



Planning and Strategy Committee of the Whole

12 April 2017

UNDER SEPARATE COVER ATTACHMENTS

Item 4.2 Development Application 382-2016 - 85 Monaro Street, Queanbeyan -
Commercial Alterations - Royal Hotel

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

ATTACHMENTS – 12 April 2017 Page i

Item 4.2 Development Application 382-2016 - 85 Monaro Street, Queanbeyan
- Commercial Alterations - Royal Hotel

<i>Attachment 1</i>	<i>P&SC - 12 April 2017 - DA 382-2016 - 85 Monaro Street - s 79C(1) Matters of Consideration.....</i>	<i>2</i>
<i>Attachment 2</i>	<i>P&SC - 12 April 2017 - DA 382-2016 - Plans - 85 Monaro Street</i>	<i>50</i>
<i>Attachment 3</i>	<i>P&SC - 12 April 2017 - DA 382-2016 - Traffic and Parking Statement - 85 Monaro Street.....</i>	<i>55</i>
<i>Attachment 4</i>	<i>P&SC - 12 April 2017 - DA 382-2016 - Draft Conditions - 85 Monaro Street</i>	<i>63</i>

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

12 APRIL 2017

- | | |
|--------------|--|
| ITEM 4.2 | DEVELOPMENT APPLICATION 382-2016 - 85 MONARO STREET, QUEANBEYAN - COMMERCIAL ALTERATIONS - ROYAL HOTEL |
| ATTACHMENT 1 | P&SC - 12 APRIL 2017 - DA 382-2016 - 85 MONARO STREET - S 79C(1) MATTERS OF CONSIDERATION |

MATTERS FOR CONSIDERATION UNDER SECTION 79C(1)

Environmental Planning & Assessment Act 1979 (as amended)

Development Application No:	382-2016
Details of Proposal:	Commercial alterations to Royal Hotel to include upstairs meeting and function rooms, kitchen, lift, staircase and toilets.
Address and Property Description:	85 Monaro Street, QUEANBEYAN NSW 2620; LOT 1 DP 624770
Applicant/Owner	Grey Colt Pty Ltd/Robert McDonald for 85 Monaro St Pty Ltd.
Zoning:	B3 Commercial Core
Local Environmental Plan:	Queanbeyan LEP 2012
Assessing Officer:	Mary Kunang
Date of Inspection:	12 October 2016
Key Issues:	Local heritage item The site is located in <i>Flood Planning Area</i> Car parking
Secondary Assessing Officer	Mohamed Moukahal

INTEGRATED DEVELOPMENT:

Fisheries Management Act 1994	No	Heritage Act 1977	No
Mine Subsidence Compensation Act 1961	No	National Parks & Wildlife Act 1974	No
Protection of the Environment Operations Act 1997	No	Roads Act 1993	No
Rural Fires Act 1997	No	Water Management Act 2000	No

EXTERNAL REFERRALS AND CONCURRENCE AUTHORITIES:

a) NSW Police

Advise they have no objection to the proposal.

b) Heritage Adviser, Queanbeyan-Palerang Regional Council

The Royal Hotel is listed as a Local Heritage Item (117) under the QLEP 2012.

Councils Heritage Adviser advises the proposal involves considerable work to the first floor of the hotel. The first floor has been extensively altered in the past and has little if any fabric of heritage significance.

There will be no impact on the exterior other than a fire stair at the northern end that is set back from Crawford Street and is on a lesser elevation. Its impact is acceptable.

As there is minimal heritage impact, the proposal is supported.

Subject site

The site is located on the corner of Monaro and Crawford Streets in the Queanbeyan Central Business district and contains a two storey mixed – use building comprising a hotel with accommodation and four (4) retail tenancies at ground level.

There has been a licensed hotel on the site since c1855 (refer to Heritage Impact Assessment prepared by Dr A Cremin, October 2009). The existing building dates from 1926.

The current use of the site is as a hotel including a restaurant/bistro facility, with budget accommodation at ground and first floor levels. The building also contains retail tenancies fronting Crawford Street.

The proposed development will maintain the use in the ground floor but will remove accommodation on the first floor to accommodate new function/meeting rooms.

The Royal Hotel is an important landmark building in the CBD of Queanbeyan. The proposed development will preserve the appearance of the building and its pivotal place in the streetscape while at the same time upgrading the first floor facilities to a more compatible use and to modernised standards.

The site is zoned Business Zone 3 Commercial Core under the QLEP 2012.



Figure 1: Subject site

Relevant Site History

The existing hotel dates back to 1926 and it was opened 21 June 1927.

More recently the lower ground floor hotel was upgraded and altered and retail shops included. This development was approved by Council 17 December 2009.

Proposed Development

The proposed development involves:

- A cost estimate of works \$1,558,800.00
- The use will involve functions for sporting presentation nights catering for 100 patrons or more, weddings, milestone birthday events 21st, 50th etc, live entertainment venue, smaller functions, poker tournaments catering for up to 300 persons and the like
- During functions the development has capacity to provide for 300 persons in Function Room 1, 30 persons in Function Room 2 and 40 persons in the Menzies Room. These numbers are based on the number of tables and seats to be provided.
- To remove existing accommodation located on the first floor
- To reconfigure the first floor level as meeting/function rooms
- To install a new kitchen to service new function area
- To install a new service hoist to the south boundary of the building
- To renovate the existing courtyard at first floor level and extend the area for a smoking terrace
- To install a lift to service the first floor (lift previously DA approved)
- To renovate some of the existing toilets, add new male, female and disabled toilets
- To install a new fire egress stair to the west side of the building to comply with BCA
- The building footprint will be maintained and no demolition of the building skin is proposed.

- The existing facades on Monaro street and Crawford Streets will be maintained
- The overall height of the building will remain unchanged as will the existing awning
- Hours of operation include:
Function rooms:
 - Thursday 6pm to midnight
 - Friday 6pm to 1am
 - Saturday 2pm to midnight
 - Sunday 2pm to midnight
- Hotel(previously approved):
 - Bistro trading hours 7 days a week
 - Lunch: 12.00 to 3.00
 - Dinner: 5-30 to 9.00
 - All day dining Saturday and Sunday
 - (Note: Food will be available outside of bistro trading hours whilst the hotel is trading)
- The current loading zone in Crawford Street will be utilised.
- Waste Management:
 - The existing garbage and recycling room currently mechanically ventilated and is accessible from the driveway at the northern end of the site
 - Garbage collection and recycling will be by arrangement with a private contractor
 - The existing grease pits will be upgraded to consultant's specifications as part of the construction of the new kitchen. These are to be pumped out regularly as part of the general management of the premises
- Existing CCTV cameras are installed to cover all footpath areas, entry points and the property perimeter
- A Heritage impact statement was previously prepared by Dr Aedeen Cremin. The report found that, while the building is not actually Heritage listed, it does have a high level of significance historically, socially and aesthetically. The development seeks to preserve the appearance of the building within the streetscape and at the same time upgrading the premises to suit the requirements of a contemporary establishment.
- The existing compliant disabled access to the building is provided at the Monaro Street entry. An existing WC has been provided at ground level as well as for the retail tenancies. A new lift access and a unisex accessible WC will be provided to first floor.
- A future function room of some 223m2 will remain vacant at this time. A separate DA will be submitted at a later date.

Additional Information Sought on Parking

No on site parking is proposed to cater for the increased demand brought about by the proposed development. This is considered to be a major issue for the development and a significant variation to Council's DCP 2012 particularly Part 2.2 – Car Parking. The following information was sought from the applicant for the ongoing assessment of the application (other items listed in Council's letter dated 22 November 2016 were also previously requested).

1. A traffic study prepared by suitably qualified consultant is required to be submitted to Council. The report must include the following:
 - a) Traffic generation (type/amount etc) brought by the development.
 - b) Existing on-site parking arrangement assessment and the demand for on-site parking to be generated by the development including nearby existing public car parks and on-street parking spaces in the area;
 - c) Road safety audit give the location of the site within the main street of the CBD;
 - d) Impact of the development on nearby streets, traffic and pedestrian.

The applicant submitted a traffic and parking study February 2017 which is referred to in the Council meeting report.

A BUILDING SURVEYOR MUST COMPLETE THE FOLLOWING MATTERS FOR CONSIDERATION

The provisions of any matters prescribed by the EP & A Regulations, that apply to the land to which the development application relates;

Clause 92 - Australian Standard AS 2601-2001 (Demolition of Structures):

Part of internal walls for existing first floor are to be demolished. The consent will be conditioned to ensure compliance with AS2601-2001

Clause 93 - Fire Safety Considerations (change of use of an existing building):

Not applicable to this development.

Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building):

The building is to be altered and modified. The building will be upgraded to comply with the current BCA requirements throughout the building.

THE REMAINING MATTERS OF CONSIDERATION ARE TO BE ADDRESSED BY THE PRIMARY ASSESSING OFFICER

State Environmental Planning Policies

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

SEPP COMMENTS	COMPLIES (Yes/No)
State Environmental Planning Policy No 55 -Remediation of Land	
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. There are no records of the site being previously used for any potentially contaminating purposes.	Yes
State Environmental Planning Policy No 64 – Advertising and Signage	
There is no additional signage proposed with the development. Separate consent will be require for any additional signage.	Yes
State Environmental Planning Policy (Infrastructure) 2007	
Clause 101 Development with frontage to classified road 101 Development with frontage to classified road (1) The objectives of this clause are: (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads. (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that: (a) where practicable, vehicular access to the land is provided by a road other than the classified road, and (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:	Yes

SEPP COMMENTS	COMPLIES (Yes/No)
<p>(i) the design of the vehicular access to the land, or (ii) the emission of smoke or dust from the development, or (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.</p> <p>Comment:</p> <p>The development complies with the clause provisions.</p> <p>The road fronts Monaro and Crawford Streets. There are no new vehicular accesses proposed for the development. The development will not compromise the effective and ongoing operation and function of the adjoining roads. It will not generate any additional traffic noise or vehicle emissions. The safety, efficiency and ongoing operation of the roads will not be adversely affected by the development.</p>	
<p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>104 Traffic-generating development</p> <p>(1) This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves: (a) new premises of the relevant size or capacity, or (b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity. (2) In this clause, relevant size or capacity means: (a) in relation to development on a site that has direct vehicular or pedestrian access to any road—the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or (b) in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection—the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3. (3) Before determining a development application for development to which this clause applies, the consent authority must: (a) give written notice of the application to the RTA within 7 days after the application is made, and (b) take into consideration: (i) any submission that the RTA provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the RTA advises that it will not be making a submission), and (ii) the accessibility of the site concerned, including: (A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and (B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and (iii) any potential traffic safety, road congestion or parking implications of the development. (4) The consent authority must give the RTA a copy of the determination of the application within 7 days after the determination is made.</p> <p>Comment:</p> <p>The clause provisions do not apply. The development does not generate more than 200 vehicles.</p>	<p>Yes</p>

SEPP COMMENTS	COMPLIES (Yes/No)
<p>Clause 45 Determination of development application – other development</p> <p>The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No new development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services.</p>	Yes

The following SEPPs have been considered and do not apply to this development.

- State Environmental Planning Policy No. 1 – Development Standards
- State Environmental Planning Policy No. 6 - Number of Storeys in a Building
- State Environmental Planning Policy No. 21 - Caravan Parks
- State Environmental Planning Policy No. 22 - Shops and Commercial Premises
- State Environmental Planning Policy No. 30 - Intensive Agriculture
- State Environmental Planning Policy No. 32 - Urban Consolidation (Urban Land)
- State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
- State Environmental Planning Policy No. 36 - Manufactured Home Estates
- State Environmental Planning Policy No. 44 - Koala Habitat Protection
- State Environmental Planning Policy No. 50 - Canal Estate Development
- State Environmental Planning Policy No. 62 - Sustainable Aquaculture
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
- State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Exempt and Complying Development) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Rural Lands) 2008
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Urban Renewal) 2010

Regional Environmental Plans

None relevant.

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> <p>a) to facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles;</p> <p>a) to provide for a diversity of housing throughout Queanbeyan;</p> <p>b) to provide for a hierarchy of retail, commercial and industrial land uses</p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p><i>that encourage economic and business development catering for the retail, commercial and service needs of the community;</i></p> <p>c) <i>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;</i></p> <p>d) <i>to protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra; and</i></p> <p>e) <i>to maintain the unique identity and country character of Queanbeyan.</i></p> <p>Comment: The proposed development is considered to be generally consistent with the relevant aims of the QLEP 2012. It facilitates the orderly and economic use of land. It encourages economic and business development catering for the commercial and service needs of the community. It maintains the unique identity and country character of Queanbeyan.</p>	
Clause 1.4 Definitions	
<p>The existing downstairs development is defined as a pub. It is also a type of food and drink premises, retail premises, business premises, commercial premises and function centre. Its dominant use is that of a pub and retail premises.</p> <p>pub means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.</p> <p>Note. Pubs are a type of <i>food and drink premises</i>—see the definition of that term in this Dictionary.</p> <p>food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:</p> <ul style="list-style-type: none"> (a) a restaurant or cafe, (b) take away food and drink premises, (c) a pub, (d) a small bar. <p>Note. Food and drink premises are a type of <i>retail premises</i></p> <p>retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:</p> <ul style="list-style-type: none"> (a) bulky goods premises, (b) cellar door premises, (c) <u>food and drink premises</u>, (d) garden centres, (e) hardware and building supplies, (f) kiosks, (g) landscaping material supplies, (h) markets, (i) plant nurseries, (j) roadside stalls, 	<p>Yes</p>

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>(k) rural supplies, (l) shops, (m) timber yards, (n) vehicle sales or hire premises, but does not include highway service centres, service stations, industrial retail outlets or restricted premises.</p> <p><i>The proposed upstairs use is defined as a function centre:</i></p> <p><i>function centre</i> means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.</p>	
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 B3 Commercial Core	Yes
Clause 2.3 Zone Objectives and Land Use Tables	
<p>The objectives of the zone are:</p> <p>Zone B3 Commercial Core</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community. • To encourage appropriate employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • To recognise the Queanbeyan central business district as the main commercial and retail centre of Queanbeyan and to reinforce its commercial and retail primacy in Queanbeyan. • To encourage some high density residential uses in conjunction with retail or employment uses where appropriate. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Child care centres; <u>Commercial premises</u>; Community facilities; Educational establishments; Entertainment facilities; <u>Function centres</u>; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; <u>Any other development not specified in item 2 or 4</u></p> <p>4 Prohibited</p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>Agriculture; Air transport facilities; Airstrips; Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hostels; Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems.</p> <p>Comment:</p> <p>It is considered that the proposed development generally satisfies the objectives of the zone and is permissible in the zone with consent. It provides a range of retail, business and entertainment services for the community, encourages employment opportunities and reinforces Queanbeyan as the main commercial centre of the city.</p>	
Clause 2.7 Demolition requires development consent	
The proposal does involve internal demolition of an existing structure.	Yes
Part 4 Principal Development Standards	
Clause 4.3 Height of buildings	
The maximum building height permitted on the subject site is 25m (2 storeys). The proposed maximum height is 11.21m (2 storeys).	Yes
Clause 4.4 Floor space ratio	
A maximum Floor Space Ratio of 3:1 applies to the subject site. The proposed development results in a Floor Space Ratio of approximately 1.46:1	Yes
Part 5 Miscellaneous Provisions	
Clause 5.9 Preservation of trees or vegetation	
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 proposed development does not require the removal of any vegetation.	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>Queanbeyan Local Environmental Plan 2012 provisions apply as follows:</p> <p>5.10 Heritage conservation</p> <p>Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation</p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.</p> <p>(1) Objectives The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Queanbeyan, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. <p>Comment: The development satisfies the relevant clause objectives above.</p> <p>(2) Requirement for consent Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land: <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, (f) subdividing land: <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance. <p>Comment: Development consent is required for the proposal.</p> <p>(3) When consent not required However, development consent under this clause is not required if:</p> <ul style="list-style-type: none"> (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development: <ul style="list-style-type: none"> (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or (b) the development is in a cemetery or burial ground and the proposed development: <ul style="list-style-type: none"> (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or (d) the development is exempt development. <p>Comment:</p>	

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>Not applicable</p> <p>(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p> <p>Comment: Councils Heritage Adviser advises the development will not have any adverse effect on the Heritage Item.</p> <p>(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> <p>Comment: A Heritage impact Assessment was undertaken for the site October 2009 by Dr Adeen Cremin for the ground floor alterations to the building.</p> <p>(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p> <p>Comment: A Conservation Heritage Management plan is not required.</p> <p>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies): (a) notify the Heritage Council of its intention to grant consent, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>Comment: Not applicable</p> <p>(8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance: (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p> <p>Comment: Not applicable</p>	

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:</p> <p>(a) notify the Heritage Council about the application, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>Comment: Not applicable</p> <p>(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p> <p>Comment: Not applicable</p> <p>Overall planning comment: The building is identified as a Local Heritage Item 117 under the QLEP 2012. Councils Heritage Adviser advises the proposal involves considerable work to the first floor of the hotel. The first floor has been extensively altered in the past and has little if any fabric of heritage significance. There will be no impact on the exterior other than a fire stair at the northern end that is set back from Crawford Street and is on a lesser elevation. Its impact is acceptable. The Heritage Adviser concludes as there is minimal heritage impact, the proposal is supported.</p>	
Clause 5.11 Bush fire hazard reduction	
The application does not involve any bush fire hazard reduction works.	Yes
Part 7 Additional Local Provisions	
Clause 7.1 Earthworks	
There will be no earthworks associated with the proposed development.	Yes
Clause 7.2 Flood Planning	
The site is identified as a 'flood planning area'	Yes.

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>7.2 Flood planning</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</p> <p>(c) to avoid significant adverse impacts on flood behaviour and the environment.</p> <p>(2) This clause applies to:</p> <p>(a) land identified as "Flood planning area" on the Flood Planning Map, and</p> <p>(b) other land at or below the flood planning level.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</p> <p>(a) is compatible with the flood hazard of the land, and</p> <p>(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) incorporates appropriate measures to manage risk to life from flood, and</p> <p>(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</p> <p>(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</p> <p>(4) A word or expression used in this clause has the same meaning as it has in the <i>Floodplain Development Manual</i> (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.</p> <p>(5) In this clause:</p> <p><i>flood planning level</i> means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.</p> <p><i>Comment:</i> The development engineer advises:</p> <p><i>Flooding:</i> The majority of the proposed alterations are on the upper level of the existing building, which is above the flood planning level. The change of use from accommodation units to a function centre is a more suitable use for a building in terms of management of the premises prior to or during a flood event as there should not be overnight occupants with the change of use, which is marginally flood prone as the 1 in 100 year event is estimated to be less than 1 metre above the ground floor level of the building.</p> <p>The development satisfies the clause objectives. The development is compatible with the flood hazard and minimises risk to life and property. It will not result in unsustainable social and economic costs to the community. As the development is occurring on the first floor no flood damage will occur. Evacuation of persons can take place well in advance of a flood.</p>	
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.	Yes
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".	Yes
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.	Yes
Clause 7.6 Airspace operations	

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
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.	Yes
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.	Yes
Clause 7.8 Active street frontages	
<p>This clause is considered relevant to the proposed development as the site is identified as “Active street frontage” on the Active Street Frontages Map”.</p> <p>7.8 Active street frontages</p> <p>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core.</p> <p>(2) This clause applies to land identified as “Active street frontage” on the Active Street Frontages Map.</p> <p>(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.</p> <p>(4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:</p> <p>(a) entrances and lobbies (including as part of mixed use development),</p> <p>(b) access for fire services,</p> <p>(c) vehicular access.</p> <p>(5) In this clause, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.</p> <p>Comment:</p> <p>The external facades/elevations of the hotel will remain unchanged with the development. The heritage character will remain unaltered and pedestrian access maintained at street level. The provisions of this clause are therefore satisfied.</p>	Yes
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> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable vehicular access.</p> <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. Water and sewer contributions are not required.</p>	Yes
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”.	Yes
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	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Industrial or Zone IN2 Light Industrial.	

any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority;

Draft State environmental planning policies:

No draft SEPPs relevant.

Draft regional environmental plans:

None relevant.

Draft local environmental plans:

None relevant.

any development control plan;

QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 1 – ABOUT THIS DEVELOPMENT CONTROL PLAN		
1.8	Public Notification Of A Development Application The development application was not notified to adjoining owners and no submissions were received.	Yes
PART 2 – ALL ZONES		
2.2	Car Parking No onsite parking spaces have been provided for the development. The application has been referred to Councils Development Engineer who has commented on parking in the Council report. The applicant has submitted a Traffic and parking Statement which is also commented on in the Council report.	Yes – Refer to comments in the Council report.
2.3	Environmental Management The proposed development will not result in any significant environmental impacts.	Yes
2.4	Contaminated Land Management Refer to SEPP 55 assessment above.	Yes
2.5	Flood Management The subject site is within a flood prone area. Refer to above comments.	Yes
2.6	Landscaping A landscaping plan was not required to be submitted with the application.	Yes
2.7	Soil, Water and Vegetation Management Plan (SWVM Plans) Not required for the development.	Yes
2.8	Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land	Yes
2.9	Safe Design The proposed development generally satisfies the relevant provisions of this clause. Security measures including outside cameras are installed for the current business and will continue to be maintained.	Yes
2.11	Height of Buildings 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.	Yes

2.13	Preservation of Trees and Vegetation The proposed development does not require the removal of any existing vegetation.	Yes
-------------	--	-----

QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 4 – HERITAGE		
4.4.1	ANCILLARY DEVELOPMENT	
4.4.2	<p>Garages</p> <p>Existing Garages – Replacement and Alterations</p> <p>a) An existing “period” garage is generally considered to be part of the site’s historic fabric to be conserved.</p> <p>b) Demolition is only appropriate where the garage has decayed to the extent that its conservation is no longer prudent or feasible.</p> <p>c) Reconstructed garages should adopt a similar form, size, material and location as the historic garage they replace. Replacement of traditional garages with a pre-manufactured or “of-the-shelf” garage is not appropriate.</p> <p>d) Existing and reconstructed garages may be extended by constructing a skillion off the side, or by constructing a carport in front that has the same roof pitch as the existing garage.</p> <p>e) Extensions to existing garages should be compatible with the existing garage in terms of materials, façade treatment etc., especially where visible from the street.</p> <p>New Garages</p> <p>a) New garages should be freestanding and set back behind the rear wall of the building.</p> <p>b) In some instances new garages may be integrated with extensions to the rear of the building (Figure 2).</p> <p>c) The style, size and location of a new garage must complement the heritage characteristics of the significant building. In most instances the materials and details of the garage should match those of the main building (Figure 3).</p> <p>d) The pitch of a new garage roof should match or be close to that of the house. The pitch of double garage roofs may be shallower to reduce overall height. Note that roof pitches of 11 degrees are usually not appropriate.</p> <p>e) The colour of the garage shall be appropriate for its heritage context. The use of blue, purple or similar body colours is generally not appropriate. If using Colorbond™, different colours are to be chosen for the roof, wall and trim.</p> <p>f) Pre-manufactured metal garages shall be located at the very rear of the property and not be visible from the public domain. Modern ribbed metal cladding is generally not appropriate; however traditional corrugated iron (custom orb) is usually acceptable.</p> <p>Metal Garages – Specific Controls</p> <p>A garage that is in accordance with the following points will meet the objective of encouraging garages to be designed and located so that they harmonise with the historic building and streetscape.</p>	Yes. Not applicable

	<p>a) Walls shall be corrugated iron, weatherboard or fibre-cement sheet with cover battens. Weatherboard to a height of approximately 0.9m above ground level, with fibre-cement sheet and battens above is also acceptable.</p> <p>b) Roof material shall be galvanised iron or tiles to match the principal building</p> <p>c) The roof pitch shall match that of the principal building or be 25-27 degrees. The roof pitch can be broken with a 10 -12.5 degree pitch side skillion.</p> <p>e) Gutters shall have a quad or ogee profile.</p> <p>f) Downpipes should be round in profile.</p> <p>g) Garages doors shall be hinged on their side, or be tilt doors with vertical timber boarding to resemble traditional doors.</p> <p>h) Roller doors are generally unacceptable, unless concealed from view or set well back on the block.</p> <p>i) Garage doors should not exceed: 2.7m wide. Double span doors do not match traditional proportions so if a double car entrance is required, then two x 2.4m wide or 2.7m wide doors are acceptable provided they are in equal wall bays with wall returns either side, and a wall between the doors, each with a minimum width of 300mm. Double span doors may be acceptable providing they are not readily visible from the street.</p> <p>j) Pedestrian doors and windows in a garage should be in traditional proportions similar to those in the adjacent dwelling.</p> <p>k) Garage walls shall be no higher than 2.4m above ground level.</p> <p>l) Development Application drawings should note the detail of the above items as well as wall height and colour.</p> <p>m) The colour of walls, roof, doors and trim shall match or be compatible with those of the principal building.</p> <p>Comment: These provisions are not applicable to the development.</p>	
4.4.3	<p>Carports</p> <p>a) A carport should be constructed no further forward than 1.5m behind the main front wall of the dwelling and must be behind any adjacent front verandah (Figure 4).</p> <p>b) Carports shall have the same roof pitch as the main dwelling.</p> <p>c) Carports shall be detailed the same as (or similar to) the dwelling.</p> <p>d) A flat roofed carport is generally not acceptable on dwellings with pitched roofs unless there is no feasible alternative, or there is insufficient room between the dwelling and boundary to accommodate a freestanding carport.</p> <p>e) If a flat-roofed carport is to be allowed it must be consistent with the original style of the building and may use corrugated iron or clear corrugated polycarbonate roofing material. The use of modern roof sheet profiles such as "cliplock" etc is inconsistent with these guidelines if they can be seen from the public domain.</p>	Yes. Not applicable.

	<p>Comment: Not applicable to the application.</p>	
4.4.4	<p>Driveways</p> <p>a) The retention of traditional driveways of gravel, paired concrete strips, recycled brick and similar materials is encouraged.</p> <p>b) Existing single-width driveways should be retained, with widening only occurring behind the building line.</p> <p>c) Existing wheel strips forward of the building line should be retained.</p> <p>d) Driveway turning areas should not be installed in the front of the building (between the building and road).</p> <p>e) Driveways should not extend the full width between the dwelling and the boundary; rather they should be set back a minimum of 450mm from either side to allow for planting beds etc.</p> <p>f) Plain concrete is highly reflective and generally not consistent with Queanbeyan's historic cottages when used other than as paired strips. Large expanses of concrete used for driveways and turning circles are not appropriate and are to be avoided.</p> <p>g) Suitable driveway surfaces include: gravel, paired concrete strips, recycled or new bricks, clay or other pavers and bitumen (tarmac). Tinted concrete and surfaces using several materials, for example brick or paver edging with bitumen infill, may meet the objective if suitably designed. Patterned and stamped concrete is not a traditional process and is not appropriate in the Conservation Area.</p> <p>Comment: Not applicable as no new driveways will result.</p>	Yes. Not applicable
4.4.5	<p>Sheds and Outbuildings</p> <p>a) New structures are to be located behind the main dwelling or away from the public domain.</p> <p>b) New structures do not need to replicate the features of the significant building/item but will need to be sympathetic with it.</p> <p>c) Height of new structures shall be less than the heritage item unless located well away from it.</p> <p>d) Site coverage and bulk of new structures shall be less than the heritage item.</p> <p>e) In exceptional circumstances where the design and material of a new structure is not able to be sympathetic to the original, it should be suitably screened with lattice, hedging, trellis etc.</p> <p>f) Structures that have a similar proportion, form and roof pitch as the heritage item, but with smaller scale and bulk, are more likely to meet the intentions of this guideline than poorly designed, large-scaled, bulky buildings.</p> <p>Comment: Not applicable to the development.</p>	Yes. Not applicable.
4.4.6	<p>Decks and Patios</p> <p>a) All proposed decks and patios on listed items, and in the Conservation Area if not located in the rear yard, should have minimal adverse visual impact on the place's heritage values or those of the streetscape.</p>	

	<p>b) New decks and patios, including handrails etc should be in a style and material that is sympathetic to the building. For example, welded steel decks on timber cottages are unlikely to be supported.</p> <p>c) The proportions of new decks and patios shall be in harmony with the dwelling and where located on the front of buildings shall be consistent with good relevant historic examples.</p> <p>d) Large or elevated decks and patios should be located at the rear of the dwelling or where they are not readily visible from the public realm.</p>	
4.4.7	<p>Pergolas, Trellises and Gazebos</p> <p>a) All proposed pergolas, trellises and gazebos on listed items and in the Conservation Area should have minimal adverse visual impact on the heritage values of the place or streetscape.</p> <p>b) Pergolas and trellises over footpaths and driveway between the front boundary and dwelling may be acceptable if designed to suit the character of the dwelling. In most instances this will imply the use of similar materials and dimensions that are apparent on the dwelling, as if it was designed and built at the same time as the dwelling.</p> <p>c) Gazebos and free-standing or large pergolas should not be erected between the house and the front boundary, unless on rural-sized allotments.</p> <p>Comment: Not applicable to the development.</p>	Yes. Not applicable.
4.4.8	<p>Fences</p> <p>Generally</p> <p>a) Original fences and gates should be retained and restored.</p> <p>b) Replacement fencing that is visible from the street should reflect the architecture and style of the house or significant building and be sympathetic to nearby historic fencing in terms of height, type and material.</p> <p>c) Replacement of existing unauthorised fencing should be carried out in accordance with these guidelines</p> <p>Front Fences Forward of the Building Line</p> <p>d) Solid metal panels and pre-painted metal fencing (e.g. Colorbond™) are not supported by Council in front of the building for all heritage items and all buildings in the Conservation Area.</p> <p>e) Solid fences that can't be seen through (such as masonry and brushwood) shall not exceed 900mm above ground level.</p> <p>f) Visually transparent fences (such as metal grill and timber picket) shall not exceed 1.2m above ground level.</p> <p>g) Where new fences incorporate pickets, slats, palings or the like they shall have a minimum aperture of 25mm.</p> <p>h) Where solid and slatted (see-through) fences are combined, the slatted (see-through) fence shall be a minimum of 25% of the face area of the fence and the solid fence is to be a maximum 75% of the face area of the fence.</p> <p>Side Fences Forward of the Building Line:</p> <p>i) Visually solid fences (including timber palings) shall be restricted to 1.2m above ground level. Tapering from a higher rear fence may be</p>	Yes. Not applicable

	<p>permitted where it is not visually obtrusive.</p> <p>j) Solid metal panels, Colorbond™ sheeting and the like are not supported.</p> <p>k) Styles of fence complying with the guidelines for front fences are also suitable for side fences in front of the building line.</p> <p>Fences Behind the Building Line (Side and Rear Fences Behind the Building)</p> <p>l) The use of solid metal panels and pre-painted metal fencing (eg Colorbond™) is not appropriate on any boundary where it is visible from the street or on a common boundary with a heritage item.</p> <p>m) Paling or lapped-and-capped timber fencing is allowed to a maximum height of 1.8m on side and rear boundaries behind the building line.</p> <p>Corner Allotments</p> <p>n) In the case of corner allotments both the narrow frontage and the equivalent length of the side frontage shall be subject to the front fence guidelines (Figure 6.)</p> <p>Comment: These clause provisions are not applicable to the development.</p>	
4.4.9	<p>Vegetation Screens</p> <p>a) Trees and vegetation screens on land adjacent to heritage items should be retained to provide a visual filter between the old and new.</p> <p>b) Vegetation screens are not to be used as an excuse to permit poor or unsympathetic development within close proximity of a heritage boundary</p> <p>Comment: Not applicable to the development.</p>	Yes. Not applicable.
4.4.10	<p>External Fixtures</p> <p>a) External fixtures should not be located on primary (front) or publicly visible facades.</p> <p>b) Where location on a primary (front) façade is unavoidable and may have an adverse visual impact, the item is to be enclosed in, or behind, a suitably designed screen.</p> <p>Comment: No external features are proposed.</p>	Yes. Not applicable.
4.4.11	<p>Skylights, Solar Panels and Other Technology on Roofs</p> <p>a) Skylights, solar panels, solar hot water heaters, satellite dishes, etc. should be designed, selected and located so as to have a minimal impact on the fabric of the building and on its appearance.</p> <p>b) The items above should be located on a non-prominent elevation or roof plane, or on a free-standing structure or garage roof.</p> <p>c) An alternative should be found in those circumstances where new technology would adversely impact on a roof that is considered to be of exceptional significance (e.g. prominent church or a historic slate roof).</p> <p>d) Where there is no feasible alternative to installing solar panels in a prominent location, the items shall sit flush to the roof surface, cover no more than 50% of the prominent roof plane and be set well back (e.g. 0.9m) from ridges, gutters, valleys and barges.</p> <p>Comment: None proposed.</p>	Yes. Not applicable.

4.4.12	ATM's and Utility Installations a) Automatic Teller Machines, utility installations and the like should not be installed in a manner that would compromise the place's historic appearance or character, destroy significant fabric or compromise the building's proportions or other streetscape value. Comment: Not applicable to the application.	Yes. Not applicable.
4.4.13	Signage Panels a) Corporate colours should not be applied to the whole of the building's exterior, and where approved by Council, will be confined to the non-significant parts of the façade. Corporate signs and colours that do not harmonise with the building's historic character shall be controlled for size and set within a border stripe to separate the sign from the building's body colour. b) Commercial signage, whether painted directly onto the building or to panels that are fixed to the building, needs to be designed in size and proportion to fit with the building's architectural styling. Most commercial buildings include areas on the awning and parapet that are suitable for signage. Signage beyond those areas may not meet the objectives of these guidelines. c) Signs on the edge or face of awnings shall be no greater in height than 50% of the height of the awning and set in from the edge. The surrounding background colour shall be continuous across the whole of the awning. The height of awnings shall not be increased by the addition of false panels etc.(Figure 7) d) Signage panels, brackets, lettering and the like that are attached to a building should be fixed in a manner that can be reversed without scarring or damaging significant building fabric. For example, anchors in a face brick wall should be inserted into the mortar joint rather than the brick. e) Where fixing of signage etc will compromise fabric or the overall appearance of the structure, the signage etc should be attached to a free-standing frame rather than the building itself. f) Signage will also need to comply with State Environment Planning Policy No 64 - Advertising and Signage (SEPP 64). g) Signage is not to cover/obscure architectural detailing or elements Comment: Signage satisfies SEPP 64 – Advertising & Signage. It will be either a business or building identification sign. It will not cover/obscure architectural detailing or elements of the building. It will be placed to match the proportions of the building confined to non significant parts of the building, will not comprise corporate colours and will be restricted to the area identified on the architectural plans.	Yes.
4.5	ALTERATIONS AND ADDITIONS TO HERITAGE ITEMS AND IN THE HERITAGE CONSERVATION AREA	
4.5.1	Character a) Alterations and additions shall have a style and character similar to the existing. This shall include materials, proportions and details. b) Aspects of work that are not consistent with prevailing character	Yes

	<p>should be confined to parts of the building that are not significant or will not have an impact on the appearance of the place when viewed from the public realm.</p> <p>c) Building additions that have a different character from the existing shall be done as a separate “pavilion” that may be “linked” or sensitively connected to the significant structure.</p> <p>d) Verandah’s on the primary face of the building or visible from the public domain shall not be enclosed.</p> <p>e) Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables. Demolition of such elements may not meet the objectives of these guidelines.</p> <p>f) Distinctive elements that contribute to a place’s character shall be retained.</p> <p>Comment: There will be minimal external changes to the existing building. A fire exit staircase will be constructed which will be visible from Crawford Street. The new hoist will not be visible from either Crawford or Monaro Streets. Removal of part of the roof to replace with translucent roofing material will not be visible.</p> <p>The development is considered in keeping with the character criteria of above.</p>	
4.5.2	<p>Siting and orientation</p> <p>a) Additions and alterations should be sited and orientated in a manner that is consistent with the original. For most historic structures in Queanbeyan this will mean additions and new structures should be aligned orthogonally (ie using straight lines and right angles rather than oblique angles and curves).</p> <p>b) Extensions should not be made to the front of heritage items.</p> <p>Comment: There is no conflict with the above criteria.</p>	Yes
4.5.3	<p>Form</p> <p>a) The form of the original building should remain evident or “legible” after the additions have been completed</p> <p>b) New work should have similar overall proportions and a similar roof pitch to the original. For example, new windows in a building that has vertical sashes should also have vertical sashes, and extensions to a dwelling with a 25 degree roof pitch should be designed with the same pitch.</p> <p>c) The form of additions should draw on that of the parent structure so that the new work is in harmony with the original.</p> <p>d) Where the form of the addition is not similar to the original, it shall be designed as a separate entity that is linked back to the heritage building.</p> <p>Comment: The development is consistent with the above criteria.</p>	Yes
4.5.4	<p>Scale Height and Bulk</p> <p>a) The ridgeline of new development shall generally be no higher than existing.</p> <p>b) Minor increases in ridge height (to a maximum of 750mm) may be</p>	Yes

	<p>acceptable if designed to harmonise with the main roof and not have an adverse impact on the building's aesthetic proportions when viewed from the street (Figure 13).</p> <p>c) Proposed additions with roof heights higher than the existing should be designed as a separate structure that may be linked to the parent building (Figure 14).</p> <p>d) New work that may increase the apparent scale or bulk of the building or component elements shall be "broken up" and articulated through the use of varied materials, change of colour and tone, use of string-courses, rebates and the like. This is especially important where new work connects to the existing building.</p> <p>e) Second storey additions or freestanding pavilions will generally not meet the objectives of these guidelines. Undercrofts on sloping land may be acceptable if other planning conditions can be met. Materials and colours of undercroft walls shall vary from the wall above to reduce apparent scale.</p> <p>Comment: There is no conflict with any of the above criteria.</p>	
4.5.5	<p>Setbacks</p> <p>a) Additions shall not be made to the front of individually listed heritage items and/or contributory buildings whether or not in a Conservation Area, other than in exceptional circumstances such as the reinstatement of the building's original form (Figure 15).</p> <p>b) Additions to the street frontage of non-listed buildings shall be consistent with adjacent buildings in the street in terms of setback and streetscape impact.</p> <p>Side Setbacks</p> <p>a) Additions to the sides of buildings should be set back from the front façade so that it remains the primary face of the building.</p> <p>b) As a general guide new walls should be set back 900mm or more behind the adjacent front wall and sit behind a line drawn at 45 degrees from the front corner of the dwelling (not including the verandah)</p> <p>Setbacks and Street Pattern</p> <p>a) Front and side setbacks should be consistent with the predominant street pattern</p> <p>Comment: There will be no change to the building setbacks.</p>	Yes
4.5.6	<p>Site Coverage</p> <p>a) The built area should not cover more than 50% of the site area for allotments that are 1,000 square metres or less, and 33% for allotments over 1,000 square metres.</p> <p>b) Hard paving between the dwelling and front boundary shall be limited to a pedestrian path and a driveway. The front garden area shall not be hard-surfaced for any purpose including car parking, vehicle turning, etc</p> <p>Comment: There will be no change to site coverage.</p>	Yes
4.5.7	<p>Building Materials</p> <p>a) Significant fabric should be retained or restored wherever feasible.</p> <p>b) Materials used for alterations should be very similar to the existing. Where materials have been changed over time, new materials should</p>	Yes

	<p>be consistent with what was likely to have been used historically.</p> <p>c) Materials should be chosen so that alterations blend seamlessly with the original. For example, decayed timber windows should be replaced with new timber windows, not aluminium. Similarly, asbestos fibro sheeting should be replaced with modern fibre cement sheeting, also with battens over the joints if previously existing.</p> <p>d) False brick, "hardiplank" and metal or vinyl weatherboards are unlikely to be original fabric and can be removed and replaced with more sympathetic materials that compliment the heritage values. Note that some versions of false brick are bonded onto an asbestos-rich substrate and should only be removed in an approved manner.</p> <p>e) In the case of linked additions there is more latitude in the selection of new materials although they should be sympathetic to building materials used in the original building or those typically used on the same type of structure (for example a weatherboard extension to an existing brick house can be considered appropriate).</p> <p>f) Full brick extensions to timber-framed cottages are unlikely to be considered "sympathetic" to the original and are unlikely to meet the objectives of these guidelines unless built as a "linked pavilion" not readily visible from the public realm.</p> <p>g) Materials should not be altered unnecessarily. For example, historic face brick walls should not be rendered with cement.</p> <p>Comment: There will be no change to the external building materials.</p>	
4.5.9	<p>Windows and Doors</p> <p>a) Where relevant, timber windows should be replaced with new timber windows of similar proportions and design. Cottages that have timber windows in need of replacement shall use new timber windows on the front and publically visible sides of the house.</p> <p>b) Where visible from the street, the original window and door arrangements within the wall should be retained or reinstated, especially on the front elevation. There is more latitude for variation further back on side elevations.</p> <p>c) On prominent historic elevations where additional windows are desired to obtain extra light in a room, two windows of the original proportion should be installed rather than one large window of modern proportion.</p> <p>d) Windows and doors on extensions should reflect the same proportion and relationship to the wall as the original and be appropriate to the style of the house.</p> <p>e) Windows and doors on linked pavilions may be in a contemporary style if otherwise compatible.</p> <p>f) Contemporary materials such as aluminium framing to windows are not appropriate for heritage items unless in a contemporary styled extension, and preferably to the rear of the listed dwelling.</p> <p>Comment: There will be no alterations to the external windows and doors.</p>	Yes
4.5.10	<p>Paint and Colour</p> <p>a) External colour schemes must be sympathetic to the heritage characteristics of the building. This includes both the colours chosen</p>	Yes

	<p>and the parts of the building to which they are applied. Owners may develop their own sympathetic colour scheme or use one based on established literature such as <i>Colour Schemes for Old Australian Houses</i> by Evans Lucas Stapleton, or <i>The Californian Bungalow in Australia</i> by Graeme Butler.</p> <p>b) Previously painted fabric may be repainted in a colour that is appropriate to the period of the building. Painting options include: i. Repaint the building based on its original colour scheme following investigation, analysis of paint scapes and historic photos etc, ii. Repaint the building based on a colour scheme that was typical of the period, iii. Repaint the building in a colour scheme that harmonises with its context and is consistent with its character.</p> <p>c) The use of highly reflective, overly bright colour schemes is inappropriate on a historic building and within the Conservation Area.</p> <p>d) On commercial buildings the use of corporate colour schemes needs to be sensitively tailored to the architectural character of the building. Broad-scaled application of bright or corporate colours is not appropriate above the awning or on the parapet and is unlikely to meet the objectives of these guidelines.</p> <p>e) Historic building fabric that has not previously been painted should not be painted. Face brick and stone, in particular, should not be painted. Timber that has been oiled and/or shellacked should be treated with a clear finish.</p> <p>Comment: There will be no change to the external colours of the building.</p>	
4.5.11	<p>Controls on Commercial Heritage Buildings</p> <p>a) Significant elements of commercial facades shall be retained and conserved. Where relevant, this will include the awning and façade above the awning up to the top of the parapet. In some instances the side elevations have retained their historic integrity and are also to be conserved.</p> <p>Comment: The development will retain existing elements and facades.</p>	Yes
4.6	NEW BUILDINGS (DWELLINGS AND COMMERCIAL)	
4.6.1	<p>New Buildings in Heritage Conservation Areas</p> <p>a) The design of a new building in the Conservation Area shall have due regard to its context and shall be sympathetic in terms of character, scale, height, form, siting, materials, colour and detailing. Design shall be preceded by detailed analysis of context, and Development Applications shall include street elevations of adjacent properties to demonstrate how the proposal fits with its context.</p> <p>b) Where a new building is replacing a listed item or a contributory place then it is to be designed so that its appearance from the street is very similar to the significant parts of the contributory item. The new building may be larger than the original, as if the previous building had been extended in accordance with the controls in these guidelines.</p> <p>c) Where a new building is on vacant land, or replaces a non-significant building, then two approaches may be adopted in the design:</p> <p>i. The building style and appearance may draw strongly on its neighbours so that it fits seamlessly into its context and is not readily</p>	Yes

	<p>obvious as recent or modern development, or</p> <p>ii. The building may adopt a modern style but in a manner that compliments its neighbours. Typically such buildings adopt a form, scale and roof pitch that is similar to its neighbours, but may interpret and detail these in a more contemporary manner. With this approach buildings will usually need to be specifically designed for their allotment. As a consequence, most project and kit homes fail to meet this control.</p> <p>d) Transportable housing is not appropriate for the Conservation Area as it is unlikely to address the specific design and character guidelines for infill development in a heritage area.</p> <p>e) Siting and set back are to be consistent with the predominant patterns in the street.</p> <p>f) Windows and doors visible from the street shall be constructed from timber, but may be painted.</p> <p>Comment: There are no new buildings proposed. The existing building will be retained.</p>	
4.6.2	<p>New Buildings in the Vicinity of a Heritage Item and/or the Vicinity of a Conservation Area</p> <p>a) Development in the vicinity of a heritage item and/or in the vicinity of a conservation area should be preceded by a detailed analysis demonstrating how character, scale, height, form, siting, materials, colour and detailing of the new building have been sympathetically addressed.</p> <p>b) For multi-unit development a heritage impact statement must be undertaken before designing any buildings in the vicinity of heritage items and/or vicinity of a conservation area to ensure their significant attributes are protected. The design and façade treatment should be informed by the heritage impact statement.</p> <p>c) New buildings may "borrow" architectural elements or design attributes from their historic neighbours, such as roof pitch and form, corrugated iron roofing and weatherboard walls may be of the time and architectural style in which it is designed and built.</p> <p>d) In some instances it may be acceptable to interpret traditional design concepts in a modern way so that new development is of the time and architectural style in which it is designed and built.</p> <p>e) New buildings in commercial areas should extend primary design lines from the existing to the new development and/or incorporate a modern parapet where appropriate to maintain consistency in the streetscape.</p> <p>Comment: Not applicable</p>	Not applicable.
4.6.3	<p>Scale, Proportion and Bulk of New Buildings.</p> <p>a) A new building in the vicinity of a heritage item and/or Conservation Area must not dominate the heritage item by virtue of its height, scale, bulk or proximity and in general will be of a similar height or less than the neighbouring heritage item.</p> <p>b) The height of new buildings that are within proximity of the boundary to the listed item should be scaled down to be approximately the same as the heritage item.</p>	Yes.

	<p>c) New external brick walls shall show an appropriate change or banding at ground floor and first floor level, or alternatively at approximately window sill height, to assist in reducing the apparent scale of a proposal. Similar changes may be necessary for other surface materials.</p> <p>d) Multi-unit development that is adjacent to a heritage item (i.e. where the boundaries are in common, as opposed to over the road) should be stepped back at first storey so that upper storeys do not dominate the heritage place.</p> <p>e) Vegetation screens are not to be used as an excuse to permit poor or unsympathetic development within close proximity of a heritage boundary.</p> <p>Comment: No new buildings are proposed.</p>	
4.6.4	<p>Setbacks of New Buildings</p> <p>a) New buildings shall not obstruct important views or vistas to buildings and places of historic and aesthetic significance.</p> <p>b) In residential areas the front setback of the new building should be greater than the adjacent heritage building so that the heritage building remains prominent within the streetscape.</p> <p>c) Side, front and rear setbacks of new buildings shall be increased where new development is higher than the heritage place or likely to have an adverse impact on its character, amenity or setting by virtue of its height, scale or bulk</p> <p>Comment: There will be no new buildings or changes to existing building setbacks.</p>	Yes
4.6.5	<p>New Secondary Dwellings and New Dual Occupancies</p> <p>a) An <i>additional dwelling</i> should not have an adverse impact on a heritage item, its curtilage or setting including significant trees, gardens, outbuildings and other elements that may contribute to a place's overall heritage value. Note that in general, prefabricated site sheds, moveable dwellings, transportable homes, prefabricated homes, converted shipping containers and the like would not meet the objectives of these guidelines.</p> <p>b) An <i>additional dwelling</i> in urban areas should avoid being readily visible from the public domain.</p> <p>c) An <i>additional dwelling</i> within the Conservation Area or on the same allotment as single storey listed item shall generally be restricted to single storey.</p> <p>d) An <i>additional dwelling</i> may be designed as a free-standing structure, or as a 'pavilion' that is linked back to the existing dwelling or structure.</p> <p>e) An <i>additional dwelling</i> that is attached to the existing dwelling or structure shall be suitably articulated to avoid a monolithic appearance. For example, by using stepped or rebated connections, compound roof forms etc.</p> <p>f) The form and style of an <i>additional dwelling</i> shall be derived from the existing dwelling or structure.</p> <p>g) The scale and bulk of new building shall not dominate the existing</p>	Not applicable

	dwelling or structure. Comment: Not applicable	
4.7	DEMOLITION	
4.7	<p>Demolition</p> <p>a) Full demolition of a listed or contributory item is only appropriate where, in the opinion of Council, the building is damaged or has decayed to such an extent that its restoration is not feasible.</p> <p>b) Elements of a building that do not contribute to its heritage significance may be considered for demolition. Proponents must demonstrate that partial demolition does not affect the heritage significance of the building.</p> <p>c) The demolition of ancillary structures that detract from the significance of a place is likely to be supported.</p> <p>d) The demolition of structures, including habitable dwellings, that are in the Conservation Area and do not contribute to the Area significance are likely to be supported.</p> <p>e) Significant fabric (for example period windows, or historic bricks) that is removed in the process of permissible demolition should be set aside for use in future repairs or possible reinstatement.</p> <p>f) Buildings that replace listed and contributory structures shall adopt a similar external form and appearance as the significant part of the building that is being demolished.</p> <p>Comment: Parts of the internal first floor building will be removed. No significant fabric will be removed. The external facades of the building will remain in tact. Councils Heritage Adviser raises no objection to the development.</p>	Yes
4.8	CHANGE OF USE	
4.8	<p>Change of Use</p> <p>a) In certain circumstances Council may grant consent to certain development for any purpose of a building that has heritage significance even though development for that purpose would otherwise not be allowed by the <i>QLEP 2012</i>. The new use must facilitate conservation of the item, be in accordance with a heritage conservation management plan and not adversely impact on the amenity of the surrounding area. For further detail refer <i>QLEP 2012</i> Part 5 Clause 10 (10)</p> <p>b) A new use that requires substantial and irreversible modification of significant fabric or setting is unlikely to meet the intention of these controls.</p> <p>c) New uses should require minimal change to the external fabric of the building.</p> <p>d) Changes to landscaping or car parking should not have an adverse impact on the character or significance of the item and will need to satisfy other relevant clauses in this DCP.</p> <p>e) A new use should not increase the risk or likelihood of cumulative changes that could reduce the heritage significance of the item over time.</p> <p>Comment: The change of use to upstairs function rooms, kitchen, toilets and</p>	Yes

	courtyard will not give rise to any change to the external fabric. The new use will ensure the heritage significance of the building is retained.	
4.9	SUBDIVISION OF LAND	
4.9	<p>Subdivision of Land</p> <p>a) Subdivision should be consistent with the predominant historic subdivision pattern in the locality or street.</p> <p>b) Battleaxe subdivision is not appropriate for listed items or places within the Conservation Area as it leads to a concentration of driveways that is inconsistent with the historic subdivision pattern.</p> <p>c) Subdivision in rural areas should retain a suitably sized curtilage surrounding the heritage item.</p> <p>d) Subdivision should not lead to, or have the potential to result in, a degradation of the heritage values of items or streetscapes.</p> <p>e) Proposed subdivision should be preceded by a heritage impact statement that identifies all heritage and landscape attributes and shows how the proposal will respect the significance of the heritage item.</p> <p>Comment: No subdivision is involved.</p>	Not applicable.
PART 7 – CENTRAL BUSINESS DISTRICT AND OTHER BUSINESS ZONES		
7.2	BUILDING FORM WITHIN THE CBD	
7.2.1	<p>Site Design and Sense of Place</p> <p>a) Buildings are appropriately designed to respond to their site and surroundings.</p> <p>b) New development in nearby locations is to contribute to the creation of a civic precinct centred around the Council administrative centre in Crawford Street and the Queanbeyan Performing Arts Centre.</p> <p>c) ‘Gateway’ development is provided at nominated locations at the entry points to Queanbeyan from the north, east, and west.</p> <p>d) Landmark development is encouraged at key or prominent locations, including south-east corner of Lowe and Monaro Streets; north-west corner of Morisset and Collett Streets; Collett Street frontage to Rutledge Street Car Park.</p> <p>e) Vehicular routes, movements, and speeds (especially heavy vehicles) are managed to support high pedestrian amenity, particularly on Crawford, Monaro, and Morisset Streets.</p> <p>f) New development contributes to upgrades and updating of existing civic spaces.</p> <p>g) Crawford Street (between Morisset and Monaro) and Collett Street, in addition to Monaro Street become a key focus of town activity.</p> <p>Comment: There will be external changes to the existing building. The development is consistent with the above design criteria.</p>	Yes
7.2.2	<p>Building Height Limits and Setbacks Design For</p> <p>a) Building heights shall comply with the Height of Buildings Map – Sheet HOB_005 of <i>Queanbeyan Local Environmental Plan 2012</i> as well as the following.</p> <p>b) Ground and first floor levels (floor to ceilings) have a</p>	Yes

	<p>minimum height of 3.3m for potential future changes in use.</p> <ul style="list-style-type: none"> c) All other levels have minimum floor to ceiling heights of 2.7m. d) Buildings in the CBD (Monaro Street and Crawford Street) maintain a visual perception of 2 storey development along the street frontages with defined podiums no higher than 2 storeys (allowing for additional roofline articulation). e) Height and setback limits for specific areas are summarised in Table 1 and in Figures 1 to 4 below. A development site fronting two or more specified areas will be limited in height and the maximum podium level to the lesser numerical standard applying between the areas. f) Higher structures should be set well back to avoid overshadowing and impression of bulk. <p>Comment: There will be no change to existing building height or setbacks.</p>	
7.2.3	<p>Architectural Character</p> <ul style="list-style-type: none"> a) New or infill development is modern and contemporary, but respects and reflects the established streetscape and built form, matching the prevailing scale, colours, materials, and proportions of these buildings. b) New buildings in the Central Business District should provide for a continuous building façade which blends into the streetscape. c) Visual interest is provided through articulation of the façade. Such architectural treatment may be provided through stepping built form, emphasised entries, separation of the façade into separate sections by means of vertical elements, or other similar architectural treatments. d) Facades should be designed with an appropriate scale, rhythm and proportion which responds to the building's use and the designed contextual character. e) Horizontal elements are incorporated into the design of each level to give a sense of legible scale to the building. f) Openings such as windows are recessed rather than being on the same plane as the main façade. This provides depth and shadowing that adds to visual interest. g) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass. h) Materials, texture, vertical and horizontal elements, and colour are also used to complement the articulated façade. i) Roofs are an integral part of the building design and do not appear as an 'ad hoc' addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs. j) Sloping roofs where visible should be profiled metal, painted non-reflective. Double storey verandahs should match the existing verandahs in Monaro Street. k) Plant equipment or other rooftop necessities are disguised within the rooftop structure and or are not visible from the street. l) Rooftop treatments are encouraged where they are visible from nearby buildings. Such treatments may include gravel artwork and designs or green roofs. m) Adaptive reuse of existing buildings is encouraged. n) Building mass and bulk is appropriate to its context. o) Blank or opaque walls of greater than 10m or 30% of the site frontage, whichever is the lesser, are not acceptable in retail streets. p) Unsightly streetscape elements such as garage doors and 	Yes

	<p>other service infrastructure should generally not be visible from the street/footpath.</p> <ul style="list-style-type: none"> q) External walls should be constructed of high quality and durable materials and finishes with 'self cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass. r) Finishes with high maintenance costs, those susceptible to degradation or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided. s) Expanses of any single material is to be avoided to assist articulation and visual interest. t) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level. <p>Comment: There will be no change to the existing architectural character of the building.</p>	
7.2.4	<p>Residential Balconies Associated with Shop Top Housing</p> <ul style="list-style-type: none"> a) Where other private open space is not provided, at least one primary balcony should be provided. b) Primary balconies shall be: <ul style="list-style-type: none"> i) Located adjacent to the main living areas; and ii) Sufficiently large and well proportioned. c) Where other private open space is not provided, at least one primary balcony should be provided. d) Primary balconies shall be: <ul style="list-style-type: none"> i) Located adjacent to the main living areas; and ii) Sufficiently large and well proportioned. e) Secondary balconies, including Juliet balconies and the like should be considered for additional amenity and choice. f) Design solutions should be considered to ameliorate the effect of noise and wind. This could be achieved by: <ul style="list-style-type: none"> i) Locating balconies facing predominantly north, east or west to provide solar access; ii) Utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind; iii) Providing balconies with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade in special locations where noise or high winds prohibit other solutions on busy roads or in tower buildings; iv) Choose cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; and v) Ensuring balconies are not so deep that they prevent sunlight entering the dwelling below. g) Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include: <ul style="list-style-type: none"> i) Detailing balustrades using a proportion of solid to transparent materials to address site lines from the street, public domain or adjacent development. Full glass balustrades do not provide privacy for the balcony or the apartment's interior, especially at night. ii) Detailing balustrades and providing screening from the public, for example, for a person seated looking at a view, clothes drying areas, bicycle storage or air conditioning units. iii) Co-ordinate and integrate building services, such as drainage pipes, with overall façade and balcony design, for example, 	Yes

	<p>drainage pipes under balconies are often visible from below in taller buildings and negatively impact on the overall façade appearance.</p> <p>Comment: Not applicable</p>	
7.2.5	<p>Floor Space</p> <ul style="list-style-type: none"> a) Floor space ratios of development need to comply with clause 4.4 and Floor Space Ratio Map – FSR_005 of <i>Queanbeyan Local Environmental Plan 2012</i>. b) A maximum Floor Space Ratio of 3:1 is permitted for the site in Zone B3 Commercial core which applies to the Central Business District. <p>Comment: There will be no change to the existing FSR which complies with the QLEP 2012 standard.</p>	Yes
7.2.6	<p>Robust Building Design</p> <ul style="list-style-type: none"> a) Buildings are suited to their purpose, but are designed so as to accommodate a variety of different uses over time, particularly at ground and first levels. b) Adaptive re-use of buildings is encouraged. c) A proportion of residential dwellings have layout and access that adapts to changing needs of residents over time. <p>Comment: The proposal is an adaptive re-use of this important heritage building.</p>	Yes
7.2.7	<p>Corner Sites</p> <ul style="list-style-type: none"> a) Architectural features emphasise the corner, and building height may be increased up to an additional 4m at the discretion of Council. b) The building is built to boundary but also provides a truncation or ‘cutoff’ (generally at a 45 degree angle) at pedestrian or ground level to ensure safe and comfortable movement and sight lines. c) Building setbacks on corner sites may be varied to enable enhancement of and to retain prominence of street corners. d) Buildings are to be designed to address both frontages with entries and active frontages, or a single main entry being provided at the corner. <p>Comment: The existing building is of important architectural landmark for this highly visible corner site in the CBD. The development will not change any external architectural features of the building.</p>	Yes
7.2.8	<p>Awnings and Verandahs</p> <ul style="list-style-type: none"> a) Continuous street frontage awnings are to be provided for all new developments. b) Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street and to provide for all weather cover. c) Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material. d) As an indicative standard, where no awning line has yet been established, awnings should be a minimum of 3.3m above ground level (consistent with minimum ground floor height) and minimum setback of 600mm from the curblin. They should match the existing proportions of the existing verandahs in Monaro Street. e) Two storey verandahs are appropriate where suitable to the proposed building use and location. 	Yes

	<p>f) Posts used to support the lightweight elements are not dominant, and may consist of profiled metal or timber. Other materials may be acceptable where they appear as lightweight features within the overall streetscape. The second storey balcony/verandah may not be permanently or fully enclosed, except by temporary and transparent materials if required for weather protection.</p> <p>g) Provide under awning lighting in a consistent manner and/or overall scheme to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted into the building.</p> <p>Comment: There will be no change to any existing awnings of the building.</p>	
7.2.9	<p>Shop Top Housing</p> <p>a) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.</p> <p>b) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants.</p> <p>c) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.</p> <p>d) Locate clearly demarcated residential entries directly from the public street.</p> <p>e) Clearly separate and distinguish commercial and residential entries and vertical circulation.</p> <p>f) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.</p> <p>g) Provide safe pedestrian routes through the site, where required.</p> <p>h) Front buildings onto major streets with active uses.</p> <p>i) Avoid the use of blank building walls at the ground level.</p> <p>Comment: Not applicable</p>	Not applicable
7.2.10	<p>Active Street Frontages</p> <p>a) The ground floor design of new development within parts of Morisset, Crawford and Monaro Streets is to comply with clause 7.3 Active Street Frontages and the Active Street Frontage Map – Sheet ASF_005A of <i>Queanbeyan Local Environmental Plan 2012</i>.</p> <p>b) Active street frontages can be achieved by a combination of the following at street level:</p> <p>i) Entries to retail/commercial uses;</p> <p>ii) Well designed shop fronts;</p> <p>iii) Glazed entries to residential lobbies on the ground floor associated with shop top housing occupying less than 50% of the street frontage;</p> <p>iv) Café or restaurant if accompanied by an entry from the street;</p> <p>v) Active office uses such as reception if visible from the street; and</p> <p>vi) Public buildings if accompanied by an entry.</p> <p>c) Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.</p> <p>d) Roller doors, security grills and other similar devices which obscure shop fronts on either a temporary or permanent basis will not be supported.</p> <p>e) Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street.</p>	

	<p>f) Where car parking is proposed at ground level for new development, it is located behind active uses such as shops, or is disguised by means of screens, landscaping, artwork, or architectural articulation.</p> <p>g) Vehicular entrances are minimised and pedestrian safety and awareness of it are promoted through appropriate designs.</p> <p>Comment: The development supports the continued use of the active frontage of the building</p>	
7.2.11	<p>Colour and Materials</p> <p>a) Use colours and materials already found in the streetscape.</p> <p>b) Favoured materials and colours: render lighter neutral colours, darker reveals, strong accents. Further detail on colour is given in the Queanbeyan Main Street Study (Colin Stewart Urban Design 1993) report which may be taken as advisory.</p> <p>c) Strong primary colours should be limited to accent and highlight.</p> <p>d) Avoid sombre brown/beige colours.</p> <p>e) Materials not favoured include: metal siding, heavy timber frame, exposed concrete, manganese and klinker brick.</p> <p>Comment: There will be no change to external colours of the existing building.</p>	Yes
7.2.12	<p>Private Open Space</p> <p>a) Unused land in private title should where appropriate be utilised as an effective part of the public realm. Such spaces should be visible, accessible, sheltered and well lit.</p> <p>b) Private open space as part of service areas or staff/resident amenity should be minimal in area and screened from public view.</p> <p>c) Private open space intended for public use should meet the guidelines for meeting places and allow for surveillance from public places.</p> <p>d) All private open space to be addressed and treated according to its public access, e.g. visual and/or physical and/or other use.</p>	
7.2.13	<p>Open Space and Civic Spaces</p> <p>a) Opportunities for passive and active recreation are to be provided.</p> <p>b) Civic areas are designed at selected intervals throughout the City, and are connected by clear links.</p> <p>c) A Town Square or equivalent space is proposed by the Central Business District Master Plan along Crawford Street, immediately south of its intersection with Monaro Street. Where this is achieved, recognition of contribution to the public purposes may be provided at the discretion of Council, and there may be relaxations to contributions or design provisions as long as the overall and overriding urban design outcomes (such as 'country town' character) are achieved or not compromised.</p> <p>d) Public open space areas are to be designed to encourage events such as markets, sports, cultural fairs, or community gatherings.</p> <p>e) Overshadowing of open space areas is to be minimised, particularly private open space for residential premises.</p> <p>f) Rooftop areas may be utilised for recreation and open space for employees or residents, but must not be in a form that constitutes GFA or habitable space. Rooftop structures are</p>	Yes

	<p>not to be enclosed and be lightweight in form, and are not to be visible from the street.</p> <p>Comment: The building adjoins the Crawford Street landscaped pedestrian precinct. The development will have no impact on this area. A small private internal courtyard is proposed on the first floor level.</p>	
7.2.14	<p>Streetscape and Frontage Works</p> <ul style="list-style-type: none"> a) Provide replacement or construction of a full width footpath of suitable finish and in accordance with Councils nominated design materials. b) Provide kerb and gutter along the total road frontage of the site, including road shoulder construction where necessary. c) Provide heavy duty vehicle crossing/s where vehicle access is provided. d) Before any demolition or construction work is carried out on site Council may require security for the payment of the cost of making any good any damage caused to any Council property as a consequence of the implementation of the consent. e) Street tree planting is to be provided and not impeded by any structure such as awnings. f) Significant tree plantings and boulevards are maintained and protected from new development. g) Streets are designed to be safe, with minimal obstacles unless for safety purposes. h) Existing mature street plantings in Rutledge, Crawford, Lowe and Morisset Streets are to be retained. <p>Comment: The Crawford Street pedestrian landscaped precinct adjoins the site. No additional streetscape works are required.</p>	Yes
7.2.15	<p>Advertisements and Signage</p> <ul style="list-style-type: none"> a) Compliance with <i>State Environmental Planning Policy No. 64 Advertising and Signage</i> for all signs other than building identification signs and business identification signs. b) Compliance with <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> for building identification signs and business identification signs. c) The following signs are exempt and do not require development consent: <ul style="list-style-type: none"> i) The replacement of an approved or exempt building identification sign or the content of such a sign. ii) The replacement of an approved or exempt business identification sign or the content of a such a sign. iii) Where each type of sign meets the development standards specified in Part 2, Subdivision 36A – Signage (replacement of identification signs) of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>. iv) Advertisements and signage which are identified in Schedule 2 of <i>Queanbeyan Local Environmental Plan 2012</i>. d) The following signs require development consent and are subject to the following controls (where stated): <ul style="list-style-type: none"> i) 'A' frame (sandwich boards). ii) Advertisements (other than those identified above as exempt development) displaying a message changed from that displayed by a previously lawful advertisement. iii) Advertisement within a site and not visible from outside the site. iv) New business identification signs subject to: 	Yes

	<ul style="list-style-type: none"> • It being a maximum of 25% of front elevation of a building; a maximum height of 3m or the height of the underside of the awning. • A minimum height of 2.6, above the road or road reserve. • The sign relating to a lawful use of the site. <p>v) Signs behind the glass line of a shop window.</p> <p>vi) Under awning signs:</p> <ul style="list-style-type: none"> • Must be at least 600mm from the kerb edge. • Illuminated sign not to include flashing lights. • Maximum one per premises. • Not closer than 3m to another awning sign. • Maximum area of 1.5m². • Suspended 2.6m or more above ground. <p>vii) Flush wall signs:</p> <ul style="list-style-type: none"> • Attached to the wall of a building and not projecting more than 300mm from the wall. • Advertising area being limited to 6m². • Not projecting above the wall. • Not covering any window or architectural feature of a building. • Complementing the existing architectural features of the building. <p>viii) Pole or pylon sign – Erected on a pole or pylon independent of any building or other structure.</p> <p>Not permitted:</p> <ul style="list-style-type: none"> • Along Crawford Street between Morisset Street and Rutledge Street. • Monaro Street between Lowe Street and Collett Street. • Rutledge Street between Lowe Street and Collett Street. • Collett Street between Monaro Street and Rutledge Street. • Not projecting over a road alignment. • Not extending more than 6m above ground. • Not having an advertising area greater than 6m². • Only one sign per property. • Minimum height above ground level of 2.6m. <p>ix) Painted wall signs or wall advertisements – A sign painted onto the wall of a building which complies with clause 22 of <i>State Environmental Planning Policy No. 64 Advertising and Signage</i>.</p> <p>x) The following signs are prohibited:</p> <ul style="list-style-type: none"> • Roof signs that do not comply with <i>State Environmental Planning Policy No. 64 Advertising and Signage</i>. • Signs that do not comply with the standards stated above. • Signs that do not comply with clauses 17, 18, 19, 20, 21, 23, 24 25 and 26 as applicable of <i>State Environmental Planning Policy No. 64 Advertising and Signage</i>. • Signs that contain additional advertising promoting products or services not related to the approved use of the premises (such as logos or brands of products e.g. soft drinks, brewers etc are prohibited). <p>Comment: No additional signage is proposed for the development.</p>	
7.2.16	<p>Heritage Sites</p> <p>a) Compliance with the requirements of clause 5.10 of <i>Queanbeyan Local Environmental Plan 2012</i>.</p> <p>b) Buildings that are listed as items of environmental heritage</p>	Yes

	<p>are to be protected.</p> <ul style="list-style-type: none"> c) New architecture should be of good quality contemporary design, but should reflect old elements where possible such as scale, parapet and roof shapes or detail. d) In the case of redevelopment, the significant fabric (e.g. façade, window awnings) should be retained and sympathetically incorporated into the new development. e) Important landscapes should also be protected. f) Preserve the “Tree of Knowledge” and incorporate into streetscape enhancement in that area. g) Heritage Assessment to be submitted with a Development Application for demolition or partial demolition where buildings are built prior to 1960. Information sheets detail the requirements for this type of development and are available at: http://www.qcc.nsw.gov.au/Building-and-Planning/Information-Sheet h) New development should respect the scale and architectural themes of nearby or adjacent heritage buildings, while still being modern and contemporary. i) The traditional grid pattern of Queanbeyan streets is to be maintained in the urban pattern and maintained for connectivity, whether vehicular, pedestrian, or combined. j) Views to Queens Bridge are to be maintained or facilitated wherever possible. k) Local monuments and statues are to be retained in locations that maximise their relevance to the public (whether resident or visitor). New development should not adversely affect their significance, whether by impeding views, causing overshadowing, or other amenity impacts such as increased noise. <p>Comment:</p> <p>The Royal Hotel is listed as a Local Heritage Item (117) under the QLEP 2012.</p> <p>Councils Heritage Adviser advises the proposal involves considerable work to the first floor of the hotel. The first floor has been extensively altered in the past and has little if any fabric of heritage significance.</p> <p>There will be no impact on the exterior other than a fire stair at the northern end that is set back from Crawford Street and is on a lesser elevation. Its impact is acceptable.</p> <p>As there is minimal heritage impact, the proposal is supported.</p>	
7.2.17	<p>Connectivity</p> <ul style="list-style-type: none"> a) 24 hour access is preferred but lockable arcades etc are better than no links. b) Links should “look” as public as possible. c) Desirable, direct, mid-block connections are to be provided and are to be maintained to achieve permeability and 24 hour public access between key landmarks and civic spaces or buildings within Queanbeyan, including the Q, the Showgrounds, the River, and Queanbeyan Park. d) New mid-block connections are to have a minimum width of 3m, have active frontages, and are to be designed for safe and secure usage. e) New mid-block connections are particularly encouraged east-west between Lowe and Collett Streets. 	Yes

	<p>f) All existing connections and pathways through sites are to be maintained or replaced.</p> <p>g) Activity along the links is welcome to add interest, generate pedestrian numbers, (a reason to be there) and provide safety.</p> <p>h) Clear lines of sight, active frontage, access to natural light and short length.</p> <p>i) Allow for surveillance from public places, through well lit, sheltered and the use of other devices to discourage anti social and/or criminal behaviour.</p> <p>j) Boulevard planting encourages pedestrian movement towards and along the River and is to be pursued on sites where this is appropriate.</p> <p>Comment: Does not apply to the development.</p>	
7.2.18	<p>Safety and Security</p> <p>a) Compliance with the applicable provisions of clause 2.9 of this DCP.</p> <p>Comment: The NSW Police have raised no objection to the development. The existing use as a hotel/bistro has in place security CCTV cameras which will be utilised for both upstairs and downstairs uses.</p>	Yes
7.2.19	<p>Buildings Near Public Places</p> <p>a) As the main off-street car parks are major pedestrian generators, there should be active uses fronting these areas where possible, but not at the expense of primary frontage to the main street.</p> <p>b) Service areas delivery and entering/storage including waste service areas should be screened from public view.</p> <p>c) Buildings and open spaces are designed to face or have views to the Queanbeyan River, Queanbeyan Park, or distant mountain ranges, where achievable. In particular, development on Collett Street and Morisset Street maximises its relationship to the River including the use of terraces and open plazas.</p> <p>d) Buildings adjoining or facing public open space are stepped in height to transition between the land uses.</p> <p>e) Sunlight access to public spaces is protected and enhanced.</p> <p>Comment: The existing building adjoins Crawford and Monaro Street precincts. No external alterations to the building is proposed. Active street frontage will be maintained.</p>	Yes
7.2.20	<p>Hazards</p> <p>a) Flooding – Where the land is identified as flood prone, on Map FLD_ 005 of <i>Queanbeyan Local Environmental Plan 2012</i> design compliance is required in accordance clause 7.5 of <i>Queanbeyan Local Environmental Plan 2012</i> as well as in accordance with clause 2.3 of this development control plan. A Flood Risk Report (which identifies proposed measures to evacuate and protect goods, property, equipment and electrical outlets) may need to accompany an application showing compliance with Council's standards.</p> <p>Comment: The land is flood prone. Refer to previous comments on flooding above.</p> <p>b) Geotechnical – A preliminary geotechnical assessment undertaken by a qualified consultant may be required for certain developments to determine foundation suitability.</p>	Yes

	<p>Comment: Not required as the development involves use of the existing building.</p> <p>c) Contamination – Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with clause 2.2 of this development control plan provisions of the <i>Contaminated Land Management Act 1997</i>, <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> and <i>Managing Land Contamination Planning Guidelines 1998</i> by Department of Urban Affairs & Planning & Environment Protection Authority. Contaminated land may be required to be remediated prior to development proceeding on site. Remediation shall involve the treatment, mitigation, remediation and validation of the contaminants. You will need to submit with your application information to identify any past or present potentially contamination activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.</p> <p>A preliminary investigation is not necessary where it can be demonstrated that the past and present use of the site is unlikely to have resulted in contamination.</p> <p>Comment: Refer to previous comments on contamination under the heading SEPP55 above.</p>	
7.2.21	<p>Solar Access and Overshadowing</p> <p>a) Development is to minimise any overshadowing of public or civic spaces such as outdoor eating areas.</p> <p>b) Development is to maximise solar exposure of windows in new buildings.</p> <p>c) New structures should not cast a shadow on pedestrian main street footpaths or other public areas for more than 4 hours on June 21 (winter solstice) unless such locations are already in shadow at that time.</p> <p>Comment: The development utilises the existing upstairs section of the hotel and will not impact on solar access or overshadowing.</p>	Yes
7.2.22	<p>Acoustic and Visual Amenity</p> <p>a) Provide adequate building separation to maximise acoustic and visual privacy between buildings on site and adjacent buildings.</p> <p>b) Design building and internal layout to reduce noise within and between dwellings;</p> <p>c) Locate windows and walls away from noise sources or use buffers where separation cannot be achieved;</p> <p>d) Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.</p> <p>e) Provide suitable screening structures or plantings to minimise overlooking from proposed dwellings to the windows, balconies or private open space of adjacent dwellings or those within the same development.</p> <p>f) Provide visual separation between non-residential use and dwellings.</p> <p>g) Arrange dwellings within a development to minimise noise transmission between units.</p>	Yes

	<p>h) Development fronting Monaro or Crawford Street must incorporate noise mitigation measures in accordance with Environment Protection authority – Environmental Criteria for Road Traffic Noise 1999.</p> <p>i) Building design mitigates acoustic issues where possible through strategic location of nonhabitable spaces, unless habitable rooms are desirable in that location due to overriding considerations such as casual surveillance, amenity, views and outlook.</p> <p>j) Where building design cannot mitigate acoustic impacts, soundproofing is provided in accordance with the Building Code of Australia, and may include double glazing and insulation.</p> <p>k) New residential development is not to have an adverse amenity effect upon existing non residential uses. For example, new residential development should not occur nearby to existing high noise-generating uses unless sufficient evidence is provided to demonstrate that the new residential building can sufficiently mitigate noise impacts.</p> <p>l) New non-residential uses with longer operating hours (i.e. café or restaurant) establishing near residential development shall incorporate acoustic measures to ensure no adverse impact upon residential amenity. An acoustic report may be required to be provided to document and prove this mitigation as part of the development application.</p> <p>Comment: The proposed use is located within the Queanbeyan CBD. The applicant will need to submit a Management Plan outlining mitigation measures to be implemented to minimise noise, patron behaviour and any nuisance from the function rooms late at night. A condition of consent will apply.</p>	
7.2.23	<p>Landscaping Acoustic and Visual Amenity</p> <p>a) Comply with the general principles outlined in clause 2.6 of this DCP whilst using low maintenance trees and shrubs.</p> <p>b) Provide for deep rooted tree planting along side boundaries.</p> <p>c) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.</p> <p>d) Provide appropriate landscaped areas by roof terraces, balconies etc;</p> <p>e) Use planting to create a buffer against cold winter winds or to direct cooling breezes in summer in to living spaces and outdoor recreation and leisure spaces.</p> <p>f) Design front gardens/planting zones that will soften and complement the view of the buildings from the street;</p> <p>g) Use landscape and planting to define dwelling entries in a way that does not obscure them;</p> <p>h) Plant new trees where possible to complement the streetscape.</p> <p>i) Provide opportunities for deep planting onsite where screening car parking, or for street trees and these deep planting zones are to be protected as part of the development.</p> <p>j) Use planting to create favourable microclimate conditions and to reduce required energy use through heating or cooling.</p> <p>k) Apply selective use of vegetation to provide screening for privacy purposes and to mitigate and soften hardscape areas and/or to provide desirable shade.</p> <p>l) Protect existing mature trees and their canopies as part of</p>	Yes

	<p>the development.</p> <p>Comment: There are no landscape opportunities available for the development.</p>	
7.2.24	<p>Amalgamation and Staging of Development</p> <ul style="list-style-type: none"> a) Development shall not leave isolated sites unable to be developed in the future (due to limited access, narrow frontage – less than 20m, etc) unless the longevity of the remaining isolated building can be demonstrated (i.e. heritage building). If the isolated site cannot be integrated, documentation must be provided to demonstrate attempts to purchase and integrate the site, as well as identifying how the isolated development could develop in the future. b) Redevelopment shall consider the need for integration with adjoining future development, including access. A structure plan or concept plan may be required for initial development sites to ensure that appropriate consideration has been given to future development potential and this DCP or related Central Business District Master Plan. c) The commercial reality of the side boundary setbacks outlined above means that amalgamation of sites less than 30m in width is effectively rewarded by means of achievable height and floor space. On sites less than 20m in width, feasible tower development cannot be achieved within the required setbacks. d) Any further subdivision of existing allotments in the CBD should be discouraged for the reasons outlined above, rather consolidation is encouraged. Any such proposal will be considered upon merit. <p>Comment: These provisions do not apply to the development.</p>	Yes
7.3	CAR PARKING, ACCESS AND SERVICING	
7.3.1	<p>Required on site car parking</p> <ul style="list-style-type: none"> a) Compliance with the relevant controls in clause 2.2 of this DCP. 	Yes- refer to previous comments on parking
7.3.2	<p>Vehicular Access and Loading/Unloading</p> <ul style="list-style-type: none"> b) Compliance with the relevant controls in clause 2.2 of this DCP is satisfied. No additional vehicle access and loading/unloading areas are proposed. The existing loading/unloading facilities serving the building will be retained and utilised. 	Yes
7.3.3	<p>Change of Use</p> <ul style="list-style-type: none"> a) Where the use of an existing building is to be changes Council will require that additional car parking (if any) be provided on the basis of the difference between the requirements for the approved/authorised existing use and the proposed use. b) Notwithstanding the above control nothing in this plan shall be applied to require that additional parking is required for the change of use of existing lawful commercial premises within the CBD (where there is no increase in floor space proposed) to: <ul style="list-style-type: none"> i. Business premises ii. Food and drink premises iii. Restaurants iv. Retail premises v. Takeaway food & drink premises 	Yes. Refer to previous comments on parking.

	<p>vi. Kiosks</p> <p>as defined under the Standard Instrument</p> <p>Comment: The proposed change in use is for a function room. The previous approved use on site involved alterations to the upstairs area in 2009, DA 319-2009. This application proposed the re-development of ground floor, first floor and external facades of the building. The upstairs portion of the development application comprised residential accommodation rooms, this time each room with an internal WC and shower and Function Room in the north-eastern corner of the first floor level. In total 18 single rooms, 2 two bedroom suites, a managers and housekeeping units (24 rooms in total) and the Function Room is indicated to have a floor area of 195m². The proposed function room has an area of 556m². Taking into account the existing function room area of 195m² an increase of 361m² can be assessed under this clause for additional parking.</p>	
7.3.4	<p>Pedestrian Access and Mobility</p> <ul style="list-style-type: none"> a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity. b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the Disability Discrimination Act 1992 (as amended). c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level. d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access. e) The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain. f) Pedestrian access ways, entry paths and lobbies shall use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours. g) Any new development providing basement car parks shall make provision for access for persons with a disability. <p>Comment: The existing compliant disabled access to the building will be provided at the Monaro Street entry. An existing WC have been provided at ground level as well as for the retail premises. A new lift access and a unisex accessible WC will be provided to the first floor.</p>	Yes
7.3.5	<p>Site Facilities and Services</p> <ul style="list-style-type: none"> a) Mailboxes <ul style="list-style-type: none"> i) Provide letterboxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance of the development. They should be integrated into 	Yes

	<p>the wall where possible and be constructed of materials consistent with appearance of the building; and</p> <p>ii) Letter boxes shall be secure and large enough to accommodate articles such as newspapers.</p> <p>b) Communication structures, air conditioners and service vents</p> <p>i) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures to be:</p> <ul style="list-style-type: none"> • Away from the street frontage; • Integrated into the roofscape design and in a position where such facilities will not become a skyline feature at the top of any building; and • Adequately setback from the perimeter wall or roof edge of buildings. <p>ii) A master antenna/satellite dish shall be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas.</p> <p>c) Waste and Recycling Storage and Collection General (all development)</p> <p>i) All development is to adequately accommodate waste handling and storage on site. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council's Division of Sustainability and Better Living.</p> <p>ii) Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.</p> <p>iii) Waste storage areas are to be designed to:</p> <ul style="list-style-type: none"> • Ensure adequate driveway access and manoeuvrability for any required service vehicles; • Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments; and • Screened from the public way and adjacent development that may overlook the area. <p>iv) The storage facility must be well lit, easily accessible on grade for movement of bins, free of obstructions that may restrict movement and servicing bins or containers and designed to minimise noise impacts.</p> <p>d) Location requirements for Waste Storage Areas and Access</p> <p>i) Where waste volumes require a common collection, storage and handling area, this is to be located:</p> <ul style="list-style-type: none"> • For residential flat buildings, enclosed within a basement or enclosed car park; • For commercial, retail and other development, on site in basements or at ground within discrete service areas not visible from main street frontages; • Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided; and • Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions: <ul style="list-style-type: none"> ▪ Vehicle length 10 metres ▪ Vehicle height 4 metres ▪ Ramp width 4 metres ▪ Turning circle AUSTRROADS template for ▪ HRV R=12.5m, ▪ Speed=5kph ▪ Axle height 9 tonne/axle 	
--	---	--

	<p>Comment: Existing garbage and recycling room is currently mechanically ventilated and accessible from the driveway at the northern end of the site. Garbage collection and recycling will be by arrangement with a private contractor. The existing grease pits will be upgraded to consultants specification as part of the construction of the new kitchen. These are to be pumped out regularly as part of the general management of the premises.</p>	

the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;

<i>The Likely Impacts of the Development</i>
<i>Context and Setting</i> - 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.
<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 and the Council report..
<i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.
<i>Utilities</i> - The site is serviced with water, sewer, electricity and telecommunication services.
<i>Heritage</i> – The building is heritage listed. The proposed development will have a minimal impact in relation to heritage. Refer to previous heritage considerations.
<i>Energy</i> – Energy efficient appliances and lighting will be utilised.
<i>Noise and Vibration</i> – An acoustic report has been requested within 6 months of the operation of the use. The use will need to comply with the recommendations of the report and noise levels to be conditioned. An Operational Management Plan will also be requested as a condition of consent to ensure the amenity of the neighbourhood is protected.
<i>Natural Hazards</i> – Flood management has been addressed under Part 2 of the QDCP 2012.
<i>Flora and Fauna</i> – The proposed development is not likely to result in any adverse flora or fauna impacts.
<i>Technological Hazards</i> - No technological hazards are known to affect the site.
<i>Safety, Security and Crime Prevention</i> - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design. CCTV cameras are in operation for the hotel which will also be utilised for this development.
<i>Social Impact in the Locality</i> - The social impacts of the proposal are anticipated to be acceptable.
<i>Economic Impact in the Locality</i> - The local economic impacts of the proposal are anticipated to be beneficial.
<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
<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.

Cumulative Impacts - 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.

The Suitability of the Site for the Development

Does the proposal fit in the locality? – The proposal is considered to be compatible with its site and general locality.

Are the site attributes conducive to development? – Site attributes such as configuration, size and slope, are considered to be generally conducive to the proposed development.

Have any submissions been made in accordance with the Act or the Regulations?

Public Submissions – The application was not required to be notified. Nil submissions were received.

Submissions from Public Authorities – No referrals to public authorities were required for the subject application.

The Public Interest

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 and maintenance of the amenity of the general area.

Government and Community Interests

It is considered that government and community interests will not be adversely affected by the proposed development.

Development Contributions

Section 94 Contributions

Section 94 contributions. Refer to the comments and recommendations in the Council Report.

Section 64 Contributions

Sec 64 Contributions are not required.

INTERNAL REFERRALS

Building Surveyor

No objection subject to conditions.

Development Engineer

Development Engineer's comments dated 30 November 2016 :

Water: Existing Water Supply

Sewer: Existing Sewer Connection

Stormwater: Existing Stormwater connection to kerb outlets

Access: Existing delivery vehicle access off Crawford Street.

Flooding: The majority of the proposed alterations are on the upper level of the existing

building, which is above the flood planning level. The change of use from accommodation units to a function centre is a more suitable use for a building in terms of management of the premises prior to or during a flood event as there should not be overnight occupants with the change of use, which is marginally flood prone as the 1 in 100 year event is estimated to be less than 1 metre above the ground floor level of the building.

Any other Engineering comments: Approved plans from DA 314-2009 show that level one of the premises comprises 20 accommodation units, two 2 bedroom units the remainder 1 bedroom, a managers unit and a 195m² Function Room. The function room area remains unchanged in the provided plans, with the remainder of the level being re-purposed for function rooms and a new kitchen area.

Section 64 Headworks Contribution Calculations

Previous developments at the Royal Hotel were searched and no record of Section 64 Contributions being paid were located. The current "ET Credit" applied to the Lot is based on present approved floor area uses and summarised in the table below. It should be noted, calculation are only based on the uses and floor area of the upper level (Level 1, ignoring the existing function room as it remains undeveloped in the proposal) of the premises as no significant development is being undertaken to the ground level of the premises.

Section 64 Equivalent Tenements Guidelines refer to "*Food Preparation and Amenities*" due to insufficient data for Function/Conference Centres. The suggested ET for water and sewer is 0.01/m² for Restaurant/Café. Whilst the Public Works Department Manual of Practice recommends an ET rate of 80/hectare (0.008/m²) for meal preparation industries, which generally concurs with the 0.01/m² rate recommended by the Water Directorate document and thus applied to the redevelopment area of the upper level of the Hotel.

<u>Item</u>	<u>No of Units</u>	<u>ETs per Unit</u>	<u>ETs</u>
<u>Water</u>			
Existing Accommodation Rooms	24	0.3	7.2
Developed Floor Area	661m ²	0.01/m ²	6.61
<u>TOTAL</u>			+0.56

<u>Item</u>	<u>No of Units</u>	<u>ETs per Unit</u>	<u>ETs</u>
<u>Sewer</u>			
Existing Accommodation Rooms	24	0.45	10.8
Developed Floor Area	661m ²	0.01/m ²	6.61
<u>TOTAL</u>			+4.19

As the development is in credit from the existing use, no Section 64 Contribution are required.

Environmental Health Officer and
No objection subject to standard environmental health conditions.

SUMMARY OF ASSESSMENT:

The proposal is for consent to DA 382-2016 on LOT 1 DP 624770 No. 85 Monaro Street, QUEANBEYAN NSW 2620 for Commercial alterations to Royal Hotel to include upstairs meeting and function rooms, kitchen, lift, staircase and toilets.

The proposal has been assessed under Section 79C of the *Environmental Planning and Assessment Act 1979* including the relevant provisions of Queanbeyan Local Environmental Plan 2012 and the Queanbeyan Development Control Plan 2012. The development satisfies the provisions of these instruments.

Any variation to the parking standards required in QDCP 2012 can be supported for reasons outlined in the Council report.

The proposal was not required to be notified to adjoining owners/occupiers or publicly exhibited. No written submissions were received.

The proposed development is considered suitable for the site, is compatible with the surrounding commercial neighbourhood and can be conditioned to mitigate any potential impacts.

RECOMMENDATION

The application for development consent DA 382-2016 for commercial alterations to Royal Hotel to include upstairs meeting and function rooms, kitchen, lift, staircase and toilets on LOT 1 DP 624770 No. 85 Monaro Street, QUEANBEYAN NSW 2620 is recommended for conditional approval.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

12 APRIL 2017

- | | |
|--------------|--|
| ITEM 4.2 | DEVELOPMENT APPLICATION 382-2016 - 85 MONARO STREET, QUEANBEYAN - COMMERCIAL ALTERATIONS - ROYAL HOTEL |
| ATTACHMENT 2 | P&SC - 12 APRIL 2017 - DA 382-2016 - PLANS - 85 MONARO STREET |

DRAWING LIST:		DWG. NO.	DRAWING TITLE	SCALE
NP-01			NOTIFICATION PLAN	1:200
DA 001			COVER PAGE	1:200
DA 020			DEMOLITION PLAN - GROUND FLOOR	1:100
DA 021			DEMOLITION PLAN - FIRST FLOOR	1:100
DA 100			FIRST FLOOR PLAN	1:100
DA 101			ROOF FLOOR PLAN	1:100
DA 102			ELEVATIONS	1:100
DA 500				1:100



SMOKING CALCULATIONS

FOR DEVELOPMENT APPLICATION

- [illegible]

1. One way to be used in calculation with the change in the number of people is to use the following formula:
2. Apply the rate and determine the difference. Subtract the number of people in the state at the beginning of the year from the number of people in the state at the end of the year.
3. The number of people in the state at the beginning of the year is 1,000,000.
4. The number of people in the state at the end of the year is 1,050,000.
5. The difference between the number of people in the state at the beginning of the year and the number of people in the state at the end of the year is 50,000.
6. The number of people in the state at the beginning of the year is 1,000,000.
7. The number of people in the state at the end of the year is 1,050,000.
8. The difference between the number of people in the state at the beginning of the year and the number of people in the state at the end of the year is 50,000.
9. The number of people in the state at the beginning of the year is 1,000,000.
10. The number of people in the state at the end of the year is 1,050,000.
11. The difference between the number of people in the state at the beginning of the year and the number of people in the state at the end of the year is 50,000.
12. The number of people in the state at the beginning of the year is 1,000,000.
13. The number of people in the state at the end of the year is 1,050,000.
14. The difference between the number of people in the state at the beginning of the year and the number of people in the state at the end of the year is 50,000.
15. The number of people in the state at the beginning of the year is 1,000,000.
16. The number of people in the state at the end of the year is 1,050,000.
17. The difference between the number of people in the state at the beginning of the year and the number of people in the state at the end of the year is 50,000.
18. The number of people in the state at the beginning of the year is 1,000,000.
19. The number of people in the state at the end of the year is 1,050,000.
20. The difference between the number of people in the state at the beginning of the year and the number of people in the state at the end of the year is 50,000.

- | | |
|---|---|
|  | EXTENT OF EXTERNAL WORKS |
|  | EXTENT OF INTERNAL ALTERATIONS |
|  | EXTENT OF DEMOLITION
REFER TO DEMOLITION PLAN FOR
DETAILS |
|  | EXISTING WALLS &
STRUCTURE TO REMAIN |
|  | NEW WALLS & STRUCTURE |

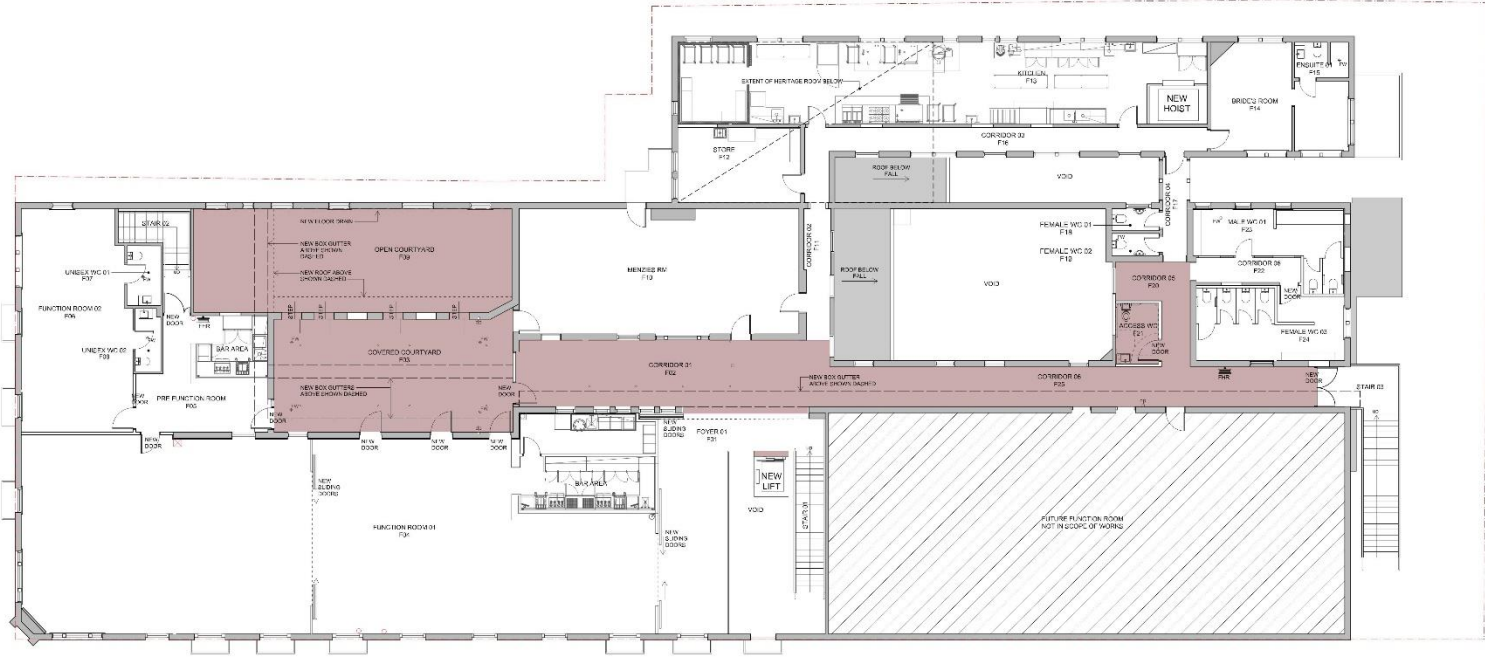
D	20.11.16	AMENDED FOR D2
---	----------	----------------

Bergstrom ARCHITECTS
BERGSTROM ARCHITECTS PTY. LTD. (AAS) 75-005 0942 8859
SUITE 1000 ELM STREET,
NORTH SYDNEY NSW 2060
PH. 02 8970 1490 Fax. 02 8903 1509

THE ROYAL HOTEL
85 MONARO STREET
QUEANBEYAN NSW

**SITE PLAN, SITE ANALYSIS
AND ROOF PLAN**

SCALE: 1:200@A1 DWG. NO.: DA-001 REV: B



Date	Rev.	Status or Amendment	Drawn	Check	Appr.	Date	Rev.	Status or Amendment	Drawn	Check	Appr.	Key Plan / North Arrow	Client	Consultants	Architect	Project
16.02.17	A	DA - REQUEST FOR FURTHER INFORMATION	GC										GREY COLT PTY LTD	<ul style="list-style-type: none">Architecture - May + Russell Architects Pty Ltd (05) 6385 2377Structural - Giffels Consulting Pty LtdPlanning - TRCMechanical - TRCTechnical - Giffels Consulting Pty LtdFire - Delta	 may + russell architects may + russell architects Pty Ltd 10/100-110/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638	

[illegible]

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

12 APRIL 2017

- | | |
|--------------|--|
| ITEM 4.2 | DEVELOPMENT APPLICATION 382-2016 - 85 MONARO STREET, QUEANBEYAN - COMMERCIAL ALTERATIONS - ROYAL HOTEL |
| ATTACHMENT 3 | P&SC - 12 APRIL 2017 - DA 382-2016 - TRAFFIC AND PARKING STATEMENT - 85 MONARO STREET |

GRAEME SHOBRIDGE ADVISORY SERVICES

ABN 90 451 246 623

PO Box 441 Batemans Bay NSW 2536 Mobile 0409 627 242

ROYAL HOTEL QUEANBEYAN – 85 MONARO STREET TRAFFIC AND PARKING STATEMENT

1.0 PURPOSE

The purpose of this statement is to respond to the request for further information from Queanbeyan-Palerang Regional Council (Ref: 382-2016) dated 15 December 2016.

2.0 PROPOSED DEVELOPMENT

The request for information noted that: *“The proposed development is for the change of use of an existing hotel accommodation to function centres with no on-street parking spaces provided on site to cater for the increased demand brought about by the proposed development.”*

The request for information was specifically to provide information on:

- 1 A traffic study prepared by suitable qualified consultant is required to be submitted to Council. The report must include the following:
 - a) Traffic Generation (type/amount etc) brought by the development;
 - b) Existing on-site parking arrangement assessment and demand for on-site parking to be generated by the development including nearby existing public car parks and on-street parking spaces in the area;
 - c) Road safety audit given the location of the site within the main street of the CBD;
 - d) Impact of the development on nearby streets, traffic and pedestrian.

3.0 CONTEXT OF THE DEVELOPMENT APPLICATION

The Royal Hotel currently has approval for a nite club in the first floor area of the hotel that is the subject of the application for approval of change of use and has previous approvals for a bar and bistro which have been acknowledged to have peak activity and parking demand out of business hours. The Royal Hotel is at 85 – 93 Monaro Street in Queanbeyan and is located at the intersection of Monaro Street and Crawford Street and the public council-owned Morisset Street car park with capacity of 274 car parking spaces lies behind (within the centre of the commercial block).

GRAEME SHOOBRIDGE ADVISORY SERVICES

ABN 90 451 246 623

PO Box 441 Batemans Bay NSW 2536 Mobile 0409 627 242

There are two additional privately-owned car parks adjacent to the public parking area and these are the Harris Scarf Car Park with 31 spaces and the Morissett House car park with 30 spaces and the businesses that own these car parking areas are not generally open for business during evenings. Access to the internal car parking areas is from Morisset Street and from Lowe Street.

4.0 CONTEXT OF THE PLANNING CONTROLS FOR THE CBD

The Local Environmental Plan classifies the block bounded by Monaro St, Lowe St, Morisset St and Crawford St as Commercial Core Zoning and the zone objectives are set out to be:

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serves the needs of the local and wider community,
- To encourage appropriate employment opportunities in accessible locations
- To maximise public transport patronage and encourage walking and cycling
- To recognise the Queanbeyan Central Business District as the main commercial and retail centre of Queanbeyan and reinforce its commercial and retail primacy in Queanbeyan
- To encourage some high density residential uses in conjunction with retail or employment uses where appropriate

The Development Control Plan (DCP) sets out objectives which are applicable in the Central Business District and these objectives generally relate to the preservation and enhancement of heritage buildings, maintain existing streetscape qualities and to implement key planning and urban design guidelines outlined in the Queanbeyan CBD Master Plan. The DCP Part 2 All Zones includes in Section 2.2 specific objectives and controls relating to car parking and service delivery facilities. Of particular relevance for this Development Application are Clauses 2.2.2 Objectives for Car Parking, 2.2.3 General Principles, 2.3.5 Existing Premises and 2.2.6 Controls for Car Parking which includes Table 1 : Required Car Parking. It is further noted that Section 7.3 and in particular Clause 7.3.3 Changes of Use sets out Objectives and Controls for re-use of commercial premises within the CBD.

GRAEME SHOBRIDGE ADVISORY SERVICES

ABN 90 451 246 623

PO Box 441 Batemans Bay NSW 2536 Mobile 0409 627 242

The Queanbeyan CBD Master Plan sets out the objectives and opportunities for the CBD for the future. Section 2.8 Transport and Traffic presents a summary of access and parking arrangements in the CBD and a detailed analysis and report prepared by ARUP is included in Appendix 2. Additional information is presented in the diagrams presented in 5.8 Transport, 5.9 Traffic Volumes, 5.10 Movement Network and 5.11 Carpark Network.

5.0 PARKING DEMAND OF EXISTING/PROPOSED LAND USE

The DCP Section 2.2.6 Table 1 presents a table of required car parking for various land uses, however the table includes a general rate of 1 space per 60 m² for premises including commercial premises, office premises, retail premises, shop, takeaway food and drink premises, child care centres, entertainment facilities, recreation facilities, registered clubs, health services facilities and hotel or motel accommodation within the CBD. Reference to RTA Guide to Traffic Generating Developments Section 5 Parking Rates for Specific Land Uses does not offer more specific parking requirements for function centres, however Clause 5.2.1 presents guidance with respect to adaptive use of an historic building and the need to consider peak hours and days of the week with respect to peak parking accumulation and demand.

The parking demand for the previously approved land uses (hotel accommodation or nite club) would be expected to be generally during evenings and generally not in conflict with commercial and retail business operating times. Similarly, it is considered that the general operation of a function centre will be during evenings for peak attendance and that the times of peak parking demand will be similar to those of hotel accommodation and for nite club. Consideration of quantum of peak parking demand for the various land uses would suggest that the nite club land use would represent the highest occupancy above a function centre then hotel accommodation.

It is however noted that the DCP Table 1 would suggest a similar parking provision rate of 1 space per 60 m² would be applicable each of these land uses during the process of assessment against the requirements of the DCP and times of peak parking demand would be similar.

GRAEME SHOBRIDGE ADVISORY SERVICES

ABN 90 451 246 623

PO Box 441 Batemans Bay NSW 2536 Mobile 0409 627 242

6.0 TRAFFIC GENERATION OF EXISTING/PROPOSED LAND USE

Reference to the RTA Guide to Traffic Generating Developments Clause 3.4.2 does not provide any specific guidance for the estimation of traffic generation which is expected to result from land uses such as Hotel Accommodation, Nite Club or Function Centres. It will therefore be more appropriate to consider the time of day and number of patrons for each land use in order to estimate traffic generation for the comparison of past and future activities on the site.

It is noted that traffic generation from Motel Accommodation is estimated to be of the order of 3 vehicle trips per day per unit and 0.4 trips per hour per unit during the evening commuter peak period, however this rate was not recommended for Hotel due to a number of variable factors. In the absence of more specific information this rate shall be used as a guide for the purposes of comparison.

The nite club land use would be expected to reach an accumulation peak generally after 6.00pm on any particular day of the week when it was operating, with peak attendance expected on Friday and Saturday nights. It is estimated that the range of peak vehicle trips would be related to the number of car spaces required and would be expected to be between 1 and 2 trips per 100 m² per hour if all car spaces were to be filled during the hour of opening (say between 6 and 7pm) and again if all car spaces were to be vacated during the hour of closing (say between 12 and 1am). Outside these peak activity times it is expected that the number of vehicle trips would be significantly lower than these rates.

The function centre land use would be expected to have activity sessions throughout the day on weekdays (say between 9am and 5pm) and after 6pm for evening meals and functions. Although there would be a level of vehicle trips generated during the commuter peak periods, this would be expected to be a relatively small proportion of the total capacity which would be experienced during peak arrival and departure times. When compared with the peak hotel accommodation arrival and departure times, it is expected that there would be a higher proportion of hotel arrivals between 5 and 6pm and departures between 8 and 9 am.

GRAEME SHOBRIDGE ADVISORY SERVICES

ABN 90 451 246 623

PO Box 441 Batemans Bay NSW 2536 Mobile 0409 627 242

7.0 POTENTIAL IMPACTS ON PARKING AND TRAFFIC

The critical issue in consideration of the proposed change in land use to function centre is to identify the potential for any significant increase in vehicle trips resulting from the development during the times of peak activity on the surrounding road network. It is estimated that the highest peak period traffic generation for each of the land uses under consideration would be for the hotel accommodation as these trips would be expected to be related to morning departure for business and evening return to secure accommodation after business during the weekday. The other land uses would be expected to generate minimal trips during the morning commuter traffic peak period and increased traffic after the evening commuter traffic peak period.

The parking demand for hotel accommodation would be expected to peak overnight between arrival after 5.30pm and departure before 8.30am on weekdays and at weekends. The parking demand for the nite club would be expected to be only during the evening/night time when the nite club was open for business (say 7pm to midnight). It is considered that these land uses would have minimal parking demand outside of these hours. The function centre would generally be expected to have its peak occupancy during evenings on weekdays and at weekends, however it is possible that there could be functions conducted during the day (particularly on weekends).

It is suggested that both the historic/approved uses and the proposed land use will generate parking demand during the times when the adjacent car park has reduced occupancy outside of normal business and trading hours. The impact would be expected to be relatively low due to the higher number of vacant spaces (expected to be not less than 130 car spaces if 50% occupied during these times). It is suggested that the on street car parking spaces along Monaro Street and Crawford Street would not be required to accommodate parking demand during peak activity times for these out of business hours land uses.

The location of access driveways to/from Morisset Street and Lowe Street from the adjoining car park are considered to be safe and lead to the relatively minor streets with lower traffic volumes.

GRAEME SHOOBRIDGE ADVISORY SERVICES

ABN 90 451 246 623

PO Box 441 Batemans Bay NSW 2536 Mobile 0409 627 242

Monaro Street is currently carrying over 20,000 vehicles per day, Crawford Street is carrying almost 9,000 vehicles per day and the relatively minor streets in the road network Morisset Street and Lowe Street are each carrying almost 8,000 vehicles per day. It is suggested that the total traffic generated by the Royal Hotel site during the evening peak traffic period is less than 50 vehicles per hour entering the car park (generally in a contra-flow direction to the peak flow direction leaving the car park access points) and that the roads serving the car park are each carrying the order of 800 vehicles per hour. The differential traffic volumes estimated between the various land uses would be expected to be an increase of not more than 10 vehicles per hour for the function centre over the alternative land uses and this possible increase in vehicle trips is not expected to result in any discernible impact on traffic operations or safety along streets or at intersections.

8.0 OTHER CONSIDERATIONS

Impact on pedestrians is an important consideration for any development along the main street within a CBD urban area. It is noted that the primary parking supply for patrons of the Royal Hotel is in the Morisset Street carpark behind the hotel itself. There is a supply of on street car spaces along both Monaro Street and Crawford Street, however the on street car spaces show a high level of occupancy between 7am and 10pm and during these times there are higher levels of vacancy in the Morisset Street car park. As a result, the majority of pedestrians leaving the function centre are expected to walk to the rear of the hotel to the off street car park. The critical consideration for the safety of pedestrians during darkness hours is for adequate lighting along any pedestrian pathway or verge pavement. The proposed change in land use is not expected to have any discernible impact on pedestrians walking to/from the off street car park or walking along the footpaths along Monaro Street and Crawford Street.

The principles of Austroads publication Guide to Road Safety Part 6: Road Safety Audit have been considered in the assessment of safety implications for all road users which may be affected by the proposed change to the land use of the first floor level of the royal Hotel to function centre.

GRAEME SHOBRIDGE ADVISORY SERVICES

ABN 90 451 246 623

PO Box 441 Batemans Bay NSW 2536 Mobile 0409 627 242

The warrants for a full Road Safety Audit have not been met as this “project” is not an infrastructure project or new building project with changes to access, circulation or road systems. The proposed land use changes are expected to result in a minor change in the nature and times of activity within the existing building and these are expected to result in slight changes to the quantum of peak period parking demand and times of peak parking demand and a parallel marginal change in traffic generation and times of peak vehicle trip generation in the vicinity of the adjacent off street car park and the adjacent street network. The changes in the traffic volumes and turning movements at nearby intersections are not expected to be significant or likely to have any adverse impacts on road safety or traffic operations for road users.

The traffic conditions in the car park have been reviewed and there do not appear to be any restrictions to sight lines within the carpark or access driveways and visibility to pedestrians is considered to be adequate at conflicts between vehicle routes and pedestrian / cyclist footpaths. Vehicle speeds are considered to be low and appropriate for the prevailing conditions and there is no evidence of a high incidence of crashes at potential points of conflict.

9.0 CONCLUSIONS AND RECOMMENDATIONS

I am of the opinion that the proposed change in land use to function centre will have a marginal effect of parking demand in the Morisset Street car park (outside of normal business hours when occupancy has been observed to be lower than during weekday business hours). The traffic which is expected to be generated as a result of the proposed change in land use is expected to be minimal and negligible during commuter peak periods. The impact on operating conditions and road safety on the road network in the vicinity of the site is expected to be minimal and no off site works are required to mitigate against adverse impacts. I recommend that the proposed Development Application be approved with respect to traffic and parking.

Graeme Shobridge

16 February 2017

GRAEME SHOBRIDGE ADVISORY SERVICES

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

12 APRIL 2017

- | | |
|--------------|--|
| ITEM 4.2 | DEVELOPMENT APPLICATION 382-2016 - 85 MONARO STREET, QUEANBEYAN - COMMERCIAL ALTERATIONS - ROYAL HOTEL |
| ATTACHMENT 4 | P&SC - 12 APRIL 2017 - DA 382-2016 - DRAFT CONDITIONS - 85 MONARO STREET |

DEMOLITION CONTROL

1. SUBMIT ASBESTOS INSPECTION REPORT

Prior to demolition works commencing (particularly in the bathrooms indicated on the plans) an asbestos inspection report must be undertaken and submitted to Council.

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)

2A. SURRENDER CONSENT FOR PREVIOUS APPROVED FUNCTION ROOM

Prior to the issue of the Construction Certificate (Building) that part of the consent issued for the Function Room in the north-eastern corner of the first floor level under DA 319-2009 is to be surrendered.

REASON: To reduce the car parking requirements on site given that the function room is not presently utilised and so that any future proposed use of that section of floor area can be reassessed for car parking requirements when a development application is lodged for that areas future use.

2. FIRE SAFETY UPGRADE

The building is to be upgraded as required by Clause 94 of the Environmental Planning and Assessment Regulation 2000

REASON: To ensure the building is adequately fire protected and safe for occupation and use. **(56.01)**

3. SUBMIT AN APPLICATION FOR TRADE WASTE (C5)

Prior to the issue of the Construction Certificate (Building) a Trade Waste Application (C5) to install a waste treatment device or devices must be submitted to, and approved by, Council. The waste treatment devices proposed must be able to cater for discharges from the following sources:

- (a) Kitchen**
- (b) Café**
- (c) Laundry**
- (d) Hairdresser**

The application must include the following details;

- (a) Details and location of all processes, tanks, pits and apparatus associated with the generation of trade waste and,**
- (b) Specifications of the treatment system including capacity/dimensions, material of construction and lining of the proposed pre-treatment facilities and,**
- (c) Details of pipes and floor drainage conveying the waste and,**
- (d) A detailed sewage drainage plan.**

REASON: To ensure compliance with Section 68 of the Local Government Act 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System. **(56.11)**

Note:

For further information regarding Trade Waste treatment and discharge please contact Council's Trade Waste Officer on (02) 6285 6000.

4. SUBMIT A CONSTRUCTION MANAGEMENT PLAN

Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of 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

5A. DEVELOPMENT CONTRIBUTIONS (CARPARKING) TO BE PAID

Subject to compliance with Condition 2A of this consent, this development has been assessed as generating an additional 36 car parking spaces. As these car parking spaces cannot be provided on site a developer contribution to car parking in the CBD shall be paid in lieu of the provision of the spaces on site.

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.

REASON: To provide for the funding of augmentation and provision of off-site car parking facilities in the CBD. **(57.02)**

5. **NON-STANDARD PRIOR TO COMMENCEMENT CONDITION**
Prior to commencement of any building work an engineering design and construction methodology for the additional stormwater tie proposed on Monaro Street must be submitted to Council as the Water and Sewer Authority for approval.

REASON: To ensure satisfactory stormwater disposal and constructability. **(57.01)**

6. **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)**

7. **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)**

8. **ERECT A SIGN FOR ANY DEVELOPMENT WORKS**
A sign must be erected and maintained in a prominent position on any site on which building or 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)**

9. SUBMIT A TRAFFIC MANAGEMENT PLAN

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

b) **Works on Monaro Street are to be approved by Roads and Maritime Services (RMS) by issue of a road occupancy license. A copy of this license is to be provided to Council prior to commencement of works.**

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

10. PROVIDE WASTE STORAGE RECEPTACLE

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

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

11. HOURS OF OPERATION FOR WORKS

All works associated with the construction or demolition 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 Holidays:	8.00am to 4.00pm

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

12. 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)**

13. 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)**

GENERAL CONDITIONS

14. HOURS OF OPERATION FOR FUNCTION CENTRES IN UPPER LEVEL

Operating hours of the function centres in upper level are restricted to the following hours :

Thursdays : 6.00pm to midnight

Fridays : 6.00pm to 1.00am

Saturdays : 2.00pm to 1.00am

Sundays : 2.00pm to midnight

Public holidays : 12 noon to midnight

REASON: To limit the use of function centres and to protect the amenity of the surrounding neighbourhood. **(59.01)**

15. 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)**

BUILDING

16. 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)**

17. ALL WORKS TO BE CONFINED TO THE SITE

All demolition, 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)**

FIRE SAFETY MEASURES

18. SUBMIT FINAL FIRE SAFETY CERTIFICATE

At the completion of works, a Final Fire Safety Certificate detailing each essential fire safety measure provided in the building must be issued by the owner and must be submitted to Council. Copies the certificate must also be given to the Fire Commissioner and be prominently displayed in the building.

REASON: To ensure compliance with the Environmental Planning and Assessment Regulation 2000. **(61.02)**

19. SUBMIT ANNUAL FIRE SAFETY STATEMENT

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

REASON: To ensure compliance with the Environmental Planning and Assessment Regulation 2000. **(61.03)**

CONSTRUCTION OF INFRASTRUCTURE

20. INSPECTION OF THE PROPOSED STORMWATER TIE ON MONARO ST
Inspection of the construction of the proposed stormwater tie on Monaro Street must be performed by the Water and Sewer Authority (Queanbeyan Palerang Regional Council) prior to connection and backfilling.

REASON: To ensure works are constructed to in accordance with Council and RMS specifications. **(67.01)**

21. 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) and RMS specifications where applicable.

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

PUBLIC HEALTH

22. NON-STANDARD PUBLIC HEALTH
All outdoor smoking areas onsite will constructed in accordance with the:
a) **Smoke-free Environment Act 2000; and**
b) **Smoke-free Environment Regulation 2016**

REASON: To maintain public health and ensure compliance with smoke free environment legislation. **(74.01)**

FOOD

23. CONSTRUCTION AND FITOUT REQUIREMENTS
Food preparation, sale and storage areas must be constructed and fitted out to comply with the requirements of the:
(a) **Food Act 2003;**
(b) **Food Regulations 2015;**
(c) **Australia New Zealand Food Standards Code; and**
(d) **AS1668.2 – The use of ventilation and air conditioning in buildings – Part 2: Ventilation design for indoor air contaminant control**

REASON: To ensure safe and hygienic food preparation/storage and compliance with Food Act 2003 and Regulations 2015, Food Standards Code and relevant Australian Standards. **(75.02)**

ENVIRONMENTAL

24. SUBMISSION OF MANAGEMENT PLAN FOR FUNCTION CENTRES

Prior to occupation the applicant is to submit a Management Plan detailing how potential noise and nuisance will be minimised from use of the function rooms. The plan should address hours of use, safety of patrons, surveillance within and outside the building and how any complaints from the public will be handled.

The applicant is to adhere at all times to the recommendations of the report.

REASON: To ensure that satisfactory measures are in place to reduce any impacts on the general amenity. **(76.01)**

25. WASTE STORAGE AND REMOVAL

Site waste storage and removal must comply with the recommendations of the 'Waste Management Statement' (Ref 150691:AM/BC) produced on 14 February 2017 by Sellick Consultants.

REASON: To ensure the efficient use and management of the waste storage area and increased waste generated. **(76.03)**

26. PLANT AND EQUIPMENT NOISE

The noise level emanating from plant and equipment installed on the premises must not exceed a level of 5dB(A) above background level when measured for a LA_{eq} 15 minute period during the day, evening or night.

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)**

27. ASBESTOS REMOVAL AND DISPOSAL

Asbestos material found on the site must be removed and disposed of in accordance with the *Work Health and Safety Act 2011*, and the NSW WorkCover Guidelines.

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. Written evidence that the material has been disposed of to the approved landfill must be submitted to the Principal Certifying Authority.

REASON: To ensure the proper disposal of asbestos material. **(76.07)**

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

28. 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)**

29. 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)**

30. SUBMIT FLOOD MANAGEMENT PLAN
Prior to the issue of the any Occupation Certificate a detailed Flood Management Plan, incorporating flood protection measures for goods and equipment must be submitted to, and endorsed by, Council.

REASON: To protect goods and equipment in the event of a flood. **(78.09)**

ON-GOING MANAGEMENT OF THE DEVELOPMENT

31. MAINTAIN CAR PARKING AREAS AND DRIVEWAY SEALS
All sealed loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition.

REASON: To ensure loading bays and driveway are useable. **(79.02)**

32. VEHICLE AND GOODS STORAGE CONFINED TO THE SITE
All loading and unloading activities in connection with the development must be carried out wholly within the site and all goods and vehicles associated with the development must be accommodated wholly within the site.

REASON: To ensure free flow of vehicular and pedestrian traffic on the road and the verge. **(79.04)**

33. **LOADING BAYS AND DRIVEWAY TO BE KEPT FREE AT ALL TIMES**
All loading and unloading areas, vehicle manoeuvring and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use at all times.

REASON: To ensure such areas are available for occupants and visitors of the site.
(79.05)

PLUMBING AND DRAINAGE

34. **NON-STANDARD PLUMBING & DRAINAGE**
Water meter and service size to be determined or existing to be confirmed as adequate for the proposed development by a suitably qualified hydraulic consultant.

REASON: To ensure adequate water supply flows and pressures. **(80.01)**

35. **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)**

36. **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)**

37. **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.

All heated water installation for any accessible facility must deliver hot water at a temperature not exceeding 45° Celsius.

REASON: To prevent accidental scalding. **(80.07)**

38. **STORMWATER DISPOSAL REQUIREMENTS**

All stormwater from buildings, hardstand areas and the driveway on the site must be disposed of by a connection to the existing stormwater system.

REASON: To provide a satisfactory standard of stormwater disposal. **(80.11)**

39. **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)**

ENTERTAINMENT VENUES

40. **DISPLAY SIGN DETAILING THE MAXIMUM NUMBER OF PATRONS**

A sign must be displayed in a prominent position in the building stating the maximum number of persons, as specified in this development consent, that are permitted in the building.

REASON: This is a prescribed condition under the provisions of the Environmental Planning and assessment Regulation 2000. **(62.02)**

41. **PREPARE EMERGENCY EVACUATION PLAN**

An emergency evacuation plan must be prepared, maintained and implemented for any building (other than a temporary structure) used as an entertainment venue.

An "emergency evacuation plan" is a plan that specifies the following:

- (a) the location of all exits, and fire protection and safety equipment, for any part of the building used as an entertainment venue and,**
- (b) the number of any fire safety officers that are to be present during performances and,**
- (c) how the audience are to be evacuated from the building in the event of a fire or other emergency.**

Any fire safety officers appointed to be present during performances must have appropriate training in evacuating persons from the building in the event of a fire or other emergency.

REASON: This is a prescribed condition under the provisions of the Environmental Planning and assessment Regulation 2000. **(62.06)**