears small. It is recommended that the spacing between the wooden fence be placed to ensure that it is semi-permeable to assist with natural surveillance of the areas. <p><u>Advised Conditions of Consent</u></p> <ul style="list-style-type: none"> The design consists of rows of garages facing each other which 	<p>It is considered that suitable levels of passive surveillance have been provided to the proposed development and public area/street. The entrance of all dwellings is visible from the street and internal driveway and clearly defined. Dwellings and communal area have been designed to provide a sense of ownership. The proposed development particularly Units 1 - 4 provides casual surveillance to the street from the living area and front private open space. The windows have been designed to overlook the internal driveway and parking spaces. It is not considered that the natural surveillance will be restricted by the proposed awning/sunhood above the windows.</p> <p>The proposed courtyard walls in front of Units 1-4 have been provided with open elements (50%</p>	

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MATTERS FOR CONSIDERATION		COMPLIES (Yes/No)
<p>are separated by a lane/drive way (apart from unit 11 and 12 garages which face road frontages). The design of the top stories offer minimal surveillance of this area due to limited windows facing the lane/drive way. The overall design provides limited natural surveillance of the car park/garage areas. Surveillance from windows on the second story are restricted to this area by awnings. These points can increase the risk of steal from motor vehicles, stolen motor vehicles and break ins from these locations. See territorial reinforcement, access control and environmental development for more information.</p> <ul style="list-style-type: none"> There are alcoves created at the entry points to several units which has created virtually no natural surveillance at these points. See drawing number A101. These points provide the opportunity for break in because the criminal can remain largely undetected whilst attempting to break in, and these areas may increase the personal risk of residents and guests at this point, such as robberies. It is recommended that if the current design remains that gates are implemented flush with the garage walls to assist in increasing natural surveillance of these entry points. 	<p>transparency) to provide natural surveillance to the street. It is considered that the proposed landscaping will not obstruct casual surveillance or allow intruders to hide. There are no large blank walls proposed where graffiti is likely to be a problem.</p> <p>A condition of consent will be imposed requiring the dwellings to be clearly identified by a street number. Standard conditions will be imposed to any consent granted to ensure that external lighting is installed to Australian Standards and does not produce areas of glare and/or dark shadows.</p>	
<p>Landscaping</p> <p><u>Recommended conditions of consent</u></p> <ul style="list-style-type: none"> Ensure that trees are regularly trimmed to ensure they cannot be used as climbing aids to gain access to court yard areas. <p><u>Advised conditions of consent</u></p>	<p>It will be the responsibility of individual owners to maintain vegetation on their own lots. The landscaping within common areas will be owned and managed by a Body Corporate. The proposed varieties of plants including the planter boxes are unlikely to result in significant security risks. The proposed planter boxes will provide the staggering effects to reduce the</p>	

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MATTERS FOR CONSIDERATION		COMPLIES (Yes/No)
<ul style="list-style-type: none"> It is recommended that the planter boxes at the front of courtyards, in public space, are removed from the design. The planter boxes allow for easy access over the wall and into the rear of the premises where offenders can then easily break into the properties or steal items whilst being largely undetected. It is recommended that if the planter boxes remain in the design, that prickly plants are planted in the space to reduce the likelihood of people using this area as a 'stepping stone'. 	<p>scale and bulk of the wall within Cameron Road frontage. These planter boxes are highly visible from the street and living area of the units facing Cameron Road. Additionally appropriate lighting will be provided to these areas which will reduce the likelihood of people using the planter boxes as a "stepping stone".</p>	
<p>Lighting</p> <p><u>Recommended conditions of consent</u></p> <ul style="list-style-type: none"> A lighting maintenance policy need to be established for the development. Install security lighting in and around the premises, particularly over entry/exit points to create an even distribution of light with no glare, e.g. sensor lighting, floodlighting. NB: Consider installing sensor lighting, which is cost effective as it only, activates when movement is detected within the zone. <p><u>Advised Conditions of Consent</u></p> <ul style="list-style-type: none"> It is recommended that further information be obtained in regards to the use of lighting to ensure lighting meets required standards to enhance surveillance opportunities during hours of darkness and the safety of residents and guests. 	<p>Lighting above all entries will be required as a condition of consent and that lighting must be designed to the Australian and New Zealand Standards. Lighting within the common area will be maintained by the Body Corporate.</p>	

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MATTERS FOR CONSIDERATION		COMPLIES (Yes/No)
Territorial Re-enforcement <u>Recommended conditions of consent</u> <ul style="list-style-type: none"> There is no information to indicate signage which might be used in and around the development. Confusion resulting from vague entry/unit design can legitimise exploration, trespassing and excuse making by opportunistic criminals. Entries should be legible and inviting with appropriated restricted access. A street sign should be prominently displayed at the front of the development to comply with Local Government Act, 1993, Section 124, Order No.8. 	<p>A direction sign to be fixed on the side boundary fence (opposite Unit 10) to provide direction to the visitors of the location of visitor parking when entering the site.</p> <p>A condition of consent (if granted) will be imposed requiring a building identification to be provided on site and must be clearly visible from the street. Also a standard condition of consent will be imposed requiring each dwelling to be provided with a street number and letterbox number to enable easy identification.</p>	
Environmental Maintenance <u>Recommended conditions of consent</u> <ul style="list-style-type: none"> As malicious damage (graffiti) is often an offence caused to such developments, strong consideration must be given to the use of graffiti resistant materials to reduce such attacks or assist in the quick removal of such attacks. A graffiti management plan should be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally with a forty-eight hour period. 	<p>Noted, this will be included in the condition.</p>	
Access Control <u>Recommended conditions of consent</u> <ul style="list-style-type: none"> To reduce the risk of criminals jumping over fences to gain access to restricted areas, fence 	<p>The proposed fences are considered appropriate to the site and will restrict unauthorised access.</p> <p>Courtyard walls are proposed forward of the building line of units 1 - 4. The courtyard walls are constructed of 1.6m high brick piers</p>	

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MATTERS FOR CONSIDERATION		COMPLIES (Yes/No)
<p>lines should be of a height that cannot be easily scaled. It is noted that fence lines are to be 120cm of height and that some gates (as depicted in drawing A202) are of reduced height. It is recommended that the heights of areas such as these, be increased to 180cm to help restrict unauthorized access. Semi-permeable fencing should also be considered for gates, fences and access points.</p> <p><u>Advised Conditions of Consent</u></p> <ul style="list-style-type: none"> Areas of similar design have been targeted for crimes, such as steal from motor vehicles. In order to assist in reducing crime risk, it is recommended that an access control grate, with key pass or similar access control device, is implemented on the main driveway entry point just off Cameron Road. This will assist in restricting access to unwanted guests, both on foot and in vehicle thus reducing the likelihood of crime. 	<p>with 50% transparency vertical timber slats infills between each pier which are considered integrated into the design of the buildings.</p> <p>Side (behind the building line) and rear boundaries and courtyard areas other than courtyard area in front of Units 1 - 4 will be fenced of new materials to a height of 1.8m and consist of lapped and capped timber paling fence or Colorbond fence.</p> <p>The side boundary fence on northern and southern sides forward of the building line to be tapered down to 1.2m and constructed of new materials (lapped and capped timber paling fence or Colorbond fence). A condition will be impose to reflect this.</p>	
<p>It is considered that the proposed development is consistent with the objectives and controls of the Queanbeyan Development Control Plan on crime prevention through environmental design.</p>		
<i>The Public Interest</i>		
<p>It is considered that the public interest will not be adversely affected by the proposed development. Standard conditions will be imposed to ensure minimal impacts to surrounding properties.</p>		Yes
<i>Government and Community Interests</i>		
<p>It is considered that government and community interests will not be adversely affected by the proposed development.</p>		Yes

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MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Section 94 Development Contributions</i>	
<p><i>Section 94 Contributions</i> The subject site is within the Brownfields Contribution Type. Should development consent be granted developer contribution charges will be payable under Section 94 of the Environmental Planning and Assessment Act 1979 for the additional residential units.</p> <p><i>Section 64 Contributions</i> Section 64 Contributions are applicable to the proposal. The parcel of land in comprises 4 separate lots though for rating purposes the 4 individual lots have been rated as a single large lot given there is only one residential sized 20mm metered water connection to the site and one sewer tie connection to the site.</p> <p>Given combined size of the lots of 2575m2, the site has been classified as a large (>2000m2) residential lot for the purposes of identifying ET credits to the lot.</p>	<p>Yes with condition</p>

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 MARCH 2017

- | | |
|--------------|---|
| ITEM 4.1 | DEVELOPMENT APPLICATION 165-2016 - DEMOLITION OF AN EXISTING HALL AND ERECTION OF 12 X TWO STOREY TOWNHOUSES - 7 CAMERON ROAD, QUEANBEYAN |
| ATTACHMENT 3 | PSC - 8 MARCH 2017 - DA165-2016 - SUBMISSIONS - 7 CAMERON ROAD |

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To Mr M.J. Thompson.
Director
Environment Planning & Development
Queanbeyan.

June 8th 2016.

Dear Sir,

Yesterday I viewed Development Application
No 165 2016 at 256 Garford Street in relation
to its proximity to my property, Townhouse 4,
47 Canberra Avenue Queanbeyan.

Would you please keep me informed
of ongoing progress and any changes that
may occur to the present plan of twelve
two storey townhouses

Yours faithfully,



From: [REDACTED]
To: [Mary Kunang](#)
Subject: D/A 165 2015 7-9 Cameron Rd
Date: Tuesday, June 14, 2016 8:28:22 AM

Hi Mary

Your contact details were provided as the contact for D/A 165 2015 that has been submitted to council.

I understand that council is not able to pass out contact details for the applicant that has submitted the DA, so I have a favour to ask. Could you please pass my contact details to the applicant, as I would like to find out if there is scope to see if they would be interested in including my adjoining property, [REDACTED] as part of their development.

[REDACTED]

[REDACTED]

If you are unable to pass my details along, please let me know so I can consider alternative options to make contact with the applicant.

Regards

[REDACTED]

Sent from my iPad

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 MARCH 2017

ITEM 4.1 DEVELOPMENT APPLICATION 165-2016 - DEMOLITION
OF AN EXISTING HALL AND ERECTION OF 12 X TWO
STOREY TOWNHOUSES - 7 CAMERON ROAD,
QUEANBEYAN

ATTACHMENT 4 PSC - 8 MARCH 2017 - DA165-2016 - DRAFT CONDITIONS
- 7 CAMERON ROAD,

DEMOLITION CONTROL

1. BUILDING TO BE PHOTOGRAPHED

Prior to the demolition of the building, outbuilding, etc the complete exterior and interior 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. SUBMIT DEMOLITION MANAGEMENT PLAN

Prior to work commencing a Demolition Management Plan for the management of 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 demolition program and,**
- (b) set standards and performance criteria to be met by the works and,**
- (c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,**
- (d) identify procedures to receive, register, report and respond to complaints and,**
- (e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plan.**

REASON: To ensure that satisfactory measures are in place to provide for environmental management of the construction works. **(55.03)**

3. SUBMIT TRAFFIC MANAGEMENT PLAN

Prior to demolition works commencing a Traffic Management Plan for the works must be submitted to, and approved by, Council under the provisions of Section 138 of the Roads Act 1993.

REASON: To ensure that adequate arrangements are made for traffic and pedestrian safety during the works. **(55.04)**

Note:

An Information Sheet for Traffic Control matters is available from Council's Infrastructure Section.

4. SUBMIT ASBESTOS INSPECTION REPORT

Prior to demolition works commencing an asbestos and hazardous materials inspection report must be undertaken and submitted to Council. This report must meet the requirements for fully defining the presence of asbestos containing material in any form, lead paint, synthetic mineral fibre and PCB in electrical capacitors in florescent lights and buried potential ACM pipe.

REASON: To satisfy the requirements of the *Work Health and Safety Act 2011* and to protect public health. **(55.05)**

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING)

5. SUBMIT ENGINEERING DESIGN FOR STORMWATER DRAINAGE

Prior to the issue of any Construction Certificate (Building) an engineering design for the stormwater drainage system must be submitted to Council as the Water and Sewer Authority for approval.

REASON: To ensure satisfactory disposal of stormwater. **(56.06)**

6. SUBMIT A CONSTRUCTION MANAGEMENT PLAN

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

- (a) describe the proposed construction works and construction program and,**
- (b) set standards and performance criteria to be met by the construction works and,**
- (c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,**
- (d) identify procedures to receive, register, report and respond to complaints and,**
- (e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plan.**

REASON: To ensure that satisfactory measures are in place to provide for environmental management of the construction works. **(56.16)**

PRIOR TO COMMENCEMENT

7. BUILDING CONTRIBUTIONS TO BE PAID

Prior to the lodgement of the Notice to Commence Building Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 94 of the Environmental Planning and Assessment Act 1979, 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 and community facilities. **(57.02)**

8. CONSTRUCTION CERTIFICATE (BUILDING) TO BE ISSUED

The erection of a building in accordance with the development consent must not be commenced until a Construction Certificate has been issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.03)**

9. SUBMIT NOTICE OF COMMENCEMENT OF BUILDING WORK

A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.04)**

10. 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)**

11. 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)**

12. 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;**
- (b) **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) / Googong Design and Construction Specifications (Version 1, dated June 2011);**
- (c) **Hydraulic design including water meter and service size**
- (d) **Stormwater On-Site Detention (OSD) design including details of connection to Council's Trunk Stormwater Main.**

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

13. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which building, subdivision or demolition 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)**

14. 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)**

15. SUBMIT A TRAFFIC MANAGEMENT PLAN

Prior to work commencing a Traffic Management Plan for the construction works must be submitted to, and approved by, Council under the provisions of Section 138 of the Roads Act 1993.

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. PROVIDE WASTE STORAGE RECEPTACLE

A waste receptacle must be placed on the site for the storage of waste materials.

REASON: To prevent pollution of surrounding areas. **(58.02)**

17. INSTALL EROSION AND SEDIMENT CONTROLS

Erosion and sediment controls must be installed on the site and maintained during the construction period.

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

18. HOURS OF OPERATION FOR WORKS

All works associated with the demolition and construction of this development must be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public	8.00am to 4.00pm
Holidays:	

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

19. WORK ON ADJOINING LAND IS LIMITED

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

- (a) Installation of a temporary, stabilised construction access across the verge.**
- (b) Installation of services.**
- (c) Construction of an approved permanent verge crossing.**

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

20. REPAIR DAMAGED PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

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

21. WORKS SITES TO BE FENCED

A hoarding fence/awning must be erected between the development site and public places before commencement of any other work.

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

22. 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.

REASON: To minimise transfer of soil from the site onto the road pavement. **(58.08)**

GENERAL CONDITIONS

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. PROVIDE INDIVIDUAL STORAGE AREAS

All individual storage areas identified on the plans are to be fully enclosed and secured with lockable doors.

REASON: To provide secure storage areas for each of the dwellings. **(59.07)**

BUILDING

25. COMPLY WITH THE BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

REASON: This is a prescribed condition under the provisions of clause 98 of the Environmental Planning and Assessment Regulation 2000. **(60.02)**

26. HOME BUILDING ACT REQUIRMENTS

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the council) has given Council written notice of the following information:

- (a) In the case of work for which a principal contractor is required to be appointed:**
 - (i) The name and licence number of the principal contractor.**
 - (ii) The name of the insurer by which the work is insured under Part 6 of that Act.**
- (b) In the case of work to be done by an owner-builder:**
 - (i) The name of the owner-builder.**
 - (ii) If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.**

REASON: This is a prescribed condition under the provisions of clause 98B of the Environmental Planning and Assessment Regulation 2000. **(60.03)**

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)**

28. PROTECTION OF SEWER AND STORMWATER MAINS

Council's Trunk Stormwater Main affected by the development must be protected by:

- (a) **Extending footings of structures within the zone of influence of the main (including the western walls of Unit 12 and Unit 5) to 0.3m below the invert of the main. The invert level of the main is to be surveyed at no cost to council to facilitate design,**
- (b) **Footings are to be designed and certified by a practising structural engineer to ensure that structures do not impact on Council's asset and maintenance on Council's asset does not impact on adjacent structures.**

REASON: To ensure that public services are not damaged or otherwise impacted on by the development. **(60.06)**

29. SUBMIT SURVEY PLAN SHOWING BOUNDARY SETBACKS AND FLOOR LEVELS

The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries and the height of the finished ground floor must be prepared by a Registered Surveyor upon completion of the ground floor and then submitted to the Principal Certifying Authority.

REASON: To ensure the building is sited and constructed in accordance with the approved plans. **(60.09)**

30. RETAINING WALL/S

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1 metre of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 1 metre in height are required to be certified by a structural engineer.

Note: If a retaining wall will exceed 1.5 metres in height or will be located within an easement a separate development consent must be obtained prior to construction.

REASON: To ensure that excavated areas are adequately retained. **(60.17)**

CARPARKING AND ACCESS

31. DRIVEWAY CONSTRUCTED OVER THE VERGE

The development must include the construction of one (1) residential type driveway over the verge at the location shown on the approved plans, provided acceptable clearance to buried and above ground services unless approval from the service authority is provided.

This driveway vehicle kerb crossing must be constructed by Council and the driveway apron by a Council approved contractor at no cost to the Council.

A driveway application form must be submitted to and approved by Council prior to the commencement of driveway works.

REASON: To ensure satisfactory construction of a driveway over the verge. **(66.02)**

32. CAR PARKING TO COMPLY WITH AS2890

All car parks must comply with AS2890 – 2004 Parking Facilities except for car parks for adaptable units which must comply with AS4299 – 1995 Adaptable Housing.

REASON: To provide adequate off-street car parking. **(66.04)**

33. ALL SURFACES TO BE CONCRETE OR BITUMEN SEALED

All parking spaces, loading bays, driveways and turning aisles must be concrete or bitumen sealed, with all parking spaces line marked.

Car parks allocated to strata units must be clearly numbered prior to the occupation of the building.

Visitor car parks must be clearly labelled prior to the occupation of the building.

REASON: To ensure car parking spaces are functional prior to use of the premises. **(66.06)**

34. CAR WASHING SIGNAGE FOR MULTI-UNIT DEVELOPMENT

Washing down of vehicles within the allotment boundaries of this site is prohibited. A sign must be erected in the parking area that strictly prohibits the washing of vehicles on the site.

REASON: To ensure that the stormwater system is not polluted by concentrated contaminants from the washing of numerous vehicles. **(66.08)**

35. DRIVEWAY APPLICATION FORM

A driveway application form must be submitted to and approved by Council prior to commencement of driveway works and construction of the driveway across Council's footway area must be undertaken by Council or contractors approved by Council, at no cost to the Council.

REASON: To ensure the construction of the driveway on public land meets Council's requirements. **(66.10)**

36. DRIVEWAY LOCATION FROM WATER METER

The driveway within the property must maintain a clearance not less than half a metre from the water service or the water service must be relocated by Council at no cost to Council.

REASON: To ensure such service is not damaged by vehicle movements. **(66.12)**

CONSTRUCTION OF INFRASTRUCTURE

37. INSPECTIONS – WATER & SEWER AUTHORITY

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

- (a) immediately prior to connection of new sewer pipes to the existing sewerage system,**
- (b) immediately prior to connection of new water pipes to the existing water reticulation,**
- (c) immediately prior to the backfilling of sewer drainage trenches, and**
- (d) immediately after installation of any on-site stormwater management system.**
- (e) immediately prior to connection to Council's trunk stormwater main.**

Council's Environment, Planning and Development section must be given 24 hours notice of the need for these inspections.

***Note** Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.*

REASON: To ensure that hydraulic services are constructed in accordance with Council requirements. **(67.03)**

38. **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)**

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE (STRATA)

39. **APPLICATION AND FINAL SURVEY**
An application to obtain a Strata Certificate must be made to an accredited certifier or the Council. This must be accompanied by the following documentation:

- (a) A final survey plan of subdivision and three copies; and
- (b) A letter outlining how compliance with each condition of this development consent has been achieved.

REASON: To comply with Section 109J of the *Environmental Planning and Assessment Act 1979*. **(69.02)**

40. **COMPLIANCE WITH CONDITIONS (STRATA ONLY)**
All conditions of this development consent must be complied with prior to the strata plan being signed and released by the accredited certifier.

REASON: To ensure the development is completed in accordance with the conditions of development consent prior to release of the strata certificate. **(69.03)**

41. **WATER & SEWER COMPLIANCE CERTIFICATE - SERVICE**
Prior to the release of a Strata 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*. **(69.04)**

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

TITLE RESTRICTIONS

42. 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) All easements specified below and contained in the subdivision must benefit Council as well as particular lots;**
 - (i) easements to drain water, and**
- (b) Nominating Council as the name of the person/authority empowered to release, vary or modify restriction or positive covenant in the plan of consolidation.**

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

SAFER BY DESIGN

43. LIGHTING IN CAR PARKS AND PUBLIC SPACES

Lighting throughout the car parking area (other than the proposed garages) and in public spaces must comply with AS 2890.1:2004 – Parking Facilities – Off-Street Car Parking and AS 1158 - Lighting for Roads and Public Spaces.

REASON: To ensure the provision of adequate lighting within the development. **(71.02)**

44. ENTRANCE LIGHTING FOR UNITS

A light must be installed to illuminate the entrance to each unit.

REASON: To ensure that unit entries are clearly identified. **(71.03)**

45. STREET NUMBERING

The property must be clearly identified by a street number. The property address is 7 Cameron Road. Units must be numbered 1 through 12.

REASON: To ensure that buildings are clearly identified. **(71.04)**

LANDSCAPING

46. LANDSCAPING WORKS COMPLETED BY AN ACCREDITED CONTRACTOR

All landscaping must be completed by a Council accredited Category 2 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

REASON: To help ensure a high standard of landscape works. **(73.02)**

47. STATEMENT OF COMPLETED LANDSCAPE WORKS

A “Statement of Completed Landscaped Works” form signed by the landscape plan designer and the landscape contractor must be submitted to Council prior to the issue of the Final Occupation Certificate.

REASON: To help ensure a high standard of landscape works. (73.03)

Note: A Statement of Completed Landscape Works form can be obtained from Council’s website or from the Environment, Planning and Development section.

48. DRIP IRRIGATION SYSTEM FOR COMMON PROPERTY

All plants in landscaped areas that are within common property must be provided with a drip irrigation system connected to the common water service.

REASON: To help ensure that landscaping in common areas survives. (73.04)

49. DISTURBED AREAS TO BE STABILISED

All disturbed verges/areas other than development site must be stabilised by the application of grass seeding, turf or hydro-grass mulching or other surface treatment approved by Council.

REASON: To ensure that disturbed areas are rehabilitated. (73.05)

50. CONSTRUCT NEW BOUNDARY FENCING

New rear and side boundary fencing must be erected at the developer’s cost and replace any existing boundary fencing. Materials must consist of either timber palings, Colorbond™ steel or similar.

Side fencing forward of the building line to the front property boundary must be tapered down to a maximum height of 1.2 metres. All other side and rear boundary fencing must be 1.8 metres high.

REASON: To protect the privacy of occupants and adjoining properties. (73.06)

51. CONSTRUCT COURTYARD FENCING

Internal courtyard fences other than courtyard walls in front of Units 1-4 must be constructed using materials consisting of either timber palings, Colorbond steel or similar to a height of 1.8 metres.

REASON: To protect the privacy of occupants. (73.07)

52. RETAIN AND PROTECT TREES ON THE VERGE

All trees located on the verge between the property boundary and the street kerb and gutter must be protected by cyclone or chain mesh fencing.

The fencing must:

- (a) keep free a 1.2 metre wide section for use by pedestrians and be a minimum of 1.1 metres from the street kerb and gutter, or as directed by Council;**
- (b) be erected prior to commencement of work; and**
- (c) remain in place until all site works have been completed.**

REASON: To ensure that tree(s), including street trees, are protected from damage during construction. **(73.08)**

53. DRAIN IMPERVIOUS SURFACES IN COURTYARDS

All impervious areas within courtyards must drain to a garden bed or storm water pit.

REASON: To ensure effective disposal of storm water. **(73.09)**

ENVIRONMENTAL

54. HAZARDOUS MATERIALS REMOVAL

The development must be carried out in accordance with AS 2601-2001, *The Demolition of Structures*.

If hazardous materials, including asbestos, are identified in the development, AS 2601-2001, *The Demolition of Structures* requires that the materials be removed only by competent persons and in accordance with the requirements of SafeWork NSW. A Class B licence is required for removal of asbestos more than 10 m² of non-friable asbestos. The friable asbestos pipe insulation is to be conducted only by a Class A licenced asbestos removalist.

REASON: To minimise the risk to the health and safety of all people in the vicinity of the development site. **(76.01)**

55. LAWFUL DISPOSAL OF ASBESTOS WASTE

Asbestos material must be disposed of to a landfill site approved for that purpose by the Environmental Protection Authority of NSW or equivalent authority in the ACT.

An Occupation Certificate for a development involving the removal of asbestos must not be issued until such time the applicant provides the principal certifying authority with a copy of receipt/s confirming lawful disposal of asbestos waste.

REASON: To ensure lawful disposal of asbestos material. **(76.01)**

56. **POTABLE WATER SUPPLY**

All domestic taps for drinking and cooking purposes must be connected to mains potable water supply.

REASON: NSW Health recommends connecting to public water supplies.
(76.01)

57. **SIGNAGE FOR WASTE STORAGE AREA**

Appropriate signage must be provided in the waste storage area advising residents of the kinds of waste/materials that can be disposed of in the bins. Graphics for this sign can be obtained from Council's Waste Minimisation Officer at no charge. Council's Waste Minimisation Coordinator would be pleased to provide advice in relation to this condition, contact Council's Environmental Services on 62856246.

The sign must be;

- (a) Clearly visible, and**
- (b) Made of durable and weather-proof material.**

In addition, appropriate signage must be placed on the external wall/door of the waste storage area to identify it.

REASON

To provide informative information to residents of the development and to reduce the contamination content of the bins. This ensures the system is as simple to use and intuitive as possible. **(76.02)**

58. **WASTE STORAGE AREA**

The waste storage area must be constructed as follows:

- (a) Provide 2m wide access opening for contractors;**
- (b) Provide with an access door for residents which is clearly marked as "Waste Storage Area" and "Residents Only";**
- (c) The bin cart grade must not exceed 1:14 with no steps to be wheeled over.**

REASON: To ensure the construction and location of waste storage area is satisfactory to allow efficient use and management of the facility. **(76.03)**

59. PLANT AND EQUIPMENT NOISE

Individual air-conditioning systems must be installed as far away as possible from the sleeping rooms of other residential premises or be in a well shielded location. The noise from the unit shall not exceed a level of 5dB(A) above the background level when measured at an adjacent property boundary or unit.

REASON: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the *Protection of the Environment Operations Act 1997* and Regulations. **(76.04)**

60. LAMINATED GLAZING

All bedroom windows in units 1-4 facing the Queanbeyan Showground must incorporate laminated glazing at least 6.38mm thick.

REASON: To minimise potential negative impacts of noise upon occupants. **(76.06)**

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

61. OBTAIN OCCUPATION CERTIFICATE BEFORE OCCUPATION

Occupation or use of whole or part of the building must not commence unless an Occupation Certificate has been issued in relation to the building or part.

REASON: To satisfy the provisions of Section 109M of the Environmental Planning and Assessment Act 1979. **(78.02)**

62. WATER & SEWER COMPLIANCE CERTIFICATE - CONSTRUCTION

Prior to the issue of any Occupation Certificate a compliance certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure the constructed infrastructure and services have been completed to Council's specifications. **(78.03)**

63. COMPLY WITH BASIX CERTIFICATE

The development must be constructed in compliance with the NSW BASIX Certificate issued on 24 November 2016 and numbered 710081M_02.

REASON: To ensure compliance with the requirements of the NSW BASIX certification process. **(78.04)**

64. CONSOLIDATE LOTS

The consolidation of Lots 12 and 13, DP 37243 and Lots 21 and 23, DP 578359 must be undertaken prior to the release of any Occupation Certificate.

REASON: To ensure that the use of the site and all structures are on one title. **(78.06)**

65. **DISPOSE OF WASTE MATERIALS AT AN APPROVED SITE**
Prior to the issue of any Occupation Certificate written evidence that all demolition/waste materials removed from the site have been disposed of at an approved site must be submitted to the Principal Certifying Authority.

REASON: To ensure that all demolition/waste materials are disposed of in a proper manner. **(78.08)**

66. **SUBMIT WORK-AS-EXECUTED DRAINAGE PLAN**
Work-as-executed plans of all sanitary drainage must be submitted to Council prior to the issue of any Occupation Certificate.

REASON: To ensure that accurate records of sanitary drainage installations are available for future use by interested persons. **(78.21)**

PLUMBING AND DRAINAGE

67. **PLUMBING AND DRAINAGE INSTALLATION REGULATIONS**
Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

REASON: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005. **(80.02)**

68. **INSPECTION OF PLUMBING AND DRAINAGE**
Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

REASON: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule. **(80.03)**

69. **FLOOR LEVEL TO BE 150mm ABOVE YARD GULLY**
The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

REASON: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system. **(80.05)**

70. HEATED WATER NOT TO EXCEED 50 DEGREES C

All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

REASON: To prevent accidental scalding. (80.07)

71. STORMWATER DISPOSAL REQUIREMENTS

All stormwater from the site must be trapped and piped to the stormwater pit or existing stormwater connection to the site via an on-site detention system to limit the discharge from the site to the pre-development rate for a 1 in 5 year recurrence interval storm event.

REASON: To provide satisfactory stormwater disposal. (80.08)

72. INSULATE HEATED AND COLD WATER SERVICE PIPES

Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

- (a) unheated roof spaces
- (b) locations near windows, ventilators and external doors where cold draughts are likely to occur
- (c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.

REASON: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions. (80.12)

73. PROVIDE WATER SERVICE AND WATER METER

An appropriately sized water meter and water service determined by a qualified Hydraulic Engineers must be installed by Council at no cost to the Council. The water supply to each unit must be provided with an individual control cock and a Council electronic water meter at no cost to Council.

The meters must be located in an easily accessible position at the front of the unit or other accessible position approved by Council and control cocks located externally to buildings must be under a path box cover with a concrete surround.

REASON: To ensure that an adequate water supply is available for the development, to enable the water supply to be readily shut off to individual units if required and to ensure that meters can be read easily. (80.14)

NOTE

ESSENTIAL ENERGY REQUIREMENTS

- 1. If the proposal changes Essential Energy would need to be informed for further comment;*
- 2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property are complies with;*
- 3. The customer/applicant engages a Level 3 Accredited Service Provider who will guide them through the process of relocating the existing power pole, including seeking additional consent from Essential Energy; and*
- 4. The customer/applicant covers all costs in connection with the relocation of the existing power pole.*

In addition, any activities within the location of the existing electricity infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guidelines of the Management of Activities within Electricity Easement and Close to Infrastructure. It is also the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. WorkCover NSW (www.workcover.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. (81.01)