



Planning and Strategy Committee of the Whole

14 March 2018

**UNDER SEPARATE COVER
ATTACHMENTS**

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

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.1	DEVELOPMENT APPLICATION 1-2018 - CINEMA - 30 MORISSET STREET, QUEANBEYAN
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ATTACHMENT 1	SECTION 79C REPORT - 30 MORISSET STREET QUEANBEYAN
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ATTACHMENT - SECTION 79C(1) TABLE – Matters For Consideration

This application has been assessed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No 1-2018**.

State Environmental Planning Policies

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

SEPP COMMENTS	COMPLIES (Yes/No)
<i>State Environmental Planning Policy No 55 - Remediation of Land</i>	
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
<i>State Environmental Planning Policy No 64 - Advertising and Signage</i>	
This Policy applies to all non-rural areas of the State, meaning all residential, business, industrial, recreation, environmental (except E1 – National Parks and Nature Reserves), and special purpose zoned land. An assessment against this policy is provided within this report.	Yes
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	
The provisions of this Policy have been considered in the assessment of the application. The site is not located in or adjacent to road corridor nor does it have a frontage to a classified road. The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services.	Yes

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)
<i>Part 1 Preliminary</i>	
<i>Clause 1.2 Aims of Plan</i>	
The relevant aims of the Plan to the proposed development are as follows: <i>a) to facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles,</i>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p><i>b) to provide for a diversity of housing throughout Queanbeyan,</i></p> <p><i>c) to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community,</i></p> <p><i>d) to recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek,</i></p> <p><i>e) to protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra,</i></p> <p><i>f) to maintain the unique identity and country character of Queanbeyan,</i></p> <p><i>g) to facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land.</i></p> <p>The proposed development for a cinema is consistent with the aims and objectives of the QLEP 2012. Specifically, it encourages economic and business development within Queanbeyan. The development will allow for increased patronage within the Queanbeyan Central Business District during the night and on weekends, which will allow more activity to flow on to other local businesses. It will also create additional local employment opportunities. The proposal will not have an adverse impact on the scenic and heritage qualities of Queanbeyan and is generally appropriate for the location that it is proposed to be built.</p>	
Clause 1.4 Definitions	
<p>The proposed development is defined as an entertainment facility, which means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.</p> <p>The component of the proposed development designated as a small bar comes under the definition of a food and drink premises, which comes under the definition of a retail premises, which is also categorised under the group term commercial premises. A commercial premises is permitted with consent in the zone.</p>	Yes
Clause 1.9A Suspension of Covenants, Agreements and Instruments	
No covenants, agreements and instruments restricting the development have been identified.	Yes
Part 2 Permitted or Prohibited Development	
Clause 2.1 Land Use Zones	
<p>The subject site is zoned B3 Commercial Core.</p> <p>The proposal is Permitted with Consent in the zone.</p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Clause 2.3 Zone Objectives and Land Use Tables	
<p>The objectives of the zone are:</p> <ul style="list-style-type: none"> • <i>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.</i> • <i>To encourage appropriate employment opportunities in accessible locations.</i> • <i>To maximise public transport patronage and encourage walking and cycling.</i> • <i>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.</i> • <i>To encourage some high density residential uses in conjunction with retail or employment uses where appropriate.</i> <p>The proposal is consistent with the objectives of the zone. Specifically, it will contribute to providing a wide range of entertainment and retail uses within the Queanbeyan Central Business District. It is also consistent with solidifying the Queanbeyan CBD as the main commercial and retail centre in the greater Queanbeyan area and will have a positive impact on local economic conditions providing employment during construction and operation.</p>	Yes
Clause 2.7 Demolition requires development consent	
<p>The proposal incorporates partial demolition of the first floor of the existing building. The existing building is not a heritage item nor is it within the heritage conservation area. The proposed demolition is considered acceptable. Complies.</p>	Yes
Part 4 Principal Development Standards	
Clause 4.3 Height of buildings	
<p>The maximum building height is 30m.</p> <p>The maximum proposed height is 20.5m. Complies.</p>	Yes
Clause 4.4 Floor space ratio	
<p>The subject site has a maximum floor space ratio of 3:1.</p> <p>The proposed development has a floor space ratio of 1.21.</p> <p>The total GFA of the site is 11,090m² which incorporates the existing 5,257m² K-Mart tenancy. The site area is 9135m². Complies.</p>	Yes
Clause 5.9 Preservation of trees or vegetation	
<p>The existing site has already been developed and no tree removal is proposed or required.</p>	N/A
Clause 5.10 Heritage conservation	
<p>The subject site is not a heritage item or located within the heritage conservation area.</p>	N/A

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS		COMPLIES (Yes/No)
Clause 5.11 Bush fire hazard reduction		
The application does not involve any bush fire hazard reduction works. The subject site is not located on bushfire prone land.		N/A
Part 7 Additional Local Provisions		
Clause 7.1 Earthworks		
The site has already been developed, as a result no earthworks are likely to be required.		Yes
Clause 7.2 Flood Planning		
<p>The site is located within the flood planning level. Relevant conditions for flooding will be imposed to ensure compliance with clause 7.2 and the relevant section of Part 2 of the Queanbeyan Development Control Plan 2012. Additionally, as stated within the Statement of Environmental Effects prepared by Knight Frank Town Planning: A Flood Assessment and report has been carried out by Taylor Consulting Engineers and accompanies this SEE in support of the DA. The Flood Assessment report confirms that the site lies relatively adjacent to the Queanbeyan River and may be periodically subject to inundation in major flood events. The ground floor level of the premises is 573.70 m AHD which indicates that it lies above the 1 in 20-year (572.43 m AHD) but below the 1 in 100-year flood level (575.29 m AHD). The Council flood data also indicates that the existing retail premises is inundated by an approximate depth of 7.5 m of flood waters in the Probable Maximum Flood event. This is a considerable flooding depth however as the site is also defined as a 'flood fringe', this would indicate that the more frequent flood events that occur at the site are generally shallow and relatively low velocity.</p> <p>Flood Assessment report confirms that the proposed cinema shall be constructed above the Flood Planning Level (FPL) and will not adversely affect the existing site flood processes. The report also proposes an emergency response.</p>		Yes - Condition
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.		N/A
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.		N/A
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.		N/A
Clause 7.6 Airspace operations		
		N/A

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.	
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.	N/A
Clause 7.8 Active street frontages	
<p>The proposed development and increased density of the site will increase foot traffic and patronage around Morisset Street, especially where the entrance to the cinema is proposed. The proposed development adequately addresses this clause of the QLEP 2012. The Statement of Environmental Effects prepared by Knight Frank Town Planning states:</p> <p><i>The development of the first floor of the commercial building provides limited opportunities to physically increase the activation of the ground floor street frontages. The proposal would allow for increased number of pedestrian traffic in and around the building with a cinema seating capacity of 1,315 patrons, plus staff attending numerous movie screenings per day. As a result and depending on patronage, the cinema and licensed bar use is likely to generate increased pedestrian traffic and activation of the street frontages, that would result in increased informal surveillance of the surrounding areas. Providing an entry off Morisset Street with glazing and decorative lighting will improve the street presence and activation. Increased glazing of the first floor along Sheedy Lane will also provide a visual connection to and from the street.</i></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> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access. <p>Council's Development Engineer has assessed the proposed development and confirmed that it has suitable vehicle access and adequate services are available, or can be made available.</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".	N/A
Clause 7.11 Development near HMAS Harman	
This clause is not considered relevant to the proposed development as the site is not located within 2 kilometres of HMAS Harman or within Zone IN1 General Industrial or Zone IN2 Light Industrial.	N/A


QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)

Development Control Plan

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

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 About This Development Control Plan	
1.8 Public Notification Of A Development Application The development application was notified to adjoining owners and advertised and one submission was received. Refer to the community consultation section of the Staff Report for consideration of the relevant issues raised in the submissions.	Yes
Part 2 All Zones	
2.2 Car Parking The proposal seeks to vary the number of car parking spaces required for the development under the Queanbeyan Development Control Plan 2012 (QDCP 2012). The relevant controls for variations and compliance to car parking under Part 2.2.4 of the QDCP 2012 are: a) <i>Onsite parking will be required in accordance with the standards of this plan except where good cause can be shown as to why strict compliance is unnecessary.</i> b) <i>Compliance with the provisions of this plan will not necessarily constitute sufficient reason for consenting to a development application. Each application must be treated on its individual merits in relation to the general principles and the Heads of Consideration under Section 79C of the Environmental Planning and Assessment Act 1979.</i> The main objective of Part 2.2.4 'Variations and Compliance' of the QDCP 2012 is, 'to provide alternative options for the provision of car parking where the general standards cannot be met on the site'. In this instance provision of additional car parking for the development in accordance with the DCP would result in substantial additional costs to the developer, as the site is constrained and would only be able to provide additional parking underground or above the building. Provision of additional car parking for the cinema will detract from the amenity of the area and inhibit opportunities to increase density within the Queanbeyan Central Business District. Additionally, there is underutilised public parking spaces within 300-500m of the site acknowledging that adjacent private carparks are likely to be utilised in the first instance without permission (Figure 3). The car parking generation rates for a Cinema are not specified under Part 2 of the QDCP 2012. The closest specified use is an Entertainment Facility which requires 1 space per 60m ² of gross floor area (GFA). Based on the proposed GFA of 5833m ² an Entertainment	Yes-Variation

QUEANBEYAN DCP 2012 COMMENTS	COMPLIE S (Yes/No)
<p>Facility would require the equivalent of an additional 96 car parking spaces under the QDCP 2012.</p> <p>It is considered that this parking requirement is unreasonable in this circumstance and an assessment of car parking should therefore be based on merit. In this regard the applicant was requested to prepare a Traffic and Parking Impact Assessment that specifically addressed the parking impacts for this development in its proposed location. This fits within part 2.2.4d) of the QDCP 2012 which states that 'requests for variation' must be supported by information and data to substantiate that an alternative standard is appropriate.</p> <p>A Traffic and Parking Impact Assessment was prepared by McLaren Traffic Engineering and Road Safety Consultants on behalf of the proponent requesting a variation to the car parking control.</p> <p>In summary the Traffic and Parking Impact Assessment incorporates a peak parking demand occurring on Saturdays when it is calculated that a shortfall of 12 car parking spaces will occur in the existing carpark. This number includes a discount for trips incorporating alternative transport modes and dual usage patterns (patrons incorporating different activities in the same trip).</p> <p>The study concludes that the existing car park does not provide sufficient on-site parking for the peak demand. However, it recommends that there is sufficient available parking within the surrounding public car parks and on-street parking to satisfy the shortfall.</p> <p>Council does not agree that the shortfall can be met by on-street parking. A detailed analysis of car parking requirements is provided in the Development Engineering Comments. It concludes that, not only should the idea of accommodating the shortfall using on-street parking not be supported but that a more reasonable calculation of the parking shortfall is 17 spaces rather than 12.</p> <p>The results of the Traffic and Parking Impact Assessment and the associated demand study, as well as the assessment undertaken under Section 79C of the Act concludes that there is a shortfall of 17 spaces at peak periods of operation of the cinema.</p> <p>The variation to the car parking requirement for the proposed development is supported despite the shortfall of car parking. In this instance the developer can be charged Section 94 Contributions in lieu of the shortfall of car parking. This is documented and supported within the Development Engineer's comments.</p>	

QUEANBEYAN DCP 2012 COMMENTS		COMPLIE S (Yes/No)
 <p><i>Figure – Public and Private car parking within 200m of the site (Source: NearMap)</i></p>		
<p>2.3 Environmental Management A Waste Management Plan for construction through to operation will be required for the development. A relevant condition will be included in the consent.</p> <p>An Acoustic Report was prepared by Acoustic Logic and submitted for the development application. Refer to assessment against part 7.2.22 of the QDCP 2012 for further information.</p>		Yes - Condition
<p>2.4 Contaminated Land Management Refer to SEPP 55 assessment.</p>		Yes
<p>2.5 Flood Management Refer to comments against clause 7.2 of the QLEP 2012 assessment. Relevant conditions to mitigate the impacts of flooding will be imposed on the development where necessary.</p>		Yes
<p>2.6 Landscaping A landscaping plan was not required to be submitted with the application.</p>		N/A
<p>2.7 Soil, Water and Vegetation Management Plan (SWVM Plans) Standard conditions relating to site management will be imposed should development consent be granted.</p>		Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIE S (Yes/No)
2.8 Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land.	N/A
2.9 Safe Design A Crime Prevention Through Environmental Design Report (CPTED) was prepared by Knight Frank Town Planning on behalf of the applicant and submitted with the development application. The CPTED report takes into consideration: <ul style="list-style-type: none"> • <i>Surveillance</i> • <i>Territorial reinforcement</i> • <i>Activity and space management</i> • <i>Access control</i> • <i>Lighting</i> <p>The report concludes that the proposed cinema development would lead to greater activation and natural surveillance of the surrounding public domain and is generally consistent with the relevant statutory requirements and CPTED principles.</p> <p>The report includes recommendations:</p> <ul style="list-style-type: none"> • <i>At a minimum, the existing level of flood lighting is maintained to channel and encourage users of the cinemas and Kmart shoppers to park in this area.</i> • <i>Careful consideration should be given to enhancing night lighting in the area. Options to enhance the lighting could include:</i> <ul style="list-style-type: none"> • <i>Additional lighting (i.e. pole lighting) installed within the northern Kmart car park site;</i> • <i>Council could upgrade the lighting within the Council car park known as "Woolworths Car Park" near the northern Kmart car park site;</i> • <i>Joint partnership between Council and local property owners to enhance the level of night lighting in the area to present a consistent level of amenity within the locality;</i> • <i>Cues such as subtle changes in treatments and/or materials/furnishings should be considered to formalise transitional zones or space transitions from one activity/area to another within the cinemas;</i> <p>The existing lighting to be maintained is generally sufficient. The proposed development will increase foot traffic and will provide further opportunity for natural surveillance from entry and exit points of the building. The access points are clearly visible from the street and from the existing car park. The proposed development sufficiently addresses the provisions of this section. Complies.</p>	Yes
2.11 Height of Buildings Refer to LEP assessment (Clause 4.3).	Yes
2.13 Preservation of Trees and Vegetation The proposed development does not require the removal of any existing vegetation.	N/A
SEPP 64 – Advertising and Signage	
3. Aims and Objectives <i>(1) This Policy aims:</i> <i>(a) to ensure that signage (including advertising):</i> <i>(i) is compatible with the desired amenity and visual character of an area, and</i> <i>(ii) provides effective communication in suitable locations, and</i> <i>(iii) is of high quality design and finish, and</i>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIE S (Yes/No)
<p><i>(b) to regulate signage (but not content) under Part 4 of the Act, and</i> <i>(c) to provide time-limited consents for the display of certain advertisements, and</i> <i>(d) to regulate the display of advertisements in transport corridors, and</i> <i>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</i> <i>(2) This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.</i></p> <p>6. Signage to which this policy applies</p> <p>The proposed development includes the installation of five new business identification signs, which are consistent with the United Cinemas branding and the relocation of the existing K-mart business identification signage.</p> <p>Three advertising signs located on the ground level of the eastern façade were proposed. The advertising signs are not able to be approved under the provisions of clause 22 of this SEPP and have subsequently been removed.</p>	
<p>9. Advertisements to which this part applies</p> <p><i>This Part applies to all signage to which this Policy applies, other than the following:</i> <i>(a) business identification signs,</i> <i>(b) building identification signs,</i> <i>(c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,</i> <i>(d) signage on vehicles.</i></p> <p>Noted. Assessment of advertising signage provided below, under clause 17 and 22 below.</p>	Yes
<p>17. Advertisements with display area greater than 20 square metres or higher than 8 metres above ground</p> <p><i>(1) This clause applies to an advertisement:</i> <i>(a) that has a display area greater than 20 square metres, or</i> <i>(b) that is higher than 8 metres above the ground.</i> <i>(2) The display of an advertisement to which this clause applies is advertised development for the purposes of the Act.</i> <i>(3) The consent authority must not grant consent to an application to display an advertisement to which this clause applies unless:</i> <i>(a) the applicant has provided the consent authority with an impact statement that addresses the assessment criteria in Schedule 1 and the consent authority is satisfied that the proposal is acceptable in terms of its impacts, and</i> <i>(b) the application has been advertised in accordance with section 79A of the Act, and</i> <i>(c) the consent authority gave a copy of the application to RMS at the same time as the application was advertised in accordance with section 79A of the Act if the application is an application for the display of an advertisement to which clause 18 applies.</i></p> <p>Three advertising signs larger than 20m² (42m²) are proposed on the eastern elevation of the building. The application has been advertised and an impact statement against the criteria of</p>	No

QUEANBEYAN DCP 2012 COMMENTS	COMPLIANCE (Yes/No)
<p>Schedule 1 was submitted. Clause 18 was not applicable in this instance. The three advertising signs are not supported in accordance with Clause 22 below. As a result the applicant has removed all advertising signage from the eastern elevation with the submission of amended plans.</p>	
<p>22 Wall advertisements (1) Only one wall advertisement may be displayed per building elevation. (2) The consent authority may grant consent to a wall advertisement only if: (a) the consent authority is satisfied that the advertisement is integrated with the design of the building on which it is to be displayed, and (b) for a building having: (i) an above ground elevation of 200 square metres or more—the advertisement does not exceed 10% of the above ground elevation, and (ii) an above ground elevation of more than 100 square metres but less than 200 square metres—the advertisement does not exceed 20 square metres, and (iii) an above ground elevation of 100 square metres or less—the advertisement does not exceed 20% of the above ground elevation, and (c) the advertisement does not protrude more than 300 millimetres from the wall, unless occupational health and safety standards require a greater protrusion, and (d) the advertisement does not protrude above the parapet or eaves, and (e) the advertisement does not extend over a window or other opening, and (f) the advertisement does not obscure significant architectural elements of the building, and (g) a building identification sign or business identification sign is not displayed on the building elevation. (2A) In the case of the display of a wall advertisement on transport corridor land, subclause (2) does not apply and the consent authority may grant consent only if satisfied that the advertisement is consistent with the Guidelines. (3) In this clause, building elevation means an elevation of a building as commonly shown on building plans.</p> <p>The eastern elevation proposes three wall advertising signs at 42.5m² each. Due to Clause 1 and Clause 2 (g), the advertising signage was not able to be approved and was removed by the applicant who submitted amended architectural plans. As a result the proposal is now compliant with this clause.</p>	Yes
<p>Schedule 1 Assessment Criteria</p> <p>1. Character of the area</p> <ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? <p>The proposed business identification signage is generally consistent with the existing and desired future character of the area. It provides easy identification of the building and its use and fits seamlessly into the design of the building's façade. The advertising signage proposed on the eastern elevation is generally not supported due to the size and scale of what is proposed and non-compliance with clause 22 of SEPP 64. These signs would face existing residential dwellings and a state heritage item (Millhouse). Large external advertising signage is not common in Queanbeyan and is generally not in keeping with the</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>character of the area and is not supported on this scale. The applicant has submitted amended plans with the advertising signage removed. Complies.</p> <p>2. Special areas</p> <ul style="list-style-type: none"> <i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i> <p>The proposed business identification signage is generally satisfactory for the area and the signage and building design are consistent in character with the adjacent Riverside Plaza. The proposed advertising signage, which includes three wall signage panels over 40m2 in size, is considered detrimental to the character of the area, which includes the nearby state heritage item, the adjoining residential uses and Queanbeyan River. The advertising signage was removed by the applicant and amended plans were submitted due to non-compliance with clause 22 of this SEPP.</p> <p>3. Views and vistas</p> <ul style="list-style-type: none"> <i>Does the proposal obscure or compromise important views?</i> <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i> <i>Does the proposal respect the viewing rights of other advertisers?</i> <p>The proposed signage does not obscure any views as it is wholly located within the façade of the building. No additional impacts on the quality of views and vistas is created as a result of the proposed signage. There is no impact on other advertisers.</p> <p>4. Streetscape, setting or landscape</p> <ul style="list-style-type: none"> <i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i> <i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i> <i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i> <i>Does the proposal screen unsightliness?</i> <i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i> <i>Does the proposal require ongoing vegetation management?</i> <p>The proposal is generally consistent with the character of the area. Business identification signage is generally appropriate for the context of the proposed building and will not have an adverse impact on the streetscape. No proposed signage protrudes above buildings or structures. Business identification signage is seamlessly incorporated into the design of the façade.</p> <p>5. Site and building</p> <ul style="list-style-type: none"> <i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i> <i>Does the proposal respect important features of the site or building, or both?</i> <i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i> 	

QUEANBEYAN DCP 2012 COMMENTS	COMPLIE S (Yes/No)
<p>The business identification signage is large, but provides adequate identification of the building on each elevation and generally in keeping with the proposed character of the building and area. The design of the signage reflects important features of the building.</p> <p>6. Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> <i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i> <p>Lighting devices are proposed on the façade of the building to provide illumination of business identification signage. Please refer to further comments against item 7 below. The business identification logos are designed as an integral part of the façade and building.</p> <p>7. Illumination</p> <ul style="list-style-type: none"> <i>Would illumination result in unacceptable glare?</i> <i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i> <i>Would illumination detract from the amenity of any residence or other form of accommodation?</i> <i>Can the intensity of the illumination be adjusted, if necessary?</i> <i>Is the illumination subject to a curfew?</i> <p>The facades of the building will incorporate some illumination including of the business identification signage. This is considered acceptable to maintain easy identification of the building during peak usage periods and to incorporate night time safety. The development will be conditioned so that the lighting can be adjusted if unacceptable glare is imposed on adjoining properties.</p> <p>8. Safety</p> <ul style="list-style-type: none"> <i>Would the proposal reduce the safety for any public road?</i> <i>Would the proposal reduce the safety for pedestrians or bicyclists?</i> <i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i> <p>The proposed business identification signage would not have an adverse impact on safety of a public road, pedestrians and would not obscure sightlines from public areas.</p>	

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> <ul style="list-style-type: none"> a) <i>Buildings are appropriately designed to respond to their site and surroundings.</i> b) <i>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.</i> c) <i>'Gateway' development is provided at nominated locations at the entry points to Queanbeyan from the north, east, and west.</i> d) <i>Landmark development is encouraged at key or prominent locations, including south-east corner of Lowe and Monaro Streets; north-west</i> 	Yes

	<p>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>The building design appropriately responds to the site and its surroundings. Specifically, the proposal resourcefully utilises an existing building and creates additional amenities for residents within the Queanbeyan Central Business District, which is close to existing shops and businesses. In this instance the provision of a cinema in this location contributes to adding a landmark development in a key location of the Queanbeyan CBD and will add additional activity at various times of the day, which will help to create a more vibrant town centre.</p>	
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 Queanbeyan Local Environmental Plan 2012 as well as the following.</p> <p>The building height limit is 30m under the QLEP 2012. The proposed development has a maximum height of 20.5m. Complies.</p> <p>b) Ground and first floor levels (floor to ceilings) have a minimum height of 3.3m for potential future changes in use.</p> <p>The existing ground floor is to be retained. The first floor exceeds 3.3m due to the use of the cinema requiring an extensive floor to ceiling height. Complies.</p> <p>c) All other levels have minimum floor to ceiling heights of 2.7m.</p> <p>Complies see comments against control b) above.</p> <p>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).</p> <p>The proposed development is not located on either Monaro Street or Crawford Street. Not applicable.</p> <p>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.</p>	Yes

	<p>Morisset Street has a zero street and zero rear/side boundary setback for buildings up to 3 storey's under this clause. The development complies with this control.</p> <p><i>f) Higher structures should be set well back to avoid overshadowing and impression of bulk.</i></p> <p>The site is surrounded by car parking on the northern and eastern boundaries and Morisset Street and car parking to the south. The western elevation faces buildings that front Crawford Street. The shadowing impacts are predominantly on the western and southern elevations. The shadowing mostly affects the street and car park where Riverside Plaza is. The impact on buildings to the west is considered acceptable as there is no shadowing on these properties from 12:00pm onwards. Complies.</p>	
7.2.3	<p>Architectural Character</p> <p><i>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.</i></p> <p>The proposal is essentially an infill development as a result of utilising and expanding the existing building located on 30 Morisset Street. The proposal is consistent with the surrounding built form, which incorporates a range of buildings from older commercial development, heritage buildings, to large scale supermarkets and shopping centres. However, the most significant building in proximity is the Riverside Plaza. The proposal fits with the design of this prominent building. However, the proposal misses the opportunity to modernise the site and create a more architecturally interesting building. Despite this, the proposal is still seen as acceptable for the location from an architectural standpoint.</p> <p><i>b) New buildings in the Central Business District should provide for a continuous building façade which blends into the streetscape.</i></p> <p>The building incorporates a continuous façade, with articulation through patterns on each elevation.</p> <p><i>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.</i></p> <p>Treatments include patterns and tiling on the façade. However it is suggested that the development may be better with built elements for articulation as opposed to the current proposed patterns on the façade.</p> <p><i>d) Facades should be designed with an appropriate scale, rhythm and proportion which responds to the building's use and the designed contextual character.</i></p> <p>The building design is generally consistent with the surrounding commercial development such as Riverside Plaza and the existing K-Mart building.</p> <p><i>e) Horizontal elements are incorporated into the design of each level to give a sense of legible scale to the building.</i></p>	Yes - Condition

	<p>The building is sufficiently articulated. There is potential to reduce the pattern present on the facades and add additional building elements which create articulation. Complies.</p> <p>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.</p> <p>g) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.</p> <p>h) Materials, texture, vertical and horizontal elements, and colour are also used to complement the articulated façade.</p> <p>The entry points will provide depth and articulation. The patterns on the façade and colours provide articulation. Complies.</p> <p>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.</p> <p>j) Sloping roofs where visible should be profiled metal, painted non-reflective. Double storey verandahs should match the existing verandahs in Monaro Street.</p> <p>The roof does not slope and is flat. The roof will contain plant equipment. Not applicable.</p> <p>k) Plant equipment or other rooftop necessities are disguised within the rooftop structure and or are not visible from the street.</p> <p>l) Rooftop treatments are encouraged where they are visible from nearby buildings. Such treatments may include gravel artwork and designs or green roofs.</p> <p>Plant equipment complies, no rooftop treatments are proposed or required. Complies.</p> <p>m) Adaptive reuse of existing buildings is encouraged.</p> <p>The proposal is an adaptive reuse of the first floor of the existing building whilst retaining the existing commercial tenancy in the ground floor.</p> <p>n) Building mass and bulk is appropriate to its context.</p> <p>The proposal increases bulk and scale, but is still within an acceptable scale for the context of the site. FSR and Height limit are compliant.</p> <p>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> <p>The walls are articulated through patterns and variations in colour.</p>	
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	<p>p) <i>Unsightly streetscape elements such as garage doors and other service infrastructure should generally not be visible from the street/footpath.</i></p> <p>Garage doors and service areas are located away from the Morisset Street frontage. Complies.</p> <p>q) <i>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.</i></p> <p>r) <i>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.</i></p> <p>s) <i>Expanses of any single material is to be avoided to assist articulation and visual interest.</i></p> <p>t) <i>Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.</i></p> <p>The external walls are rendered, with glass proposed at entry points. Materials are not highly reflective. Articulation is provided through patterns and variation in the façade design.</p>	
7.2.4	<p>Floor Space</p> <p>a) <i>Floor space ratios of development need to comply with clause 4.4 and Floor Space Ratio Map – FSR_005 of Queanbeyan Local Environmental Plan 2012.</i></p> <p>b) <i>A maximum Floor Space Ratio of 3:1 is permitted for the mixed use buildings in Zone B3 Commercial core which applies to the Central Business District.</i></p> <p>The development has a proposed FSR of 1.21:1 which complies with the maximum FSR of 3:1. Complies.</p>	Yes
7.2.5	<p>Robust Building Design</p> <p>a) <i>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.</i></p> <p>b) <i>Adaptive re-use of buildings is encouraged.</i></p> <p>c) <i>A proportion of residential dwellings have layout and access that adapts to changing needs of residents over time.</i></p> <p>The retention of the existing K-Mart tenancy on the ground floor is consistent with accommodating a variety of uses within the building whilst proposing a cinema on top of the existing building. The site will potentially be able to be re-used or utilised as a mixed used development if necessary in the future. Complies.</p>	Yes
7.2.6	<p>Corner Sites</p> <p>a) <i>Architectural features emphasise the corner, and building height may be increased up to an additional 4m at the discretion of Council.</i></p>	Yes

	<p>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.</p> <p>c) Building setbacks on corner sites may be varied to enable enhancement of and to retain prominence of street corners.</p> <p>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> <p>The building setbacks are consistent with the existing building and comply with section 7.2.2 of this DCP. The frontage facing Morisset street contains an entrance as does the northern elevation. Complies.</p>	
7.2.7	<p>Awnings and Verandahs</p> <p>a) Continuous street frontage awnings are to be provided for all new developments.</p> <p>b) Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street and to provide for all weather cover.</p> <p>c) Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material.</p> <p>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 curblane. They should match the existing proportions of the existing verandahs in Monaro Street.</p> <p>e) Two storey verandahs are appropriate where suitable to the proposed building use and location.</p> <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>The existing awning located on the ground level above K-Mart appears to be retained. Complies.</p>	Yes
7.2.8	<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 Queanbeyan Local Environmental Plan 2012.</p> <p>b) Active street frontages can be achieved by a combination of the following at street level:</p> <ul style="list-style-type: none"> i) Entries to retail/commercial uses; ii) Well designed shop fronts; iii) Glazed entries to residential lobbies on the ground floor associated with shop top housing occupying less than 50% of the street frontage; iv) Café or restaurant if accompanied by an entry from the street; v) Active office uses such as reception if visible from the street; and 	Yes

	<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>The proposed development will increase pedestrian and after hours (night time activity) within Morisset Street and the Queanbeyan CBD. The proposal incorporates a large entrance facing Morisset Street additional to the existing K-mart entrance. Vehicle access will remain the same as the current situation. The proposed development is seen to reasonably address this clause. Complies.</p>	
7.2.9	<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>The colours and materials are generally consistent with existing buildings located in the streetscape. Specifically, the building is relatively consistent with the Riverside Plaza building and the existing K-mart building. The area is characterised by the shopping mall and large-scale commercial development. However, there are older and heritage listed buildings within proximity to the site. The development is generally acceptable in this regard except where advertising signage is proposed on the eastern façade. The colours are generally neutral except for the business identification signage for United Cinemas which incorporates blue and gold. The colour of the building is generally consistent with the Riverside Plaza building across the road.</p>	Yes
7.2.12	<p>Streetscape and Frontage Works</p> <p>a) Provide replacement or construction of a full width footpath of suitable finish and in accordance with Councils nominated design materials.</p> <p>b) Provide kerb and gutter along the total road frontage of the site, including road shoulder construction where necessary.</p> <p>c) Provide heavy duty vehicle crossing/s where vehicle access is provided.</p> <p>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.</p> <p>e) Street tree planting is to be provided and not impeded by any structure such as awnings.</p>	Yes - Condition

	<p>f) Significant tree plantings and boulevards are maintained and protected from new development.</p> <p>g) Streets are designed to be safe, with minimal obstacles unless for safety purposes.</p> <p>h) Existing mature street plantings in Rutledge, Crawford, Lowe and Morisset Streets are to be retained.</p> <p>The existing footpath and kerb and gutter is to be maintained. Existing planting is to be maintained, the proposed development will not affect street tree plantings. The proposal will not result in unacceptable obstructions to the street/footpath. A condition of consent will be imposed to ensure any damage to Council property will be reinstated if damaged. Additionally, Council is planning planting and streetscape upgrades for Morisset Street that will help improve the amenity of the street and locality. Complies.</p>	
7.2.13	<p>Advertisements and Signage</p> <p>a) Compliance with the relevant requirements of State Environmental Planning Policy No. 64 – Advertising and Signage for all advertisements and signage other than building identification signs and business identification signs. Note: State Environmental Planning Policy No. 64 – Advertising and Signage sets out a number of requirements for advertisements and signage which must be adhered to. Please refer to the relevant section/s of this planning instrument when preparing a development application.</p> <p>b) Signage shall be designed in a manner which is compatible with architectural style of the building to which it is affixed or associated.</p> <p>c) Signage shall be designed in a manner which is sympathetic to character of the streetscape.</p> <p>d) Signage affixed or associated to a building listed as a heritage item in a relevant Local Environmental Plan shall compliment the character of the building and not result in any alteration to significant elements of the building including colours and materials.</p> <p>e) Signage shall not obscure or detract from a building’s architectural features.</p> <p>f) Signage shall accurately reflect the lawful use of the site.</p> <p>g) Signage shall be designed in a manner which is distinct from traffic control signs and signals.</p> <p>h) Signage shall be located in areas which do not create a hazard to motorists and pedestrians.</p> <p>i) Where possible, existing signage shall be rationalised to avoid visual clutter caused by a proliferation of signs.</p> <p>j) Pole or pylon signs (erected on a pole or pylon independent of any building or other structure):</p> <ul style="list-style-type: none"> • Shall be limited to one per premises. • Shall not project over a road alignment. 	Yes

	<ul style="list-style-type: none"> • <i>Shall have a maximum overall height of 6m and a minimum overall height of 2.6m.</i> • <i>Shall have a maximum area of 6m²</i> • <i>Shall not be supported in the following areas:</i> <ul style="list-style-type: none"> ○ <i>Along Crawford Street between Morisset Street and Rutledge Street.</i> ○ <i>Monaro Street between Lowe Street and Collett Street.</i> ○ <i>Rutledge Street between Lowe Street and Collett Street.</i> ○ <i>Collett Street between Monaro Street and Rutledge Street.</i> <p><i>k) Projecting wall signs:</i></p> <ul style="list-style-type: none"> • <i>Shall not project beyond 0.8m of the wall to which it is affixed.</i> • <i>Shall be securely fastened. The following signs are prohibited:</i> <p><i>a) 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).</i></p> <p>The business identification signage proposed for the development is considered acceptable. This includes a total of 5 signs. 3 of these signs are flat against the façade of the building with two projecting wall signs. The projecting wall signs do not project over 0.8m beyond the wall, as they sit in line with the wall line of the lower level. They do technically project beyond 0.8m of the wall to which they are affixed. However, given the above comments this is not seen as an issue or detrimental to the streetscape. The projecting wall signs add visual interest from the streetscape and provide easy identification of the use of the site for pedestrians. All business identification signage is compliant with SEPP 64.</p> <p>The advertising signage proposed on the eastern elevation, which incorporates flush wall signs in excess of 40m² in area are not supported. Additionally, these signs face residential and heritage properties. They are not considered sympathetic to the character of the streetscape and surrounding area. These are also not compliant with clause 22 of SEPP 64. As a result the applicant has submitted amended plans with the advertising signage removed from the eastern elevation, refer to the SEPP 64 assessment for further information. Complies.</p>	
7.2.15	<p>Connectivity</p> <ul style="list-style-type: none"> a) <i>24 hour access is preferred but lockable arcades etc. are better than no links.</i> b) <i>Links should “look” as public as possible.</i> c) <i>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.</i> d) <i>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.</i> e) <i>New mid-block connections are particularly encouraged east-west between Lowe and Collett Streets.</i> f) <i>All existing connections and pathways through sites are to be maintained or replaced.</i> g) <i>Activity along the links is welcome to add interest, generate pedestrian numbers, (a reason to be there) and provide safety.</i> h) <i>Clear lines of sight, active frontage, access to natural light and short length.</i> 	Yes

	<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>The proposed development will facilitate better connectivity through entry points proposed on the northern and southern facades of the building. The proposed developments footprint/ site coverage is consistent with the existing building and as a result no pedestrian links or connectivity will be diminished by the proposal. Increased pedestrian activity and entry and exit points will allow for increased passive and natural surveillance, especially after business hours. Complies.</p>	
7.2.16	<p>Safety and Security</p> <p>a) Compliance with the applicable provisions of clause 2.9 of this DCP.</p> <p>Refer to assessment against clause 2.9 of the DCP within this report.</p>	Yes
7.2.17	<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>The proposed development creates a large frontage and entry point to the car park on the northern façade. Service delivery areas are existing and located on Sheedy Lane on the western elevation. These are adequately screened from public view. Overshadowing and sunlight access is severely affected on the western boundary, however, this is only for a brief portion of the day in the morning and the buildings will still receive adequate sunlight throughout the day. Shadowing later in the day affects the Riverside Centre car park to the southern boundary. The impact of overshadowing is considered acceptable. Complies.</p>	Yes
7.2.18	<p>Hazards</p> <p>a) Flooding – Where the land is identified as flood prone, on Map FLD_ 005 of Queanbeyan Local Environmental Plan 2012 design compliance is required in accordance clause 7.5 of Queanbeyan Local Environmental Plan 2012 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>	Yes - Condition

	<p>b) Geotechnical – A preliminary geotechnical assessment undertaken by a qualified consultant may be required for certain developments to determine foundation suitability.</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 Contaminated Land Management Act 1997, State Environmental Planning Policy No. 55 – Remediation of Land and Managing Land Contamination Planning Guidelines 1998 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>The land is wholly affected by flood, the development is within an existing building already pre-approved on the site for commercial use. The impacts from flooding aren't anticipated to be intensified to an unacceptable limit as a result of the proposed development, as it is located above the flood planning level. Taylor Consulting have prepared a flood assessment for the proposal, which provides further assessment of flooding impacts. Council's Development Engineer has assessed the proposal and hasn't raised any objections in regards to flooding. Standard conditions will be imposed where necessary.</p> <p>The site is not contaminated and is already being utilised for commercial use. Complies.</p>	
7.2.19	<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>Shadow diagrams were submitted for the proposed development. The shadowing largely impacts Morisset Street and the car park adjoining Riverside Plaza. The shadowing impacts of the development are considered acceptable. Further assessment of overshadowing is provided under section 7.2.2. Complies.</p>	Yes
7.2.20	<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>	Yes - Condition

	<p>c) <i>Locate windows and walls away from noise sources or use buffers where separation cannot be achieved;</i></p> <p>d) <i>Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.</i></p> <p>e) <i>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.</i></p> <p>f) <i>Provide visual separation between non-residential use and dwellings.</i></p> <p>g) <i>Arrange dwellings within a development to minimise noise transmission between units.</i></p> <p>h) <i>Development fronting Monaro or Crawford Street must incorporate noise mitigation measures in accordance with Environment Protection authority – Environmental Criteria for Road Traffic Noise 1999.</i></p> <p>i) <i>Building design mitigates acoustic issues where possible through strategic location of non-habitable spaces, unless habitable rooms are desirable in that location due to overriding considerations such as casual surveillance, amenity, views and outlook.</i></p> <p>j) <i>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.</i></p> <p>k) <i>New residential development is not to have a 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.</i></p> <p>l) <i>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.</i></p> <p>An acoustic report has been submitted with the development application. Additionally, a condition of consent will be imposed to ensure the applicant submits an acoustic report at least 3 months after operation to ensure that impacts from noise are adequate and not outside acceptable limits. The development does not include windows and doors except at entrance points, which will allow for noise impacts to be minimised. The acoustic report analysed existing conditions for noise and identified potential impacts on nearby receivers. The report concludes that no noise from the actual cinemas will be able to be heard within nearby residential receivers. The report concludes that the loudest source of noise will be from mechanical plant associated with the building. The acoustic report and impacts are anticipated to be acceptable for the development. However, this will need to be further analysed upon completion of an acoustic report prepared after operation of the premises has commenced. Complies.</p>	
7.3	CAR PARKING, ACCESS AND SERVICING	
7.3.1	<p>Required on site car parking</p> <p>a) Compliance with the relevant controls in clause 2.2 of this DCP. Refer to the comments against clause 2.2 in regards to the variation for car parking.</p>	Yes - Variation
7.3.2	<p>Vehicular Access and Loading/Unloading</p> <p>b) Compliance with the relevant controls in clause 2.2 of this DCP.</p>	Yes
7.3.4	Pedestrian Access and Mobility	Yes

	<p>a) <i>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.</i></p> <p>b) <i>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).</i></p> <p>c) <i>The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.</i></p> <p>d) <i>The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.</i></p> <p>e) <i>The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain.</i></p> <p>f) <i>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.</i></p> <p>g) <i>Any new development providing basement car parks shall make provision for access for persons with a disability.</i></p> <p>The proposed development incorporates a main entrance on the northern façade facing the car park and on the southern façade facing Morisset Street. The entry points to the building are clearly visible and have appropriate signage and architectural features which make them easy to distinguish. The entry points are barrier free and have convenient access from the ground level. Complies.</p>	
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Additional Planning Considerations

The following additional planning matters apply to the development:

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Environmental Planning and Assessment Act Regulation 2000</i>	
<p><i>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</i></p> <p><i>Clause 92 - Australian Standard AS 2601-1991 (Demolition of Structures).</i> <i>Clause 93 - Fire Safety Considerations (change of use of an existing building).</i> <i>Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building).</i> <i>Clause 94A Fire Safety Considerations (temporary structures).</i></p> <p>No objections have been raised by Council's Building Surveyor.</p>	Yes
<i>The Likely Impacts of the Development</i>	
<p><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</p>	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
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.	Yes
<i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.	Yes
<i>Utilities</i> - The site is serviced with water, sewer, electricity and telecommunication services.	Yes
<i>Heritage</i> – The site is not heritage listed nor is it located within the heritage conservation area.	Yes
<i>Other Land Resources</i> - The proposed development will not affect the future use or conservation of valuable land resources such as: productive agricultural land; mineral and extractive resources; and water supply catchments.	Yes
<i>Water</i> - The proposed development will have minimal impact on the conservation of water resources and the water cycle.	Yes
<i>Soils</i> - The proposed development will have minimal adverse impact on soil conservation. The soils are suitable for the development.	Yes
<i>Air and Microclimate</i> - The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.	Yes
<i>Flora and Fauna</i> - (8 point test from Threatened Species Act to be completed where relevant) The proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities or their habitats on or in close proximity to the site.	Yes
<i>Waste</i> – requirements for waste facilities are set out in the conditions of consent.	Yes - conditioned
<i>Energy</i> – A BASIX Certificate was not required.	Yes
<i>Noise and Vibration</i> - The proposed development is not likely to cause any adverse ongoing impact from noise or vibration.	Yes
<i>Natural Hazards</i> - Flood management has been addressed under Part 2 of the QDCP 2012.	Yes
<i>Technological Hazards</i> - No technological hazards are known to affect the site.	Yes
<i>Safety, Security and Crime Prevention</i> - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design.	Yes
<i>Social Impact in the Locality</i> - The social impacts of the proposal are anticipated to be minimal.	Yes
	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Economic Impact in the Locality</i> - The development will have a strong positive economic impact in the locality.	
<i>Site Design and Internal Design</i> - The site design and internal design of the development has been assessed under the QDCP 2012. The proposed design is considered to be satisfactory	Yes
<i>Construction</i> - The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion and the like. These conditions are standard Council conditions of development consent.	Yes
<i>Cumulative Impacts</i> - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered unlikely that the proposed development will result in adverse cumulative impact.	Yes
<i>The Suitability of the Site for the Development</i>	
<i>Does the proposal fit in the locality?</i> - The proposal is considered to be compatible with its site and general locality.	Yes
<i>Are the site attributes conducive to development?</i> – Site attributes such as configuration, size and slope, are considered to be generally conducive to the proposed development.	Yes
<i>Have any submissions been made in accordance with the Act or the Regulations?</i>	
<i>Public Submissions</i> - The application was required to be notified. One submission was received during the notification period. This is addressed in the Council report.	Yes
<i>Submissions from Public Authorities</i> – NSW Police provided comment on the proposed development. No objections were raised and standard conditions where necessary will be imposed.	Yes
<i>The Public Interest</i>	
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.	Yes
<i>Government and Community Interests</i>	
It is considered that government and community interests will not be adversely affected by the proposed development.	Yes
<i>Section 94 Development Contributions</i>	
<i>Section 94 Contributions</i> Section 94 contributions are required for the proposed development. This is detailed in the Council report.	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Section 64 Contributions</i> Section 64 Contributions are applicable to the proposed development and have been calculated by Council's Development Engineer.	

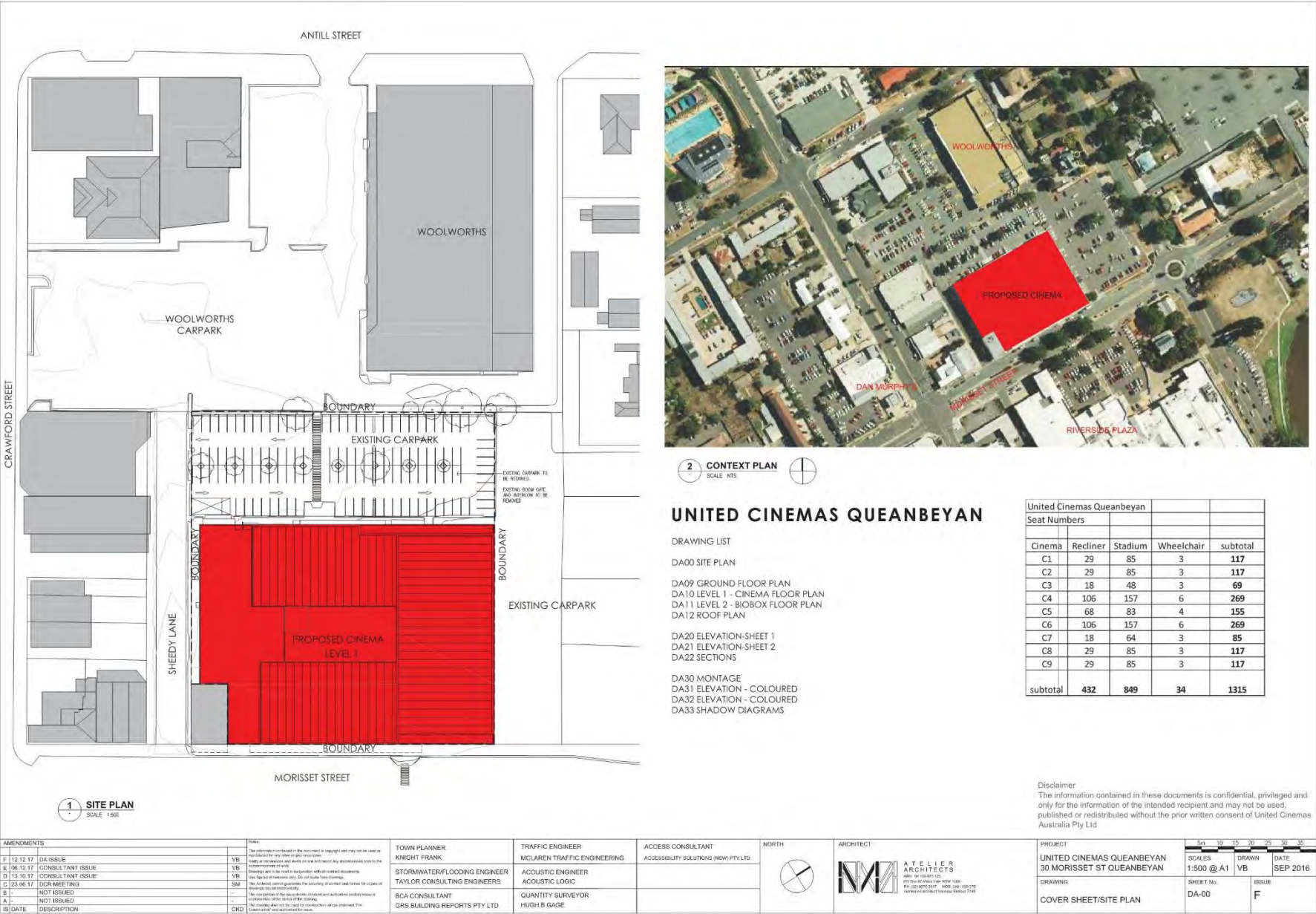
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

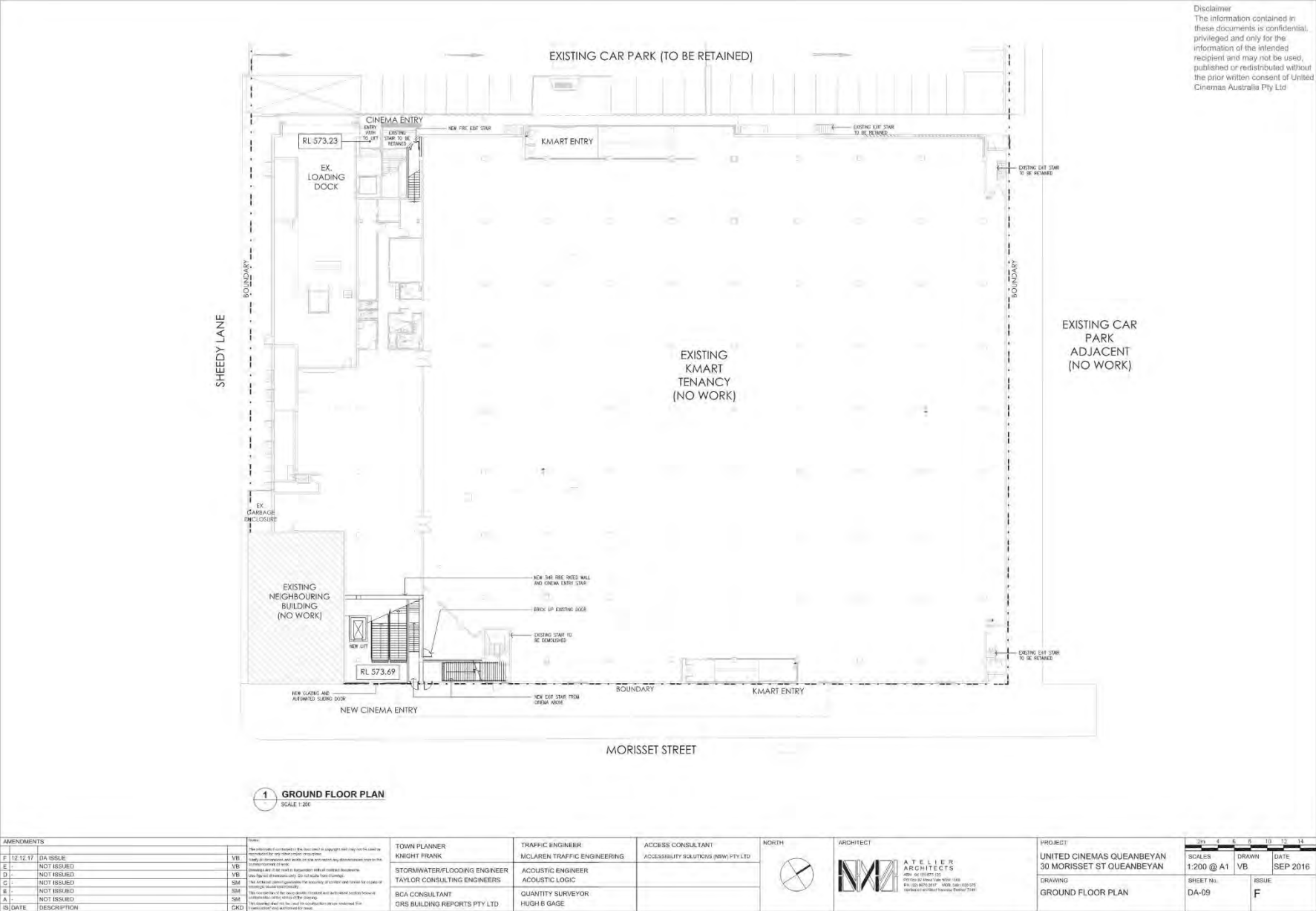
14 MARCH 2018

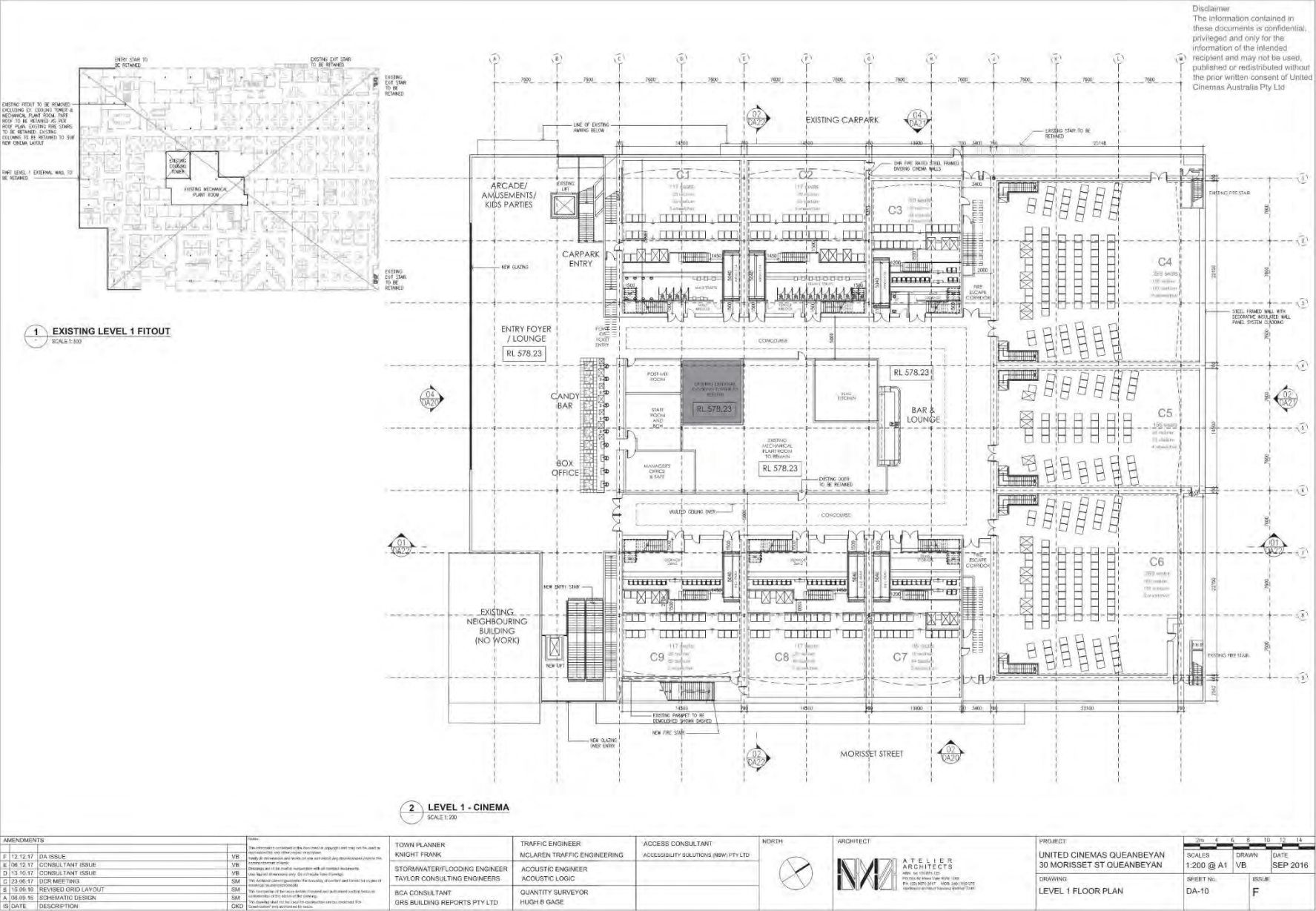
ITEM 4.1 DEVELOPMENT APPLICATION 1-2018 - CINEMA - 30
 MORISSET STREET, QUEANBEYAN

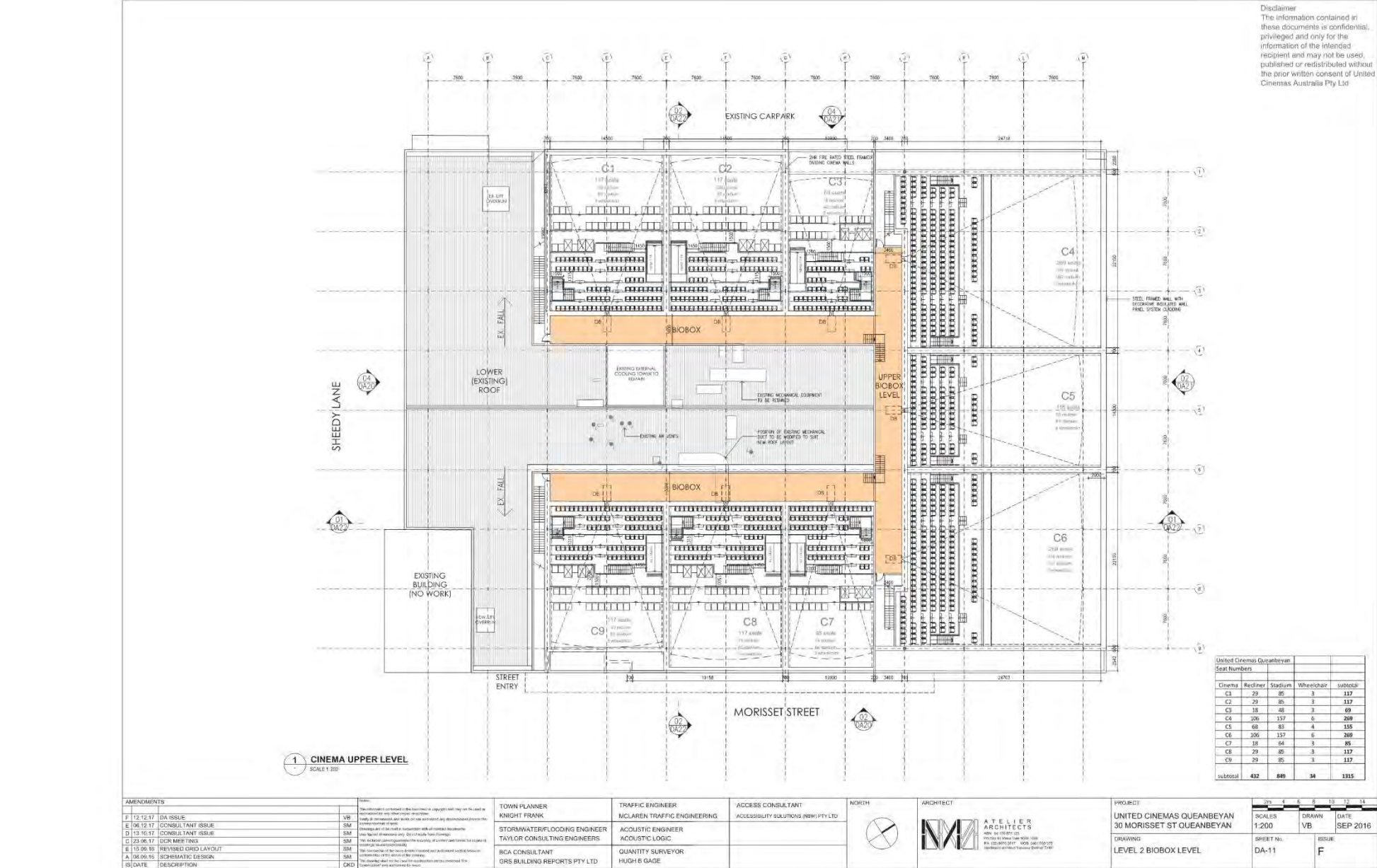
ATTACHMENT 2 ARCHITECTURAL PLANS - 30 MORISSET STEET
 QUEANBEYAN



AMENDMENTS	Notes	TOWN PLANNER	TRAFFIC ENGINEER	ACCESS CONSULTANT	NORTH	ARCHITECT	PROJECT	SCALE	DRAWN	DATE
F 12.12.17	DA ISSUE	KNIGHT FRANK	MCLAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (NSW) PTY LTD		ATELIER ARCHITECTS	UNITED CINEMAS QUEANBEYAN	1:500 @ A1	VB	SEP 2016
E 06.12.17	CONSULTANT ISSUE	STORMWATER/FLOODING ENGINEER	ACOUSTIC ENGINEER							
D 13.10.17	CONSULTANT ISSUE	TAYLOR CONSULTING ENGINEERS	ACOUSTIC LOGIC							
C 23.06.17	DCR MEETING	BCA CONSULTANT	QUANTITY SURVEYOR							
B -	NOT ISSUED	GRS BUILDING REPORTS PTY LTD	HUGH B GAGE							
A -	NOT ISSUED									
IS/DATE	DESCRIPTION									







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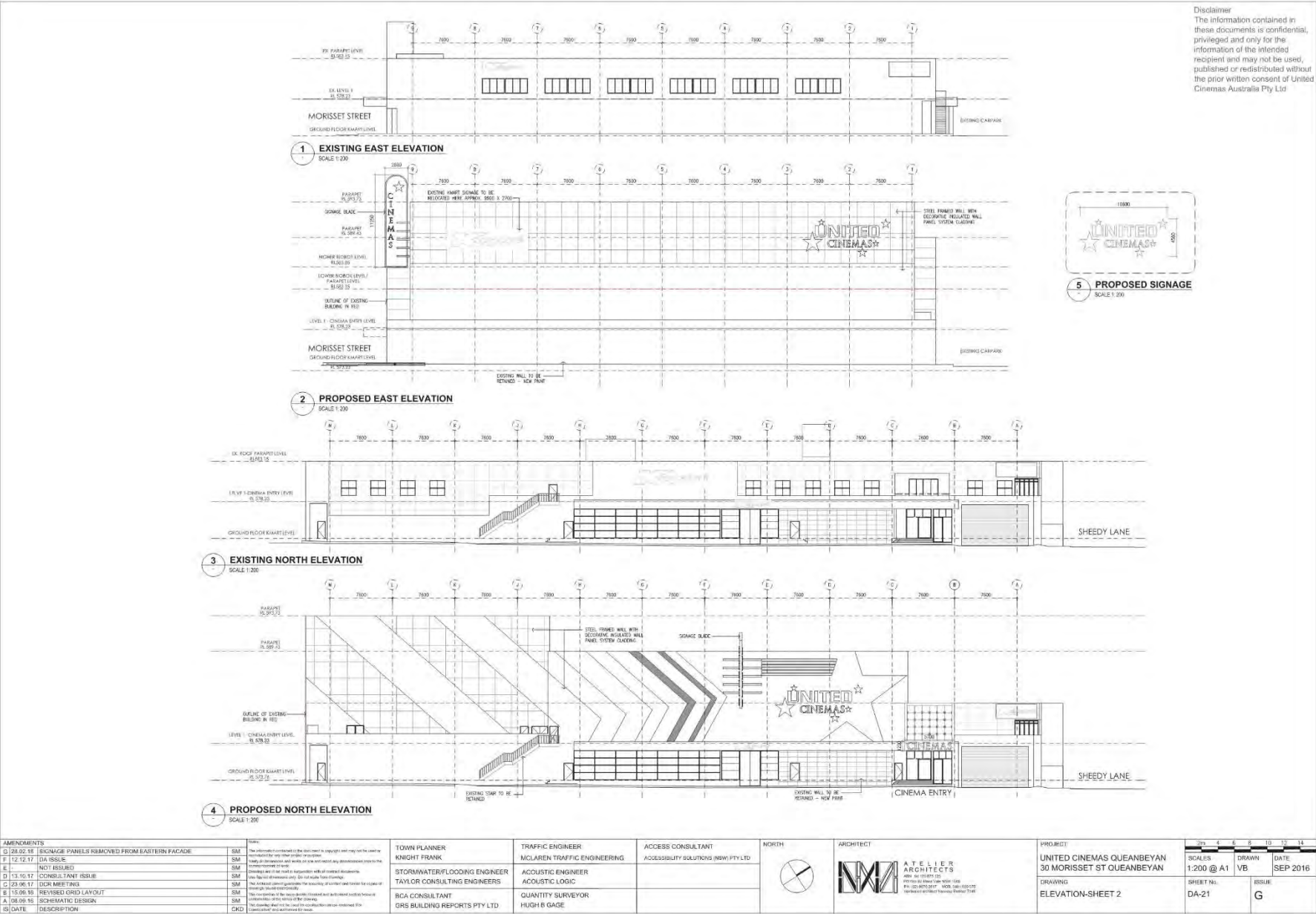
5 PROPOSED SIGNAGE
SCALE 1"=200'

2 PROPOSED SOUTH ELEVATION (MORISSET STREET)
SCALE 1:200

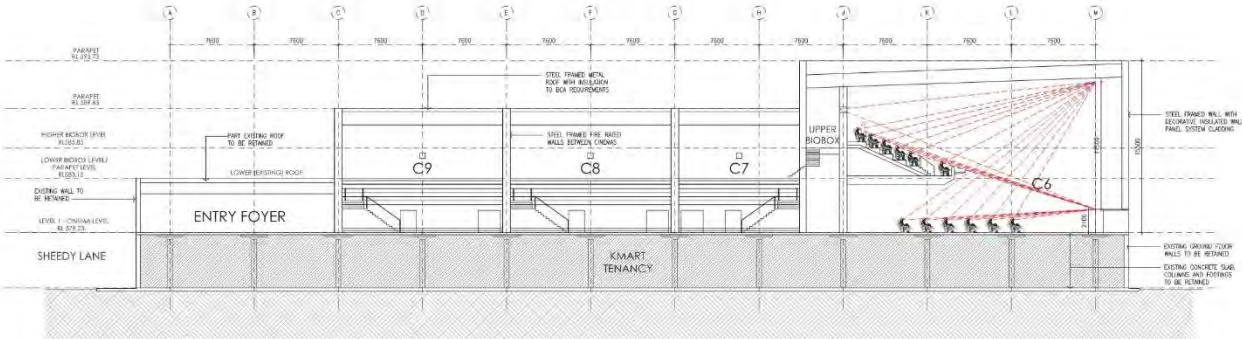
3 EXISTING WEST ELEVATION (SHEEDY LANE)

4 PROPOSED WEST ELEVATION (SHEEDY LANE)

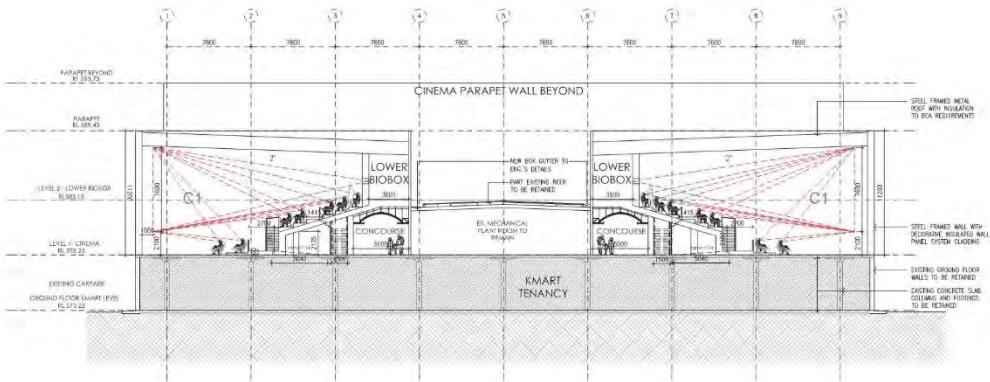
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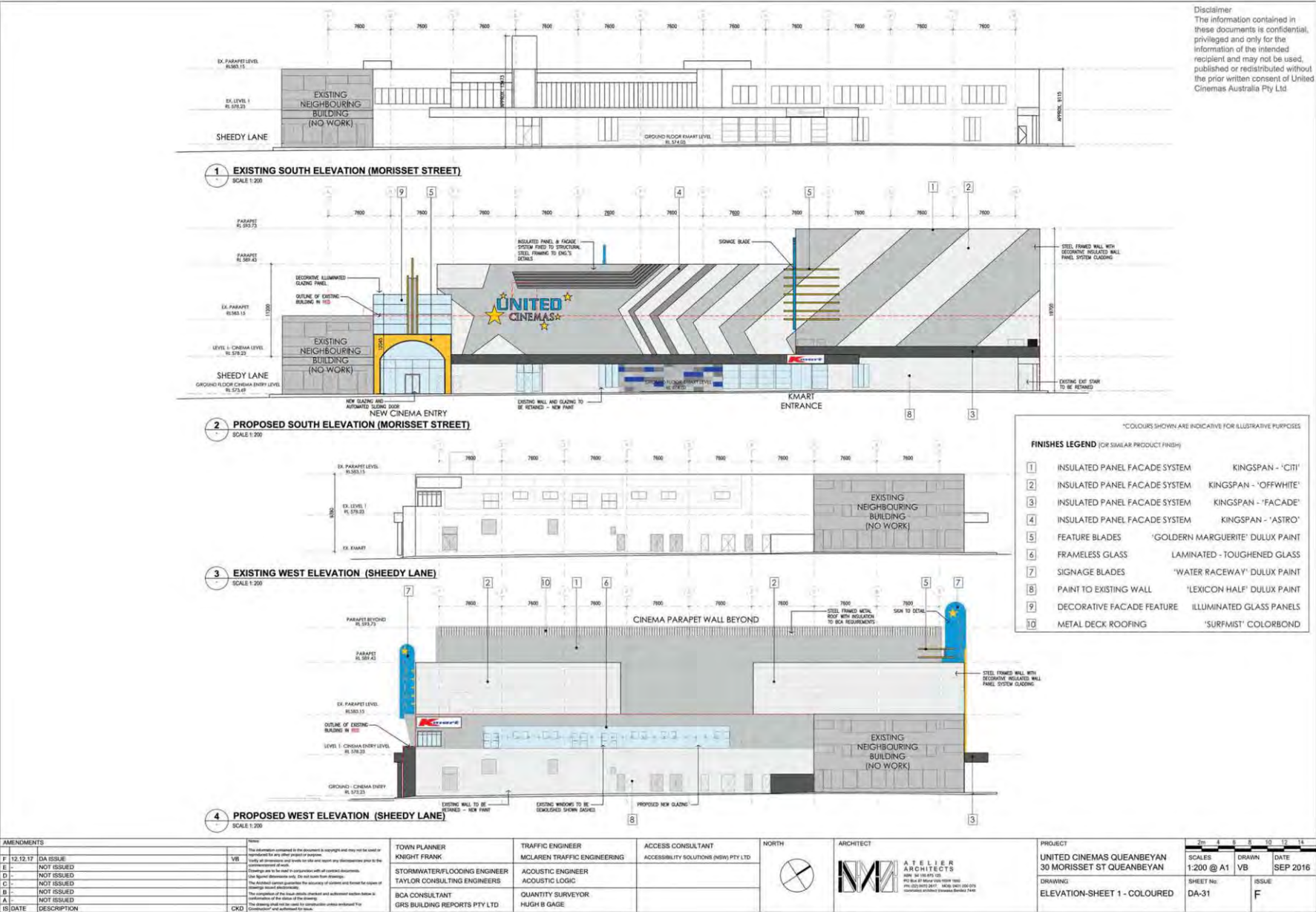


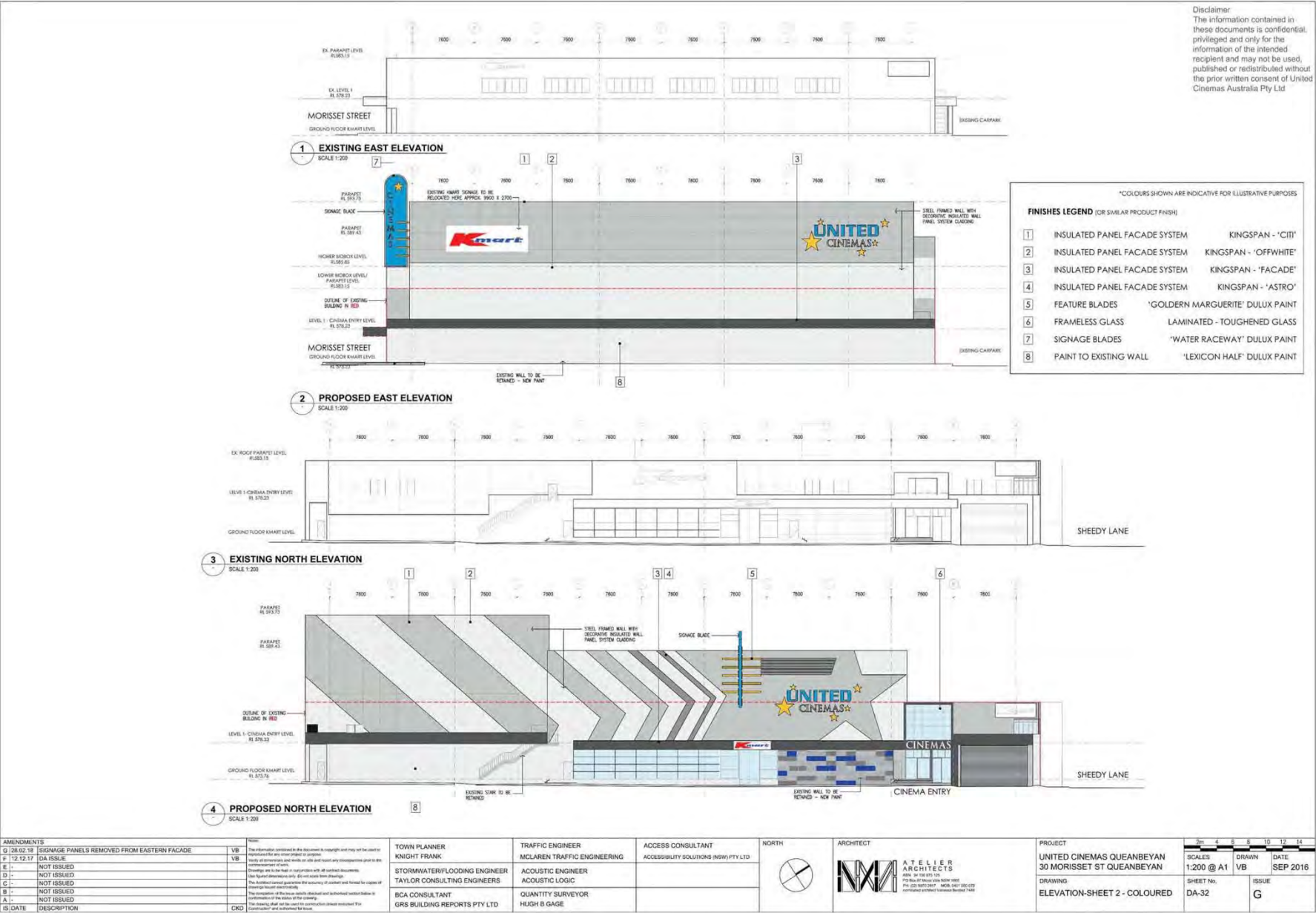
1 SECTION
SCALE 1:200



2 SECTION
SCALE 1:200

AMENDMENTS			Notes		TOWN PLANNER	TRAFFIC ENGINEER	ACCESS CONSULTANT	NORTH	ARCHITECT	PROJECT	SHEET NO.													
			The information contained in this report is supplied and may only be used in accordance with the scope of the original project.								1	2	3	4	5	6	7	8	9	10	11	12	13	14
F 12.12.17	DA ISSUE	VB	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD			UNITED CINEMAS QUEANBEYAN 30 MORISSET ST QUEANBEYAN	1	DRAWN	DATE											
E 06.12.17	CONSULTANT ISSUE	VB	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				2	DRAWN	DATE											
D 13.10.17	CONSULTANT ISSUE	VB	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				3	DRAWN	DATE											
C 23.06.17	DCR MEETING	SM	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				4	DRAWN	DATE											
B 15.06.16	REVISED ORG LAYOUT	SM	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				5	DRAWN	DATE											
A 08.06.16	SCHEMATIC DESIGN	SM	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				6	DRAWN	DATE											
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47	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				53	DRAWN	DATE											
48	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				54	DRAWN	DATE											
49	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				55	DRAWN	DATE											
50	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				56	DRAWN	DATE											
51	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				57	DRAWN	DATE											
52	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				58	DRAWN	DATE											
53	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				59	DRAWN	DATE											
54	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				60	DRAWN	DATE											
55	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				61	DRAWN	DATE											
56	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				62	DRAWN	DATE											
57	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				63	DRAWN	DATE											
58	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				64	DRAWN	DATE											
59	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				65	DRAWN	DATE											
60	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				66	DRAWN	DATE											
61	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				67	DRAWN	DATE											
62	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				68	DRAWN	DATE											
63	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				69	DRAWN	DATE											
64	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				70	DRAWN	DATE											
65	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				71	DRAWN	DATE											
66	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				72	DRAWN	DATE											
67	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				73	DRAWN	DATE											
68	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				74	DRAWN	DATE											
69	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				75	DRAWN	DATE											
70	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				76	DRAWN	DATE											
71	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				77	DRAWN	DATE											
72	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				78	DRAWN	DATE											
73	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				79	DRAWN	DATE											
74	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				80	DRAWN	DATE											
75	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				81	DRAWN	DATE											
76	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				82	DRAWN	DATE											
77	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				83	DRAWN	DATE											
78	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				84	DRAWN	DATE											
79	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				85	DRAWN	DATE											
80	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				86	DRAWN	DATE											
81	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				87	DRAWN	DATE											
82	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				88	DRAWN	DATE											
83	08.06.16	SCHEMATIC DESIGN	Valid in accordance with the scope of the original project.		KNIGHT FRANK	MCLEAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (PWS) PTY LTD				89	DRAWN	DATE											
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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.1 DEVELOPMENT APPLICATION 1-2018 - CINEMA - 30
 MORISSET STREET, QUEANBEYAN

ATTACHMENT 3 ARCHITECTURAL MONTAGE - 30 MORISSET STREET



MONTAGE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

AMENDMENTS		Notes	TOWN PLANNER	TRAFFIC ENGINEER	ACCESS CONSULTANT	NORTH	ARCHITECT	PROJECT		SCALES		DATE	
IS/DATE	DESCRIPTION	CKD	KNIGHT FRANK	MCLAREN TRAFFIC ENGINEERING	ACCESSIBILITY SOLUTIONS (NSW) PTY LTD			UNITED CINEMAS QUEANBEYAN	30 MORISSET ST QUEANBEYAN	NTS	VB	SEP 2016	
F 12.12.17	DA ISSUE	VB	STORMWATER/FLOODING ENGINEER	ACOUSTIC ENGINEER									
E -	NOT ISSUED		TAYLOR CONSULTING ENGINEERS	ACOUSTIC LOGIC									
D -	NOT ISSUED		BCA CONSULTANT	QUANTITY SURVEYOR									
C -	NOT ISSUED		GRS BUILDING REPORTS PTY LTD	HUGH B GAGE									
B -	NOT ISSUED												
A -	NOT ISSUED												

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.1 DEVELOPMENT APPLICATION 1-2018 - CINEMA - 30
 MORISSET STREET, QUEANBEYAN

ATTACHMENT 4 SUBMISSION - DA 1-2018 - 30 MORISSET STREET -
 PROPOSED CINEMA

From: [REDACTED]
Sent: Saturday, 27 January 2018 7:36 AM
To: Council Mailuser
Subject: Proposed Cinema

The prospect of a cinema for Queanbeyan is good and has been long awaited.

However please don't approve the licenced bar part of the application. There are enough places where people can enjoy a drink, including us, but this is not necessary in a cinema and the other cinemas we attend do not have this facility and it is not missed. It is also unfair on the hotels and clubs in Queanbeyan.

[REDACTED]

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.1 DEVELOPMENT APPLICATION 1-2018 - CINEMA - 30
 MORISSET STREET, QUEANBEYAN

ATTACHMENT 5 CONDITION PRINTOUT - 30 MORISSET STREET,
 QUEANBEYAN NSW 2620 - 1-2018

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING)

1. WASTE MANAGEMENT PLAN TO BE SUBMITTED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

A Waste Management Plan (WMP) must be submitted to Council for approval prior to issue of any Construction Certificate. Details of waste management on the site must be provided. A Waste Management Plan (WMP) must be completed to identify the type of waste that will be generated by the development and the method of disposal and the location for disposal of waste materials during demolition, construction and operation. Applicants should consider whether it is possible to re-use materials either on-site or off-site. The Waste Management Plan should incorporate the following information on relevant plans for approval by Council:

- Identify where waste receptacles will be stored and serviced during operation of the premises**
- Identify the use of a commercial contractor for general waste and recyclables**
- Identify where waste vehicles will access waste for removal**
- Identify movements of waste collection trucks (trucks should service the bins in a forward direction)**
- Demonstrate how staff will access the bins for disposal of waste and recycling (bins are to be kept secure and not accessible by the general public)**

REASON: To ensure satisfactory environmental management of the site. **(56.01)**

2. SUBMIT REVISED PLANS FOR FAÇADES

Prior to the issue of the Construction Certificate the applicant shall lodge and have endorsed by Council revised plans showing improved articulation and/or material variation treatments on the façades of the building.

REASON: To ensure the façade provides visual interest. **(56.01)**

3. SUBMIT FLOOD ENGINEER'S CERTIFICATE

Prior to the issue of any Construction Certificate (Building) a certificate from a practising structural engineer must be submitted to the Principal Certifying Authority to certify that:

- (a) for a design criteria of 48 hours, ground saturation forces transmitted by the structure to the ground can be withstood by the foundations and ground conditions existing during a flood event and,**
- (b) the design of the proposed works is structurally sound to withstand all flood events up to a least a 1 in 100 year flood.**

REASON: To ensure the structural stability of the building during a flood event. **(56.02)**

4. **SUBMIT A CONSTRUCTION MANAGEMENT PLAN**
Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and endorsed by, Council. The plan must:
- (a) describe the proposed construction works and construction program and,
 - (b) set standards and performance criteria to be met by the construction works and,
 - (c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
 - (d) identify procedures to receive, register, report and respond to complaints and,
 - (e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plan.

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

PRIOR TO COMMENCEMENT

5. **DEVELOPMENT CONTRIBUTIONS (CARPARKING) TO BE PAID**
This development results in a shortfall of 17 car parking spaces. In lieu of providing car parking spaces on site, a developer contribution to car parking in the CBD shall be paid.
- Prior to the lodgement of the Notice to Commence Building Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 7.11 of the *Environmental Planning and Assessment Act 1979*, Section 64 of the *Local Government Act 1993* and Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000*.**
- REASON: To provide for the funding of augmentation and provision of services and community facilities. (57.02)
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. **PROVIDE WORKERS TOILET FACILITIES**
Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

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

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

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

SITE MANAGEMENT DURING DEMOLITION AND CONSTRUCTION

11. **HOURS OF OPERATION FOR WORKS**
All works associated with the construction of this development must be carried out between the following hours:

Weekdays: 7.00am to 6.00pm

Saturdays: 8.00am to 4.00pm
Sundays and Public Holidays: NIL

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**
Operating hours of the cinema complex and associated bar are restricted to the following hours:
Monday – Sunday: 9:00am to midnight

REASON: To minimise impact on adjoining properties (59.01)

15. **PROPOSED SIGNAGE AND EXTERNAL LIGHTING**
All proposed signage to comply with the *Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting*.

REASON: To control obtrusive effects of outdoor lighting (59.01)

16. **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

17. 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)**

18. ALL WORKS TO BE CONFINED TO THE SITE

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

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

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

FIRE SAFETY MEASURES

19. 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)**

20. 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)**

FLOODING RISKS

21. STORAGE OF DANGEROUS SUBSTANCES IS PROHIBITED

The storage of the following substances in quantities, other than for isolated or occasional household purposes, is prohibited for this development:

Acetone	Celluloid	Magnesium
Ammonia	Chlorine	Nitric Acid
Benzine	Petrol	Phosphorus
Sodium	Sulphur	Potassium
Carbon Disulfide	Hydrochloric Acid	

REASON: To ensure that substances that are extremely vulnerable to flood conditions are not stored in quantities that will cause adverse impacts in the event of a flood as the land is located within a “flood planning area” as defined in Section 2.5 “Flood Management” of Queanbeyan Development Control Plan 2012. **(65.03)**

22. ELECTRICAL SERVICES IN EXISTING BUILDINGS

Where practicable all electrical power connections, switch boards and transformers must be installed at a level above RL 575.79mAHD.

Electrical wiring installed below this level must be suitable for continuous underwater immersion and must contain no fibrous components. Earth leakage circuit breakers (core balance relays) and submersible type splices must be used and all conduits must be so installed that they will be self-draining if subjected to flood inundation.

REASON: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding. **(65.05)**

23. EQUIPMENT STORAGE BELOW FLOOD PLANNING LEVEL

All electrical and mechanical services and equipment that have to be installed below RL 575.79mAHD must conform to the following:

Equipment

All electrical and mechanical equipment must be capable of disconnection by a single plug and socket assembly.

Services

A sign, advising that electrical and mechanical services must be thoroughly cleaned or replaced and be checked by a qualified electrical contractor before commencement of reuse, must be installed in close proximity to those services.

REASON: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.
(65.06)

CARPARKING AND ACCESS

24. CAR PARKING TO COMPLY WITH AS2890

All car parks must comply with AS2890 – 2004 Parking Facilities including a minimum of 4 disabled parking spaces are to be maintained at the site.

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

SAFER BY DESIGN

25. LIGHTING IN CAR PARKS AND PUBLIC SPACES

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

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

FOOD

26. FOOD PREMISES DATABASE

Prior to the sale of food the proprietor of the food premises is required to complete a Queanbeyan-Palerang Regional Council “Food Registration form”

and submit it to Council to enable correct information to be entered on Councils Food premises database.

REASON: To ensure that the fit out of the food premises complies with the relevant standards and to enable correct information to be gathered on the Food Premises so as to maintain the list of food business that Council is required to maintain as per section 106 of the Food Act 2003. **(75.01)**

27. 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

28. WASTE MANAGEMENT PLAN

Develop a waste management plan detailing all waste generated on the site during demolition, construction, and operation. The Waste Management Plan must detail how the waste is to be stored onsite, how the waste is to be removed, and contain a response plan addressing any potential litter issues arising from the site.

REASON: To ensure that all waste generated onsite is collected, stored, and removed appropriately to prevent any potential dumping or litter issues. **(76.01)**

29. THREE MONTH ACOUSTIC REPORT – COMPLIANCE

Within three months of the date of operation an acoustic report prepared by a suitably qualified, experienced and independent person must be submitted to Council.

The report must:

- (a) Assess how compliance with the Protection of the Environment Operations Act 1997, subordinate regulations, and Environment Protection Authority “Industrial Noise Policy” will be achieved, and**
- (b) Include an assessment of the level of noise generated from all noise sources and cumulative noise sources on the site, and**

- (c) **Identifies all reasonable and feasible measures that could be implemented on the site to reduce noise impacts, and**
- (d) **Assess the likely effectiveness of these measures.**

Any measures recommended in the acoustic report to reduce noise impacts must be implemented.

REASON: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors. To ensure compliance with the Protection of the Environment Operations Act 1997, Noise Control Regulations 2017 and EPA Industrial Noise Policy. **(76.05)**

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

30. **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)**

31. **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

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

REASON: To ensure car park areas are useable. **(79.02)**

33. **CAR PARKING SPACES TO BE KEPT FREE AT ALL TIMES**
All car parking spaces, 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. 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)

35. 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)

36. 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)

37. 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

38. PROJECTION SUITES

- a) When a film is being screened at an entertainment venue, at least one person trained in the operation of the projectors being used and in the use of the fire fighting equipment provided in the room where the projectors are installed (the projection room) must be in attendance at the entertainment venue.
- b) If the projection room is not fitted with automatic fire suppression equipment and a smoke detection system, in accordance with the Building Code of Australia, the person required by subclause (a) to be in attendance must be in the projection suite in which the projection room is located during the screening of a film.
- c) No member of the public is to be present in the projection suite during the screening of a film.

REASON: To ensure the safe operation during screenings. (62.01)

39. EMERGENCY EVACUATION PLANS

- a) An emergency evacuation plan must be prepared, maintained and implemented for any building (other than a temporary structure) used as an entertainment venue.
- b) An emergency evacuation plan is a plan that specifies the following:
 - (i) the location of all exits, and fire protection and safety equipment, for any part of the building used as an entertainment venue,
 - (ii) the number of any fire safety officers that are to be present during performances,
 - (iii) how the audience are to be evacuated from the building in the event of a fire or other emergency.
- c) 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: To ensure the safe evacuation of patrons in the event of an emergency (62.01)

40. NITRATE FILM

The entertainment venue must not screen a nitrate film.

REASON: This is a prescribed condition under the provisions of the Environmental Planning and Assessment Regulation 2000. (62.01)

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.2 AMENDMENT NO 2 (MINOR AMENDMENT) - EXHIBITION OF
LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN NO
11 FOR THE PROVISION OF PUBLIC OFF-STREET CAR
PARKING AT BUNGENDORE

ATTACHMENT 1 EXHIBITION VERSION - AMENDMENT 2 OF SECTION 94 PLAN
NO 11 - OFF-STREET CAR PARKING BUNGENDORE

SECTION 94 DEVELOPMENT CONTRIBUTIONS PLAN NO 11 FOR THE PROVISION OF PUBLIC OFF- STREET CARPARKING AT BUNGENDORE



ORIGINAL PLAN ADOPTED BY COUNCIL:

5 May 2011

THIS PLAN CAME INTO EFFECT ON:

11 May 2011

**Ref: SF170386
C17178229**

Amendment 1 (Came into effect 18/12/2013) – Revised sub-clause 2.13: Criteria for businesses, in relation to carpark spaces required, reduced to 50% of the RTA Guideline requirements for the first 200m² of Gross Floor Area (GFA). – The exemption made under this sub-clause will be re-assessed prior to 30 June 2017.

Amendment 2 (Came into effect .../.../....) – Includes a revised sub-clause 2.13.

The Clause has been reviewed in accordance with Amendment 1 and extended for two years to 2019. Additionally, the Plan has been amended to reflect the repeal of the *Yarrowlumla Local Environmental Plan 2002* and the gazettal of the *Palerang Local Environmental Plan 2014* and the amalgamation of the former Palerang Council. In May 2016, the former Palerang was amalgamated with the former Queanbeyan City Council to form Queanbeyan Palerang Regional Council.

Other amendments renames the Plan, includes a new cover sheet and structure as well as other minor amendments.

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1. SUMMARY

This Contributions Plan has determined that the costs to purchase land and construct the planned off-street public carpark at Bungendore will be \$12,485 per carpark space. The facility will be provided in stages as the town develops over the next 20 years.

The adopted contribution below will be subject to cost adjustment each quarter based on the Consumer Price (All Groups) Index for Sydney.

SCHEDULE OF CONTRIBUTIONS

For developments causing the need for extra carparking in the Bungendore commercial/business zone	\$12,485 per carpark space
---	----------------------------

The assessment of parking required for each development shall be based on the NSW Roads and Traffic Authority's document Guide to Traffic Generating Developments 2002 and any updates of this document.

2. ADMINISTRATION AND OPERATION OF THE PLAN

2.1 What is the name of this plan?

The name of this Plan is the Section 94 Development Contributions Plan No 11 for the Provision of Off-street Public Carparking at Bungendore. It was formerly known as the Palerang Council Section 94 Development Contributions Plan No11 for the Provision of Off-Street Carparking at Bungendore.

2.2 Where does this Plan apply?

This plan applies to all land in the Commercial Precinct as identified in the *Palerang Local Environmental Plan 2014* as B2 Local Centre and B4 Mixed Use landuse zones. The area is shown on Attachment 2 and indicates where commercial and retail businesses will be concentrated. It is expected that this commercial area will be maintained into the future with a designation of B2 Local Centre and B4 Mixed Use in the new *Queanbeyan-Palerang Local Environmental Plan* which is currently under development.

2.3 What is the purpose of this development contributions plan?

The purpose of this Plan is to:

- a) provide an administrative framework and ensure that adequate public facilities are provided as part of any new development

- b) to authorise the Council to impose conditions under section 94 (s94) of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this plan applies
- c) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis
- d) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development
- e) enable the Council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

2.4 What are the specific objectives of this Plan?

The specific objectives of this Plan are to ensure that:

Adequate car parking spaces are available within convenient walking distance of business developments as the business centre of Bungendore develops as the town and its surrounds grow.

New developments pay a fair and reasonable contribution towards carparking that will be needed to serve the businesses that will occupy the central business district of Bungendore.

2.5 Commencement of the plan

This Plan has been prepared pursuant to the provisions of s94 of the *EP&A Act* and Part 4 of the *EP&A Regulation* and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *EP&A Regulation*.

2.6 Relationship with other plans and policies

This development contributions plan supplements the provisions of the *Palerang Local Environmental Plan 2014* and any subsequent amendments.

2.7 Definitions

<i>Applicant</i>	Means the person, company or organisation submitting a development application.
<i>Community facility</i>	Means a building or place owned or controlled by the Council or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of the local community, but does not include a building or place elsewhere defined in this section.
<i>Contribution</i>	Means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in Section 94 of the EP&A Act.

<i>Contributions Plan</i>	Means a contributions plan referred to in Section 94EA of the EP&A Act.
<i>Council</i>	Means the Queanbeyan-Palerang Regional Council or any successor Council name.
<i>EP&A Act</i>	Means the <i>Environmental Planning and Assessment Act, 1979</i> , as amended.
<i>EP&A Regulations</i>	Means the <i>Environmental Planning and Assessment Regulation, 2000</i> , as amended.
<i>LEP</i>	Means the local environment plan for the area made by the Minister under Section 70 of the EP&A Act.
<i>LGA</i>	Means the Local Government Area.
<i>Public Facilities</i>	Means any public amenity or public service as referred to in Section 94 of the EP&A Act, including a Community Facility and a Recreation Facility, the need for which has increased or been created by Development.
<i>Recreation Facility</i>	Means a building or place used for sporting activities, recreation or leisure activities, whether or not operated for the purpose of gain, but does not include a building or place elsewhere defined in this section.
<i>Recoupment</i>	Means payment of a monetary contribution to the Council to offset the cost (plus any interest) which the Council has already incurred in providing public facilities in anticipation of development.

<i>Settlement</i>	Means the payment of a monetary contribution, the undertaking of a work in kind, or the exchange of documents for the dedication of land required as a result of new development.
<i>Works in Kind</i>	Has the same meaning as a 'Material Public Benefit' as referred to in Section 94(5) (b) of the <i>EP&A Act</i> and means the undertaking of any work associated with the provision of a public facility.
<i>Works Program</i>	Means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

2.8 When is the contribution payable?

A contribution must be paid to the Council at the time specified in the condition that imposes the contribution. If no such time is specified, the contribution must be paid as follows:

- a) For DAs involving subdivision - prior to the release of the subdivision linen plan (i.e. issue of subdivision certificate)
- b) For DAs involving building works – prior to the issue of a construction certificate
- c) For DAs where no building work is involved – prior to occupation or commencement of the approved development.

2.9 Construction certificates and the obligation of accredited certifiers

In accordance with section 94EC of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.10 Complying development and the obligation of accredited certifiers

In accordance with s94EC (1) of the *EP&A Act*, accredited certifiers must impose a condition requiring monetary contributions in accordance with this development contributions plan.

The conditions imposed must be consistent with Council's standard section 94 consent conditions and be strictly in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 94 condition correctly.

2.11 Deferred/periodic payments

Deferred or periodic payments may be permitted in the following circumstances:

- a) compliance with the provisions of Clause 2.8 is unreasonable or unnecessary in the circumstances of the case,
- b) deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program,
- c) where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication,
- d) There are circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance on condition that:

- the bank guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security,
- the bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development
- the bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required
- Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

2.12 Can the contribution be settled “in-kind” or through a material public benefit?

Council may accept an offer by the applicant to provide an “in-kind” contribution (i.e. the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and
- b) the standard of the works is to Council's full satisfaction; and
- c) The provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the Council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the Council in determining the value of the works or land will be paid for by the applicant.

2.13 Exemptions

2.13.1 General

Council may consider exempting developments, or components of developments from the requirement for a contribution. These may include nursing homes and residential developments that do not cause a demand on the public facility for which the contribution has been set. For such claims to be considered, a development application will need to include a comprehensive submission arguing the case for exemption.

2.13.2

This specific exemption resulted from Amendment 1 of this Plan, approved by Council on 5 December 2013 and came into effect from 18 December 2013.

This clause applies to new applications received following the adoption of Amendment 1.

The following revised methodology will now be applied, up to 30 June 2019 (as a result of Amendment 2), to the assessment of carparking requirements for development applications in the B2 Local Centre and B4 Mixed Use land use zones in Bungendore:

- a) Reduce the criteria for businesses in relation to carpark spaces required to 50% of the RTA Guideline requirements for the first 200m² of Gross Floor Area (GFA). For change of use of premises, calculate the number of carpark spaces required for the existing development and deduct this number from the number of carpark spaces calculated for the new development with inclusion of the above exemption;
- b) Restrict application of this exemption to new development applications and recent development approvals where the development has not proceeded to operation/occupation stage.

The exemption made under this sub-clause will be re-assessed prior to 30 June 2019 unless reviewed earlier.

2.14 Review of contribution rates

To ensure that the value of contributions are not eroded over time by movements in CPI, land values, the capital costs of administration of the plan or through changes in the costs of studies used to support the Plan, the Council will periodically review the contribution rate.

The contribution rate will be reviewed by reference to the following:

- Consumer Price Index (All Groups) for Sydney prepared by the Australian Bureau of Statistics.
- Specific valuations for parcels of land that are identified in the Plan.

In accordance with clause 32(3)(b) of the *EP&A Regulation*, the following sets out the means by which the council will make changes to the rates set out in this Plan.

For changes to the CPI for Sydney (All Groups), the contribution rates within the Plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\text{\$C}_c = \text{\$C}_A + \frac{\text{\$C}_A \times (\text{Current Index} - \text{Base Index})}{\text{Base Index}}$$

Where

\\$C_c	Is the current contribution rate (i.e. that applies at the time of review);
\\$C_A	Is the contribution at the time of adoption of the plan;
Current_Index	Is the CPI for Sydney as published by the Bureau of Statistics at the time of review of the contribution rate;
Base Index	Is the CPI for Sydney as published by the Bureau of Statistics at the date of adoption of this Plan, which was 98.2 at Mar 2011 .

Note:

1. In the event that the current CPI is less than the previous CPI, the current CPI shall be taken as not less than the previous CPI.

2.15 How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the s94 contribution rate determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rate that is applicable at time of payment taking into account any rises in the Consumer Price Index. These will be determined by applying the formula contained in Clause 2.14 above at the date of payment.

The current contribution is calculated by Council and is available from Council offices.

2.16 Are there allowances for existing development?

Contributions will be levied according to the estimated increase in demand.

This means that contributions will be levied on new developments based on the number of extra carpark spaces required. The number of extra carpark spaces required will be determined with reference to the RTA Guide to Traffic Generating Developments where the number of carpark spaces required for the existing development (if any) will be calculated and deducted from the number of carpark spaces calculated for the new development.

2.17 Pooling of contributions

This plan expressly authorises monetary s94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

3. WHAT IS NEXUS AND WHY IS IT IMPORTANT?

The provisions of Section 94 of the *EP&A Act* enables Council to obtain development contributions as a means for funding local public amenities and infrastructure that are required as a result of new development.

Section 94B (1) of the Act requires that a contribution can be imposed only if a development contribution plan is prepared and adopted. Further, the contribution can only be imposed if it is in accordance with that contribution plan.

The power of Council to levy Section 94 contributions relies upon Council's ability to establish clear nexus between the proposed development and the need for increased amenities and infrastructure.

The three aspects of nexus which must be considered are causal, physical and temporal.

- Causal nexus requires that the need for the service or facility being levied must be a result of the development to which the levy is applied.
- Physical nexus requires that the service or facility be near enough in physical terms to provide benefit to that development.
- Temporal nexus requires that the service or facility must be provided within a reasonable time.

In this Plan, these aspects will be demonstrated through:

- a) determination of the need for additional carpark spaces caused by new development (the causal relationship);
- b) the extra carparking required for new developments in the Bungendore CBD being located in the public carpark located in the Bungendore CBD (the physical nexus);
- c) the extra carparking required being provided progressively as the contributions are received by Council (the temporal relationship)

4. WHAT GROWTH IN BUSINESS ACTIVITY IS EXPECTED IN THE BUNGENDORE CBD?

A substantial growth in new and enlarged businesses is expected in Bungendore to service the town as it and its surrounds grow significantly over the next 10-20 years. From ABS figures, Bungendore is recognised as one of the fastest growing towns in Australia.

Between the 1996 census and the 2001 census the population of Bungendore and adjacent areas increased from 1353 to 1681 people. This is an average increase of about 4.4% per annum. Between the 2001 census and the 2006 census the population further increased to 2182 which is a 5.4% annual growth rate. Between 2006 and 2011, the population increased from 2183 to 2754 which is an annual growth rate of 4.8%. The 2016 census recorded a population of 2850 people.

The last of the stages of the Elmslea Estate have been developed, Trucking Yard Lane at the southern end of Bungendore is almost complete, the subdivisions in the Majara Street and Ellendon Street area continue and there are a number of other infill subdivision applications across Bungendore that have been approved and under construction, while others are being processed by Council. From many indicators therefore, a similar growth rate can be expected over the next decade provided that an adequate water source is available for the town. The Defence Force Headquarters just south of the town will ensure continued interest in Bungendore.

The demand on business services especially cafes and tourist shops will also be increased by the many visitors to Bungendore including day trippers from the ACT and tourists stopping off on their way to Canberra or the coast.

5. WHAT IS THE DEMAND FOR PUBLIC CARPARKING WITHIN THE BUNGENDORE CBD?

Up until to now carparking requirements in Bungendore's CBD have largely been satisfied through the parking available on the streets adjacent to businesses. This has been supplemented by some off-street carparking on private property associated with some of the developments.

These arrangements however are not going to be adequate into the future as the town continues to grow. Already on-street parking spaces are becoming increasingly difficult to find during peak times. Small isolated private carparking is generally satisfactory for staff parking but is not so suitable for customer parking when the availability of spaces behind shops is not obvious from the street. Constructing carparks on each property is considered to be inefficient and requires numerous driveway entrances that reduce on street carpark spaces.

To address the need for carparking in the future Council has taken steps to establish a centrally located off-street public carpark that can be developed in stages in keeping with the demand for extra carparking as it occurs. The site for the public carpark is illustrated in the plan at Attachment 1. At this location, behind existing premises in Ellendon/Malbon/Gibraltar Streets, convenient access will be provided to businesses.

Based on the remaining stocks of undeveloped properties it is predicted that at least 200 new off-street carpark spaces will be required within a 20 year timeframe.

The need to provide a central carpark has been recognised in the Bungendore Discussion Paper 2006.

6. HOW ARE CONTRIBUTIONS CALCULATED?

The formula below recognises that the new carparking facilities are required for future business developments.

$$\text{S94 Contribution per off-street carpark space} = \frac{C}{N}$$

Where

C = Cost of providing the public off-street carpark
(refer to Part 8)

N = Total number of off-street carpark spaces that are expected to be required and provided

7. WHAT APPORTIONMENT FACTORS APPLY?

No apportionment factor will be applied under this plan. At the time of preparation, parking requirements for existing businesses have been satisfied without this planned off-street public carpark. The new facility will be constructed to cater for future developments. It is not intended therefore that Council will sink any of its funds into the facility but it will need to borrow funds to purchase the necessary land and to construct the facilities. These loans will be repaid by the S94 contributions that are received over time.

8. WORKS SCHEDULE

• Purchase land in stages	\$1,000,000
• Access and Carpark Construction in stages	\$1,000,000
• Interest on short term 'bridging' loans	<u>\$200,000</u>
TOTAL	\$2,200,000

9. CALCULATION OF CONTRIBUTIONS

S94 Contribution = $C/N = \$2,200,000/200 = \$11,000$ per carpark space

Where

C = Total cost of off-street carpark

N = Total number of carpark spaces to be provided

Note:

2. This has been adjusted for movements in the CPI for Sydney (All Groups) which gives a contribution of \$12,458 per carpark space.

10. REFERENCES

NSW Department of Planning Practice Note – Template for a section 94 development contributions plan (Issued July 2005).

Bungendore Discussion Paper 2006 (Palerang Council July 2006).

NSW RTA Guide to Traffic Generating Developments 2002.



SITE FOR BUNGENDORE PUBLIC CARPARK



BUNGENDORE CBD

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.4 ROAD NAMING OF UNNAMED ROADS IN BENDOURA,
 WYANBENE, MARLOWE AND DURRAN DURRA

ATTACHMENT 1 ATTACHMENT 1 - ROAD 1027 - EXTENT MAP

Road 1027 - Extent Map



QUEANBEYAN-PALERANG REGIONAL COUNCIL

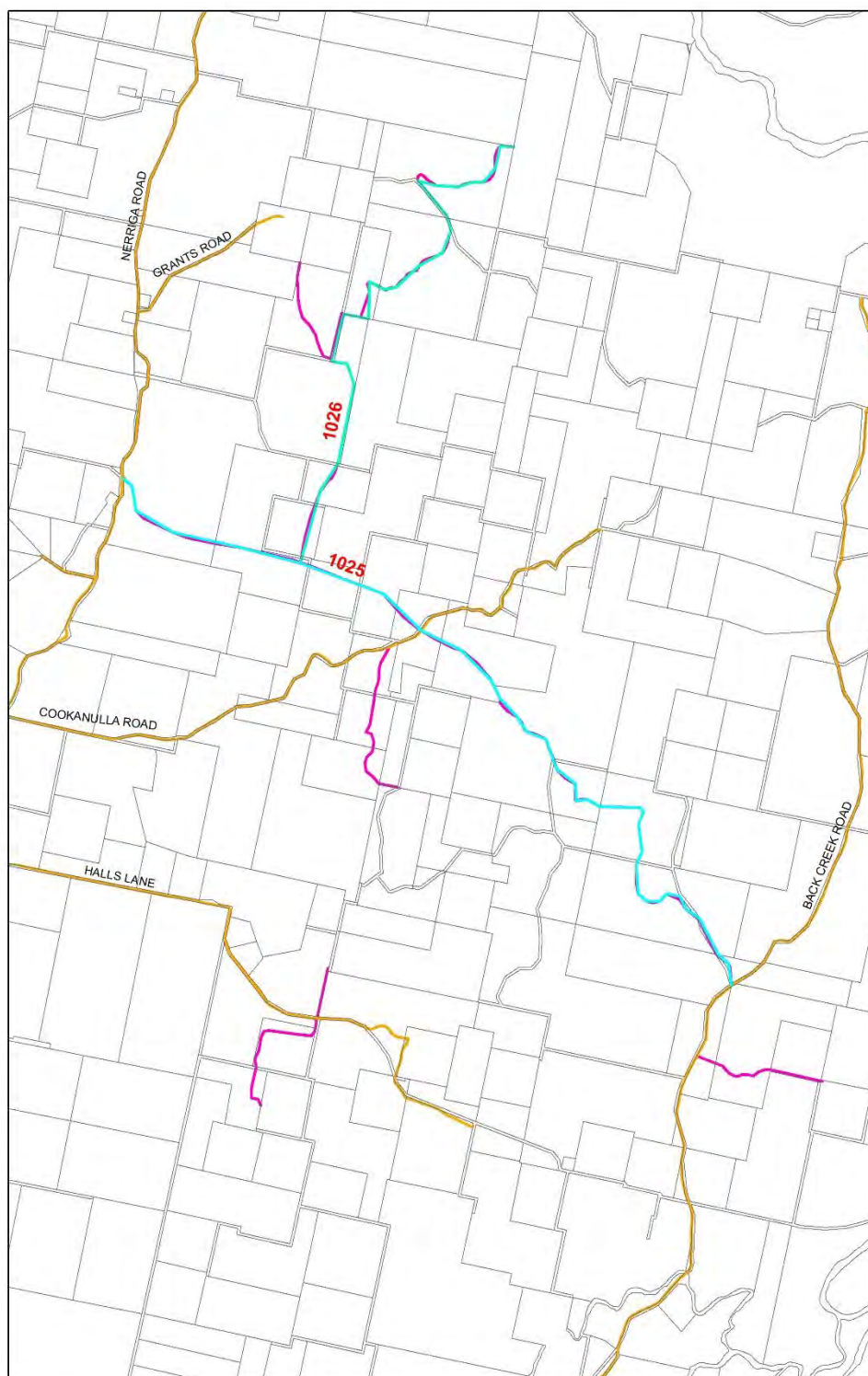
Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.4 ROAD NAMING OF UNNAMED ROADS IN BENDOURA,
 WYANBENE, MARLOWE AND DURRAN DURRA

ATTACHMENT 2 ATTACHMENT 2 - ROAD 1025 - EXTENT MAP

Road 1025 - Extent Map



QUEANBEYAN-PALERANG REGIONAL COUNCIL

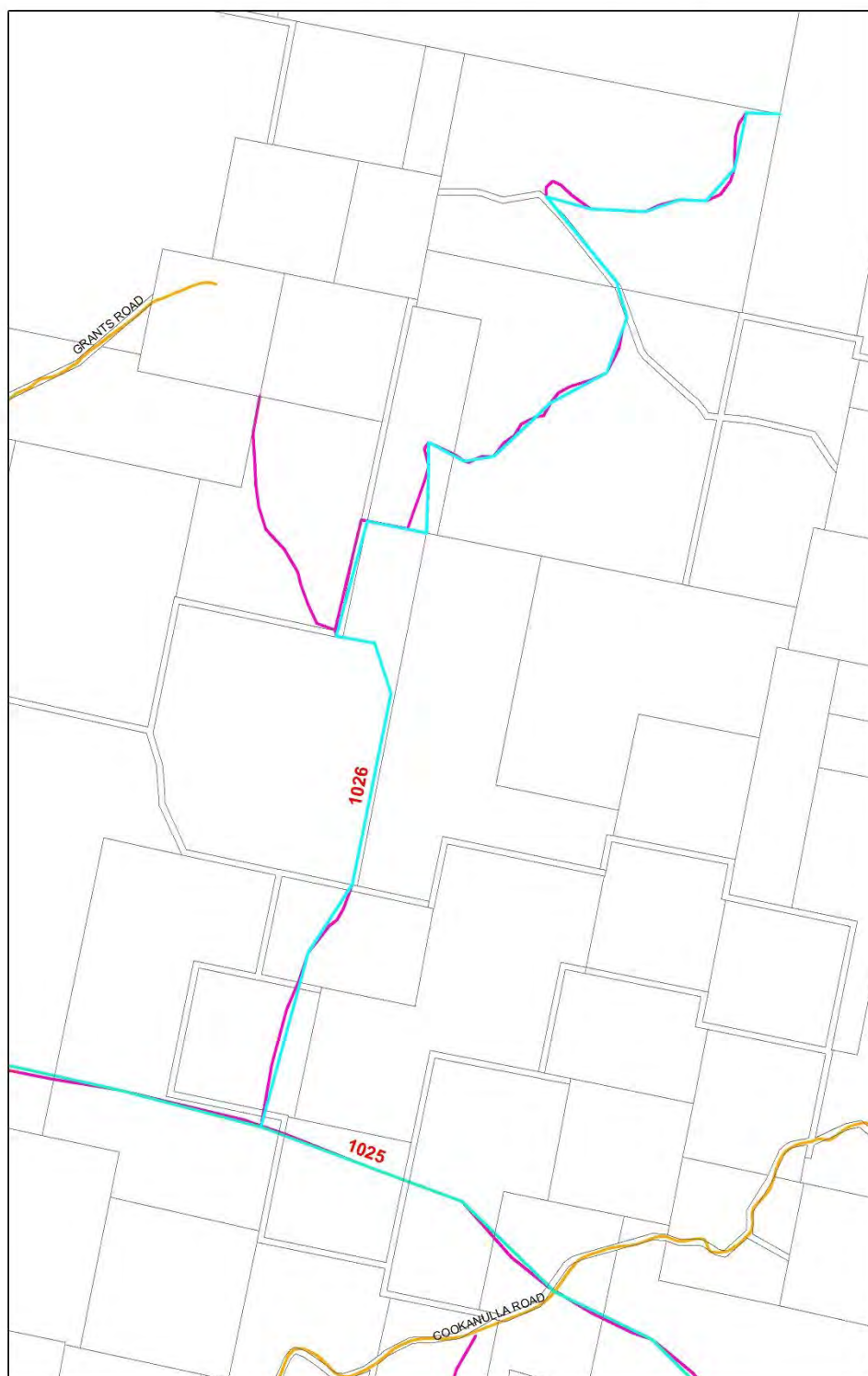
Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.4 ROAD NAMING OF UNNAMED ROADS IN BENDOURA,
 WYANBENE, MARLOWE AND DURRAN DURRA

ATTACHMENT 3 ATTACHMENT 3 - ROAD 1026 - EXTENT MAP

Road 1026 - Extent Map



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.4 ROAD NAMING OF UNNAMED ROADS IN BENDOURA,
 WYANBENE, MARLOWE AND DURRAN DURRA

ATTACHMENT 4 ATTACHMENT 4 - ROAD 1030 - EXTENT MAP

Road 1030 - Extent Map



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.4 ROAD NAMING OF UNNAMED ROADS IN BENDOURA,
 WYANBENE, MARLOWE AND DURRAN DURRA

ATTACHMENT 5 ATTACHMENT 5 - ROAD 1028 - EXTENT MAP

Road 1028 - Extent Map



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 4.4 ROAD NAMING OF UNNAMED ROADS IN BENDOURA,
 WYANBENE, MARLOWE AND DURRAN DURRA

ATTACHMENT 10 ATTACHMENT 10 - FEEDBACK FROM GEOGRAPHIC NAMES
 BOARD ON STREET NAMING

FEEDBACK FROM GEOGRAPHIC NAMES BOARD ON STREET NAMING

Why are the roads in the area being named?

The delivery of services can be negatively impacted when private road names are not officially recorded. To minimise confusion, the NSW Addressing User Manual recommends that Local Governments create authoritative road names. When creating road names, the Addressing User Manual says that Local Government must consult with the immediate community who directly utilise the road names assigned.

Formalising a road name ensures it is checked for duplications, and the name is adopted into authoritative address databases. Once an authoritative road name is created, government mapping databases such as those used by emergency services are updated. This is important as emergency calls are taken from centralised call centres with no local knowledge of an area.

What gives council/the Geographical Names Board have the right to name a road on private land?

When it comes to the management of addresses, the NSW Address Policy aims to standardise the creation of addresses. This applies to all roads in NSW, whether public or private.

The property in question has a rural mailbox address, why is this not a sufficient form of addressing for emergency services/Australia Post

The NSW Address policy applies to all roads that can be used for addressing or allowing access between points or a feature, regardless of the custodianship and maintenance agreements. The naming of a road helps to quickly and accurately identify property location for emergency service operators. Appropriate rural addressing allows service providers to know exactly how far down the road a home is, which a rural mail box may not.

Standardised addressing is not only important for mail deliveries but also for:

- Service delivery
- Emergency service response
- Address validation when seeking service connections e.g. NBN, telecom, electricity

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 6.1 STRATEGIES AND PLANS ADOPTED DURING QPRC
ADMINISTRATION

ATTACHMENT 1 LIST OF STRATEGIES AND PLANS ADOPTED DURING
ADMINISTRATION

STRATEGIES AND PLANS ADOPTED DURING QPRC ADMINISTRATION

12 MAY 2016 – 15 SEPTEMBER 2017

COMMUNITY	Details	Summary	Projected Review	Review Y/N
Disability Inclusion Action Plan 2017	<p>Meeting: 24/5/17 Item 8.12 Res.No: 143/17 File: C1770609</p> <p>https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans</p>	The DIAP outlines ways to improve inclusive practice within each of Council's functions across the four key areas of focus set out in the Disability Inclusion Action Planning Guidelines (2015). These are: developing positive community attitudes and behaviours; creating liveable communities, supporting access to meaningful employment and improving access to services through better systems and processes.	Four-yearly	
Sports Facilities Strategic Plan	<p>Meeting: 14/6/17 Item 6.1 Res.No: PLA069/17 File: C1759686</p> <p>https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans</p>	<p>QPRC manages a variety of facilities in a strong sporting community. With regional growth and a higher than average young population, demand on facilities is continuing to grow. National trends to unstructured recreation, increasing sedentary lifestyles and economic pressures required a rethink in providing community based sports and recreation facilities. The lack of home ground and higher level sports facilities for a number of QPRC sporting clubs is forcing the community across the border into the ACT or further afield. Similarly, the lack of catchment planning for some sports sees the overflow from ACT clubs into Queanbeyan. Careful rationalisation of sporting facilities and the adoption of strategies around sporting hubs, facilities rationalisation and economic development will maximise the value for money to the community and reduce ongoing maintenance costs.</p> <p>Decommissioning of sports facilities that fail to meet demand or are economically unviable, will free up valuable resources to invest into multipurpose sporting hubs and high standard facilities. Upgrading of selected fields and provision of all-weather training will reduce overload on fields protecting the surface for game days. A regional sports complex carefully placed with easy access for major</p>	During review of CSP	

6.1 Strategies and Plans Adopted during QPRC Administration
Attachment 1 - List of strategies and plans adopted during administration (Continued)

COMMUNITY	Details	Summary	Projected Review	Review Y/N
		population centres, will deliver the best long-term solution for football (Soccer), Hockey, aquatic and basketball needs moving into the future along with multiple ancillary sports and activities. The complex will provide QPRC area with a centre of sporting excellence and would create a catalyst for sports based economic growth, currently unavailable in this region. A staged implementation of the Regional Sports Complex will allow for growth with demand and spread the financial expenditure across a manageable period.		

6.1 Strategies and Plans Adopted during QPRC Administration
Attachment 1 - List of strategies and plans adopted during administration (Continued)

CHOICE	Details	Summary		Review Y/N
Queanbeyan CBD Transformation Strategy 2017	Meeting: 24/5/17 Item 8.11 Res.No: 142/17 File: C1771733 https://www.qprc.nsw.gov.au/Resources/Documents/Strategies-and-Plans	The CBD Transformation Strategy is aspirational, aimed at promoting discussion and setting a strategic framework for a suite of plans to guide future development, design and shaping of public domain — piazzas, parks, laneways, river corridor, pedestrian and cyclist movement, traffic movement and carparking for example; and the community and commercial partnerships to guide the CBD Masterplan, the staged construction of public domain, and the revision of the development control plan — to transform the Queanbeyan CBD.		
QPRC Tourism Plan and Tourism Policy 2017 - 2025	Meeting: 26/4/17 Res.No: 110/17 File: C1755112 https://www.qprc.nsw.gov.au/Resources/Documents/Strategies-and-Plans	Queanbeyan-Palerang Regional Council (QPRC) has prepared the region's first Tourism Plan, which covers the period 2017–2025, to provide strategic direction to the growth of our visitor economy, encourage economic development and attract investment.	2025	
QPRC Digital Economy & Smart Community Strategy	Meeting: 10/5/17 Res.No: PLA053/17 File: C1762365 https://www.qprc.nsw.gov.au/Resources/Documents/Strategies-and-Plans	Vision: to be a fearlessly digital city/state that has embraced revolutionary and innovative technology to: Grow and diversify our economy; Connect our people; Accelerate our learning; and Nurture our culture and community.	Annually	

6.1 Strategies and Plans Adopted during QPRC Administration
Attachment 1 - List of strategies and plans adopted during administration (Continued)

CHARACTER	Details	Summary	Projected Review	Review Y/N
Adoption of Plan of Management – Seiffert Oval 2016	Meeting: 10/8/16 Item 8.5 Res.No: 147/16 File: C16100881	Seiffert Oval is a complex of buildings with a playing field on Crown Land, (Crown Reserve R85019), and administered by the Queanbeyan City Council (QCC) as Seiffert Oval Corporate Trust Manager. It was handed over to QCC to manage, in 2010. QCC has prime responsibility for the maintenance and management of Seiffert Oval. This Plan of Management assists QCC in providing direction and continuity of maintenance, resource management, ongoing operational requirements, programming, and for future planning endeavours of the Seiffert Oval precinct of buildings and playing field.	Five-yearly	
Captains Flat Floodplain Risk Management Study and Plan 2016	Meeting: 23/11/16 Supplementary Item 1 Res.No: 300/16 File: C16182047	Cardno were commissioned by QPRC to undertake the Floodplain Risk Management Study and Plan for the Captains Flat Township. Flooding in Captains Flat can pose a hazard to some residents and properties near creeks and overland flowpaths. The purpose of this study is to identify and examine options for the management of flooding within the study area.	Five-yearly	

CONNECTION	Details	Summary	Projected Review	Review Y/N
Queanbeyan Sewer Treatment Plan – Master Plan	<p>Meeting: 8/3/17 Item 7.1 Res.No: PLA021/17 File: C16173276</p> <p>https://www.qprc.nsw.gov.au/Major-Works-Projects/Queanbeyan-STP-upgrade</p>	<p>The Queanbeyan Sewage Treatment Plant (STP), constructed in the mid-1930s, treats effluent from the Queanbeyan Local Government Area (LGA), prior to discharge into the Molonglo River. While maintenance works are regularly undertaken on the STP, the plant is no longer fit-for-purpose. A significant works program is required to address issues including structural failure, equipment obsolescence, maintenance issues and work health and safety issues, as well as refining the process train.</p> <p>This upgrade project has been instigated as a result of the following drivers for the site:</p> <ul style="list-style-type: none"> • Capacity required for current and future population growth • Much of the existing infrastructure at or approaching end of asset life • Operability and reliability issues of the STP • Providing a level of service that conforms to industry best practice for the protection of public health and the environment • A facility that meets regulator/stakeholder concerns/requirements • Optimisation of STP design to achieve Infrastructure Sustainability Council of Australia (ISCA) rating of 'Excellent' or 'Leading'. <p>This Masterplan sets out the design basis for proceeding with the upgrade of the STP. In conclusion, a 60,000 EP STP is recommended to be constructed on the current site. For future upgrades and additions to the treatment facility, further investigation will be required in accordance with the Road Map.</p>	Continual reviews	

6.1 Strategies and Plans Adopted during QPRC Administration
Attachment 1 - List of strategies and plans adopted during administration (Continued)

CONNECTION	Details	Summary	Projected Review	Review Y/N
Asset Management Strategy 2017 – 2027	Meeting: 26/7/17 Item 8.15 Res.No: 203/17 File: C17109946	The Asset Management Strategy is to: <ul style="list-style-type: none"> • Show how Council's asset portfolio will support the services delivered to the community into the future • Enable Council's Asset Management Policy to be achieved • Ensure the integration of Council's asset management with its long term strategic plan 	Ongoing review	

6.1 Strategies and Plans Adopted during QPRC Administration
Attachment 1 - List of strategies and plans adopted during administration (Continued)

CAPABILITY	Details	Summary	Projected Review	Review Y/N
Council Property Strategy	Meeting: 22/6/16 Item 6.15 Res.No: 073/16 File: C1660723	Queanbeyan City Council has a substantial property portfolio with a mix of commercial, industrial, residential, recreational and infrastructure parcels of land or buildings. The focus of the Property Strategy is to redirect focus on: <ul style="list-style-type: none"> • Property management and not just maintenance • Value of returns on property rather than the expense of renewals • Performance of the property and any probity issues • Consideration of property feasibilities and prospectus 		
Community & Staff Communications and Engagement Plan	Meeting: 27/7/16 Item 6.3 Res.No: 128/16 File: C16104847	Ensuring thorough communication and engagement with the residents and ratepayers of the Queanbeyan-Palerang Local Government Area is a key focus of Council. A major part of the strategy is having well-informed and engaged staff. NOTE: The Communications Branch will be developing a Communications Strategy in-house to replace this Plan.		N
Procedure for Unsolicited Proposals 2016	Meeting: 24/8/16 Item 8.7 Res.No: 166/16 File: C16117103	In its daily operations the Council, Councillors and Council staff are sometimes approached by the private sector and individuals with specific proposals for the Council to entertain including, land purchases, business development, participation in a joint venture and other proposals.		
ICT Strategic Plan 2017 - 2019	Meeting: 28/6/17 Item 8.6 Res.No: 162/17 File: C1786108	This ICT Strategic Plan has been developed as QPRC is undergoing a major reform process influenced by both internal and external drivers. A key internal driver has been the merger of the previous Queanbeyan and Palerang Councils. The transition process has resulted in extensive changes to QPRC's organisational structure, processes and systems. These sorts of changes have a significant impact on how ICT supports this reform and the changing nature of the organisation. ICT also increasingly plays an enabling role in facilitating these changes. For instance, the merger transition process will present opportunities for rationalisation, systems improvements and changes, and better integration of business systems. The merger process has also directly impacted the ICT organisation	Annually	

6.1 Strategies and Plans Adopted during QPRC Administration
Attachment 1 - List of strategies and plans adopted during administration (Continued)

CAPABILITY	Details	Summary	Projected Review	Review Y/N
		itself in having to bring together two different teams, processes, governance arrangements, infrastructure etc into a single, unified ICT environment. This merger and transition process is therefore a central consideration in developing the future ICT strategies and priorities for QPRC.		
QPRC Financial Strategy	Meeting: 25/1/17 Item 8.25 Res.No. 028/17 File: C173447	QPRC commissioned an “Asset and Financial Sustainability Review” undertaken by Prof Percy Allan and Associates. GHD reviewed the condition and standards associated with the management of Council’s infrastructure assets. The review enabled a revision of the adopted Financial Strategy.	Four-yearly with CSP	
Adoption of Community Engagement Strategy	Meeting: 26/7/17 Item 8.14 Res.No: 202/17 File: C17107351	The Community Engagement Strategy forms a crucial component of Council’s Integrated Planning & Reporting Framework. The Strategy outlines the process for involving the Queanbeyan-Palerang community in the development of their Community Strategic Plan as well as Council’s day-to-day activities.	Four-yearly with CSP	
Strategic Directions	Meeting: 28/6/17 Item 8.3 Res.No: 159/17 File: C1717001; C1776583	The Strategic Directions are: <ul style="list-style-type: none"> • Community: a safe, harmonious, happy and healthy community leading fulfilled lives • Choice: a diverse, resilient and smart economy that creates choice and job opportunities • Character: a clean, green community that cherishes its natural and physical character • Connection: a well-connected community with good infrastructure enhancing quality of life • Capability: a capable organisation that leads a community which is engaged and participative 	Ongoing	

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 7.3 OUTCOME OF DELIVERY PROGRAM - STAGE 1 COMMUNITY
 ENGAGEMENT

ATTACHMENT 1 NOTES ON QPRC SPORTS COUNCIL DELIVERY PROGRAM
 WORKSHOP

NOTES ON DELIVERY PROGRAM WORKSHOP WITH THE QPRC SPORTS COUNCIL FREEBODY OVAL MONDAY 5 FEBRUARY 2018

1.0 INTRODUCTION

13 members of the Sports Council attended their meeting at Freebody Oval on Monday 5 February 2018. The Planning & Productivity Coordinator gave a presentation on the development of the new Delivery Program for Council. He advised that Council was wanting to seek their views on potential projects which could be included in the new Delivery Program. The presentation outlined information on Queanbeyan-Palerang, Council's budget, its asset base, the services it provides to the community and an overview of the Integrated Planning Framework and how the Delivery Program is structured into 5 Strategic Pillars.

2.0 WORKSHOP

The P&P Coordinator outlined the process for the evening which was that:

- They would break into groups to discuss project priorities which they would like to see included in the Delivery Program
- Each table was to appoint a Scribe and a Reporter
- The Groups would do a presentation to the whole meeting on what they believed their priorities would be
- Once the presentations were completed every participant would be given three dots to place on what they believed should be the priorities to come forward for consideration.

The meeting was divided into 3 groups consisting of two tables of 4 and one of 5.

3.0 THE TABLES' PRIORITIES

The table below sets out the priorities identified by each of the Groups.

TABLE 1	TABLE 2	TABLE 3
Strategic Priorities	Strategic Priorities	Strategic Priorities
<ul style="list-style-type: none"> • Development of a Queanbeyan identity • Development of attractive amenities • Development of a mechanism for priorities 	<ul style="list-style-type: none"> • Provision of additional Ground/s (particularly for AFL) • Purpose built ground at Bungendore for Soccer • New changing sheds at Bungendore • Provision of a wet weather facility 	<ul style="list-style-type: none"> • Construction of a new Basketball Stadium • Upgrade of Wright Park Canteen • Upgrade of Town Park Canteen and Storage • Creation of a Bungendore Sports Hub • Provision/upgrade of Riverside Park Lights • Provision of High Stret Park amenities • Googong Road Duplication

4.0 REPORT BACK AND VOTING ON PRIORITIES IDENTIFIED

Each table reported back on their priority lists.

Table 1

Table 1 noted that they took a broader outlook on priorities and felt that there needs to be the development of a clear Queanbeyan identity which could be utilized by businesses and sports clubs. Once this occurs they felt that this could be used to brand amenities and create this single identity.

They saw it as important for Council to create attractive amenities which would boost Queanbeyan's image as a sports loving community. Also, they felt good amenities would cement Queanbeyan's reputation as a great sports venue outside of the LGA.

They felt that if the marketing (identity development) and development of attractive amenities is to succeed then Council needs to have in place a mechanism to work out the priorities for such works.

Table 2

Table 2 said they took a different approach to Table 1 and focus on specific projects. They saw the provision of additional grounds as very important in order to meet increased demand. In particular they would like to see an additional ground developed for AFL.

They also advocate that a purpose built sports ground needs to be constructed at Bungendore. At the moment different codes have to share the same grounds – they felt that this leads to over-usage (damage to the surface) which impacts on the overall usage of the ground. They would like to see the development of a soccer field at Bungendore.

They also called for the construction of new change sheds at Bungendore. And, they would also like to see the development of a wet weather facility for the LGA.

Table 3

Table 3 would like to see Council upgrade or construct new amenities at a number of parks. In particular they would like to see Council put particular effort into upgrading or building new facilities at:

- Wright Park Canteen
- Town Park Canteen and Storage, and
- High Street Amenities

They also advocated for the construction/provision of lights at Riverside Oval

They also believe there is a need to redevelop the Basketball Stadium.

In respect of broader projects across the LGA they added in the duplication of the road to Googong as a very important project

Each participant was given three sticky dots to vote on the priorities identified by the three tables. The table below shows the **top 3 priorities** identified by the voting system.

TOP THREE PRIORITIES BY VOTE
<ul style="list-style-type: none">• Development of attractive amenities (12 votes)• Development of a Bungedore Sports Hub (9 votes)• New Change sheds at Bungendore (4 votes)

Several priorities received the same number of votes (**3 votes**) consisting of:

- Basketball Stadium
- Wright Park Canteen
- Town Park Canteen & Storage
- Development of a Queanbeyan Identity

NOTES ON DELIVERY PROGRAM WORKSHOP WITH THE QUEANBEYAN COMMUNITY GROUPS QUEANBEYAN LIBRARY TUESDAY 13 FEBRUARY 2018

1.0 INTRODUCTION

24 members from a range of community groups attended a workshop in the Queanbeyan Library on Tuesday 13 February 2018. The Service Manager Customer Service & Communications gave a presentation on the development of the new Delivery Program for Council. He advised that Council was seeking their views on potential projects which could be included in the new Delivery Program. The presentation outlined information on Queanbeyan-Palerang, Council's budget, its asset base, the services it provides to the community and an overview of the Integrated Planning Framework and how the Delivery Program is structured into 5 Strategic Pillars and the next steps in the Delivery Program's development.

2.0 WORKSHOP

The Planning & Productivity Coordinator outlined the process for the evening which was that:

- They would break into groups to discuss project priorities which they would like to see included in the Delivery Program
- Each table was to appoint a Scribe and a Reporter
- The Groups would do a presentation to the whole meeting on what they believed their priorities would be
- Once the presentations were completed every participant would be given three dots to place on what they believed should be the priorities to come forward for consideration by Council.

The meeting was divided into 4 groups consisting of four tables of six.

3.0 THE TABLES' PRIORITIES

The table below sets out the priorities identified by each of the Groups.

TABLE 1	TABLE 2	TABLE 3	TABLE 4
Strategic Priorities	Strategic Priorities	Strategic Priorities	Strategic Priorities
<ul style="list-style-type: none"> • Development of a Transport Strategy with an emphasis on: <ul style="list-style-type: none"> - Equity – partic. For accessibility (eg. Expansion of the Aquatic Centre has increased demand but cannot easily be accessed – needs lights on Crawford Street and zebra crossing on Campbell Street) - Public transport between the towns and villages 	<ul style="list-style-type: none"> • Roads and safety need to be a top priority – Council should undertake a usage audit and continually monitor and link this into the development of a Transport Plan • Concentrate on upgrading the Main Street – improve its image by expansion of public art, improve parking and re-tarring the surface • Concentrate on pedestrian and cycle access in Queanbeyan and across Palerang – also look at 	<ul style="list-style-type: none"> • Look at Braidwood traffic management options • Look at ways to facilitate improvement of telecommunication coordination/reception • Undertake beautification programs to enhance the utility and appearance of public spaces • Address the Burra Road bends • Construct the Queanbeyan Showgrounds Pavilion and look at ways to 	<ul style="list-style-type: none"> • Consideration of waste and recycling facilities with EPA funding - look at flow on business opportunities in this area • Improve environmental recreation areas by developing: <ul style="list-style-type: none"> - Links between Googong, Jerra, Fernleigh Park - Look at stair climb on/up Mt Jerrabomberra • Develop a Fire Management Plan for

TABLE 1	TABLE 2	TABLE 3	TABLE 4
<ul style="list-style-type: none"> - Carparking strategy needs to be closely linked to the Transport Strategy • More emphasis on the environment to protect areas. Expand Landcare Groups – reinstate the bushland group and make funding allocation which reflects community aims • Expand tourism and entertainment options in the city – currently lacking in Queanbeyan – Bowling Alley closed – Picture theatre looking promising. • Progress the Showground Pavilion development • Need for a sports complex at Jerrabomberra – when developed integrate access and transport concurrently 	<p>connectivity to ACT and public transport – ensure these are integrated</p> <ul style="list-style-type: none"> • Improve transparency for infrastructure projects particularly for \$\$\$, plans & projects – look at possible links to JRO 	<p>improve its beautification</p> <ul style="list-style-type: none"> • Build a new Scot Hall in Jerrabomberra 	<p>the whole city – need to address single entry/ exit points issue for some areas (eg Googong, Fernleigh, Burra and Greenleigh)</p> <ul style="list-style-type: none"> • Build Dunns Creek Road sooner than in current plan • Update city heritage plan • Focus on business innovation in Queanbeyan

4.0 REPORT BACK AND VOTING ON PRIORITIES IDENTIFIED

Each table reported back on their priority lists.

Table 1

Table 1 placed a strong emphasis on the development of a Transport Strategy which has equity of access at its core. They noted that access issues need to be considered when major infrastructure projects are implemented by council. They cited the example of the recent expansion of the Aquatic Centre – this has increased patronage which has impacted on traffic flows around the site – this in turn has impacted on accessibility – Council needs to now look at traffic management issues around this site (eg traffic lights, zebra crossings). They also saw it as important for the transport strategy to address public transport issues particularly between the towns and villages of the LGA. They also advocated for a carparking strategy to be linked to the transport strategy.

Another issue they want Council to consider is placing a stronger emphasis on environmental projects, particularly in respect of protected areas. Would like to see an expansion of Landcare Groups such as reinstating the Bushland Group and would also like to see funding allocations in this area better reflect community aims.

The group wants to see an emphasis on tourism and entertainment within the region. They noted there is a lack of both within Queanbeyan. They noted that over the years the town has lost a lot of entertainment options – eg. Bowling alley closed. The possible cinema development is looking promising. Possible other developments they would like to see in this area is the progressing of the Showground Pavilion development.

They also see the development of the regional sports complex at Jerrabomberra as good but ask the council to consider access and transport issues concurrently with its development.

Table 2

Table 2 said they saw roads and safety as an important issue in line with Table 1's Transport Strategy development. They advocated that Council needs to undertake a usage audit and increase usage monitoring and integrating this data in the development of a transport plan.

They saw the upgrading of Queanbeyan's main street as an important project to consider. In particular they feel a lot could be done to improve its image via such things as expanding public art along it, improving parking and resurfacing the road.

They would like to see improvements/expansion of pedestrian access in both Queanbeyan and Palerang areas and to also look at connectivity to the ACT including public transport.

They would like to see greater transparency in how Council undertakes infrastructure projects – particularly in respect of \$\$\$, community engagement and delivery of projects and plans. They wondered what opportunities will arise as a result of the development of the CBRJO – will this increase opportunity for more cross regional projects etc

Table 3

Table 3 would like to see Council address Braidwood traffic management issues. They also requested Council to look at ways to improve telecommunications across the region. They noted that there are a number of blackspots and recognise that Council is not the deliverer for this service but feel it has a strong facilitator role to link back to providers.

They want to see Council expand beautification programs to enhance the utility of the LGA's public spaces. They also want the Council to address the road safety issues in Burra, particularly by undertaking works on the Burra Road bends.

The development of the Queanbeyan Showground Pavilion was seen as a priority. They also requested that Council put more resources into the beautification of the showgrounds which they saw as providing a link across the road to Queanbeyan Park which they see as the area's premier parkland.

The table also asked for the development of a new Scout Hall in Jerrabomberra. They saw the development of this Scout Hall as having a benefit to a wider catchment than just Jerrabomberra residents.

Table 4

Table 4 wants council to consider the development/expansion of waste/recycling facilities within the LGA. They believe council could tap into EPA funding to undertake this – they saw this expansion as providing possible flow-on benefits to business by opening up new business opportunities within the region.

They want to see Council improve environmental recreation areas within the city particularly by developing links between Googong/Jerrabomberra/Fernleigh Park. Also they wondered whether Council would consider developing a stair climb on/up Mt Jerrabomberra.

The table saw the development of an integrated Fire Management Plan for the whole city as very important. They noted that a priority should be to address those areas which currently have only a single entry/exit point – eg. Googong, Fernleigh, Burra and Greenleigh. Council needs to look at other exit options for these areas. They also saw the building of Dunns Creek Road as important to this and asked that it be constructed sooner than is currently planned.

The Table also requested that Council give priority to updating the city's Heritage Plan. They noted that Queanbeyan has a number of important heritage sites and it is important to ensure these are properly managed.

Finally, Table 4 would like to see Council place a strong focus on developing business innovation in Queanbeyan. They saw this as important for the ongoing vitality of the local economy.

Each participant was given three sticky dots to vote on the priorities identified by the four tables. The table below shows the **top 3 priorities** identified by the voting system.

TOP THREE PRIORITIES BY VOTE
<ul style="list-style-type: none">• Development of Transport Strategy with emphasis on equity of access including addressing road and safety issues via a usage audit and ongoing monitoring (14 votes)• Development of Queanbeyan Showgrounds Pavilion and the showgrounds beautification (11 votes)• Development of a Fire Management Plan for the whole city and addressing the single entry/excit points issue for certain areas (7 votes)

Other significant priorities identified were:

- Developing waste/recycling facilities across the LGA (**6 votes**)
- Updating the City Heritage Plan (**6 votes**)
- Reinvigorating the main street by public art, addressing parking and resealing (**5 votes**)
- Focusing on business innovation in Queanbeyan (**4 votes**)

NOTES ON DELIVERY PROGRAM WORKSHOP WITH THE BRAIDWOOD COMMUNITY GROUPS FORMER BRAIDWOOD LIBRARY TUESDAY 20 FEBRUARY 2018

1.0 INTRODUCTION

14 members from a range of community groups attended a workshop in the former Braidwood Library building on Tuesday 20 February 2018. The Service Manager Customer Service & Communications gave a presentation on the development of the new Delivery Program for Council. He advised that Council was seeking their views on potential projects which could be included in the new Delivery Program. The presentation outlined information on Queanbeyan-Palerang, Council's budget, its asset base, the services it provides to the community and an overview of the Integrated Planning Framework and how the Delivery Program is structured into 5 Strategic Pillars and the next steps in the Delivery Program's development.

2.0 WORKSHOP

The Planning & Productivity Coordinator outlined the process for the evening which was that:

- They would break into groups to discuss project priorities which they would like to see included in the Delivery Program
- Each table was to appoint a Scribe and a Reporter
- The Groups would do a presentation to the whole meeting on what they believed their priorities would be
- Once the presentations were completed every participant would be given three dots to place on what they believed should be the top priorities to come forward for consideration by Council.

The meeting was divided into 3 groups consisting of two tables of five and one of four.

3.0 THE TABLES' PRIORITIES

The table below sets out the priorities identified by each of the Groups.

TABLE 1	TABLE 2	TABLE 3
Strategic Priorities	Strategic Priorities	Strategic Priorities
<ul style="list-style-type: none"> • Industrial/Commercial curtilage • Parking – Depot conversion • Closer effective liaison with nominated Councillor representatives • Paid events/tourism position at QPRC – Braidwood specific • Bypass 	<ul style="list-style-type: none"> • Showground funding for maintenance and restoration • Affordable housing • Braidwood Museum – Further/parity investment with Queanbeyan assets • Streetscape beautification • Youth Advisory Council 	<ul style="list-style-type: none"> • Nerriga Road & villages – wool road development, tip, toilets • Heritage Plan • Trees – to cool main street • Tourism Plan – act • Youth Focus

4.0 REPORT BACK AND VOTING ON PRIORITIES IDENTIFIED

Each table reported back on their priority lists.

Table 1

Table 1 saw it as important for Council to consider providing for industrial/commercial lands within the town. Saw this as important for the ongoing economic development of the area – could attract commercial investors into the town to provide more job opportunities for locals.

They saw the need to address parking in the town centre. Felt that an opportunity could arise as a result of Council's proposal to develop a new depot. They believe the existing depot could be converted into a carpark

The table felt that there needs to a closer and effective liaison between the S355 committees and their nominated councillor representatives. They felt this is currently lacking at the moment.

The table also called for Council to consider employing a dedicated events/tourism position which could be Braidwood specific. They felt that this position would provide for the expansion of tourism opportunities within the area and significantly boost economic growth.

The table called for the development of a bypass around the town as they felt this would address traffic issues within the town centre.

Table 2

Table 2 said they saw the showground as an important asset for the town which needs funding for its ongoing maintenance and restoration. They felt that this area could be an important economic driver for the community as it could attract specific events to the area.

They also saw an urgent need for Council to get involved in the provision of affordable housing. They noted the lack of rental properties was hampering attracting/retaining skilled people who help with economic growth in the area. When queried about this role they recognized that Council wouldn't be responsible for the provision of such but felt that Council could take a leadership role to advocate with housing providers (developers/state agencies) and also encourage the development of affordable housing via its planning responsibilities.

The table noted that the Braidwood Museum currently does not receive any financial assistance from the Council. They would like to see Council consider some form of parity of assistance to the museum on much the same lines as occurs with the Queanbeyan museums.

They noted that Council has already undertaken works on streetscape beautification of the town centre. They strongly advocated for this to continue and that more beautification works be considered for the town.

The table also noted that Council has considered the development of a Youth Advisory Council. They would like to see this activated as they see it as important to provide a voice for youth across the region.

Table 3

Table 3 noted that Nerriga and its villages needs to be provided with a level of recognition. They felt that the development of a tourism route along this road could bring benefits to the villages along the route but also dovetail in with any tourism development around Braidwood.

They raised the concept of Council developing a 'wool road' as a tourism initiative and also called for council to look at the refurbishment or provision of public toilets in the area and also to look at tip management for the disposal of waste.

The table called for Council to consider developing a Heritage Plan for the region. They felt that this would provide for a region-wide approach to the management of heritage issues and assist with the preservation of key heritage elements within Queanbeyan-Palerang.

The table also called upon Council to expand its tree planting program. In particular they advocated the planting of trees along the mainstreet to provide not only for beautification but also to add a cooling element to the area.

Table 3 also noted that Council has produced an excellent Tourism Plan which has a number of exciting elements which have the potential to expand tourism opportunities. They advocated that Council needs to get on with implementing the identified actions within the plan.

The table also felt that Council needs to give priority to providing a youth focus in its activities. They noted that in small towns like Braidwood recreational/social activities are limited for youth. They felt it is important for young people in these small communities to have socializing opportunities and also economic opportunities which would encourage them to stay on in these localities rather than move out to larger centres.

Each participant was given three sticky dots to vote on the priorities identified by the three tables. As there were levels of commonality between certain priorities on the three tables some of these have been combined. The table below shows the **top 3 priorities** identified by the voting system.

TOP THREE PRIORITIES BY VOTE
<ul style="list-style-type: none">• Creation of a full time events/tourism coordinator position at Council with a Braidwood specific focus (7 votes)• Implementation of all the actions identified within the QPRC Tourism Plan with the possible expansion/development of a tourism route along Nerriga Road (Wool Road) (9 votes = 5 votes + 4 votes for Nerriga Rd option)• Planting more trees particularly in the main street and ongoing beautification of Braidwood Streetscapes (5 votes = 4 votes for ongoing beautification + 1 vote trees in mainstreet)

Other significant priorities identified were:

- Providing financial assistance for the Braidwood Museum on the same basis as is provided to the Queanbeyan museums (4 votes)
- Advocating for the provision of affordable housing within Braidwood (3 votes)
- Developing a region-wide Heritage Plan to provide for the coordination and management of heritage issues across the region (3 votes)
- Planning for and providing commercial/industrial lands to allow for economic expansion within Braidwood (3 votes)
- Providing a youth focus in Council activities/initiatives to provide for social and economic opportunities for youth across the region and particularly within Braidwood (3 votes)

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

14 MARCH 2018

ITEM 7.3 OUTCOME OF DELIVERY PROGRAM - STAGE 1 COMMUNITY
 ENGAGEMENT

ATTACHMENT 4 NOTES ON BUNGENDORE DELIVERY PROGRAM
 WORKSHOP

NOTES ON DELIVERY PROGRAM WORKSHOP WITH THE BUNGENDORE COMMUNITY GROUPS COUNCIL CHAMBERS, BUNGENDORE WEDNESDAY 21 FEBRUARY 2018

1.0 INTRODUCTION

14 members from a range of community groups attended a workshop in the Council Chamber in Bungendore on Wednesday 21 February 2018. The Service Manager Customer Service & Communications gave a presentation on the development of the new Delivery Program for Council. He advised that Council was seeking their views on potential projects which could be included in the new Delivery Program. The presentation outlined information on Queanbeyan-Palerang, Council's budget, its asset base, the services it provides to the community and an overview of the Integrated Planning Framework and how the Delivery Program is structured into 5 Strategic Pillars and the next steps in the Delivery Program's development.

2.0 WORKSHOP

The Planning & Productivity Coordinator outlined the process for the evening which was that:

- They would break into groups to discuss project priorities which they would like to see included in the Delivery Program
- Each table was to appoint a Scribe and a Reporter
- The Groups would do a presentation to the whole meeting on what they believed their priorities would be
- Once the presentations were completed every participant would be given three dots to place on what they believed should be the top priorities to come forward for consideration by Council.

The meeting was divided into 3 groups consisting of two tables of five and one of four.

3.0 THE TABLES' PRIORITIES

The table below sets out the priorities identified by each of the Groups.

TABLE 1	TABLE 2	TABLE 3
Strategic Priorities	Strategic Priorities	Strategic Priorities
<ul style="list-style-type: none"> • Seal the road Braidwood to Cooma Road and Cooma Rd to Captains Flat • Ambulance Station at Bungendore • High School for Bungendore • Fire Station for Captains Flat • Development of a sports and recreation area including a fenced off off-leash area (Bungendore Sports Hub) 	<ul style="list-style-type: none"> • Tourism initiatives <ul style="list-style-type: none"> - Molonglo Rail Trail - Permanent Sculpture Walk - Bike path to Showground - Signage of wineries • Health initiatives <ul style="list-style-type: none"> - Ambulance Station - Aged Care transport 	<ul style="list-style-type: none"> • Ambulance Station • High School • Sportsground & Youth facilities (Sports Hub) – including amenity buildings – change rooms/meeting rooms • Tourism Facilities – improve camp ground facilities (particularly at the Showgrounds)

<ul style="list-style-type: none"> • Rail Trail – Bungendore to Captains Flat 	<ul style="list-style-type: none"> - Aged care accommodation • Roads <ul style="list-style-type: none"> - Maintenance - Vegetation control, weeds, speed limits - Tourist Ring Road • Community <ul style="list-style-type: none"> - Community Hall at Bungendore Primary School – need for a kitchen to provide for community use and also air conditioning - Development of a sports hub at Bungendore – consisting of a minimum of 4 fields in one location 	<ul style="list-style-type: none"> • Bike Paths – including increasing road widths
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4.0 REPORT BACK AND VOTING ON PRIORITIES IDENTIFIED

Each table reported back on their priority lists.

Table 1

Table 1 saw it as important for Council to continue its commitment to road maintenance and road upgrades. In particular they would like to see the road from Braidwood to Cooma Road sealed and the Cooma Rd to Captains Flat road sealed.

They noted that as the population of Bungendore and surrounds increases it is important for key emergency services to be made available within the town. In particular they would like to see an ambulance station built in Bungendore. Also, with the continued growth they see it as important for other services to be expanded, in particular they would like to see a high school built in the town as students currently have to commute to schools in other parts of the region as well as the ACT.

Table 1 also would like to see the Fire Station at Captains Flat upgraded. There is currently a fire station there but it needs significant upgrading.

The table also saw the development of the Bungendore Sports Hub as an important initiative to provide for community activity. They would like to see a sports and recreation area developed which would include a fenced off off-leash area for dogs.

The table also saw the ongoing development of tourism initiatives as beneficial to the local economy. In particular they would like to see the development of a rail trail from Bungendore to Captains Flat.

Table 2

Table 2 said they decided to take a slightly different approach to identifying potential project priorities. They identified four key areas in which they would like to see a range of projects implemented in consisting of:

- Tourism
- Health
- Roads
- Community

Tourism

In the area of tourism development the table said they saw a number of initiatives which could be of great benefit to the economy of the region consisting of:

- The development and implementation of the Molonglo Rail Trail
- Development of a permanent sculpture walk
- Development of a bike path to the Bungendore Showgrounds, and
- Better signage of the Wineries in the area. It was noted that there is currently a sign but it only provides details on two wineries. A more comprehensive sign is needed to highlight the range of wineries in the area

Health

In the area of community health the table said they would like to see the development of an Ambulance Station in Bungendore. They felt that there is sufficient population in the vicinity to justify the provision of such. They also would like to see the availability of aged care transport in recognition of the expansion of the aged population within Bungendore and surrounds. Also they would like to see the development of more aged care accommodation in the town.

Roads

Table 2 said they would like to see the ongoing commitment to road maintenance and noted that this could be expanded to deal with issues in respect of vegetation control, weeds in berm areas and the reduction of speed limits. It was felt that 100km/hr is too fast for many of the local roads and poses a significant safety risk for residents. The table also saw the potential for Council to develop Tourism Ring Roads across the region. They noted there are a number of scenic routes which cross the region which could form part of this ring network.

Community

The table would like to see an upgrade of the community hall at Bungendore. They noted that it is co-located with the school and they felt it needs some basic upgrades consisting of the construction of a kitchen and also the provision of air conditioning.

The table also saw the development of the sports hub as an important community facility which Bungendore needs. They would like to see a hub developed with a minimum of four sports fields and associated amenities.

Table 3

Table 3 noted that many of the items they saw as priorities had already been covered off by Tables 1 & 2. In particular important initiatives they would like to see Council implement are:

- Development of an ambulance station in Bungendore.
- The development of a High School in Bungendore
- Development of the Bungendore Sports Hub including its associated buildings – change rooms and meeting rooms. They also advocated that the Hub could be expanded to include Youth Facilities to fulfil a broader community role.
- Development of Tourism Facilities within the area – in particular they would like to see an improvement in camp ground facilities at the Showgrounds.
- They would like to see an expansion of bike paths in the local area and a commitment to provide a safer riding environment for cyclists by increasing road widths.

Each participant was given three sticky dots to vote on the priorities identified by the three tables. As there were levels of commonality between certain priorities on the three tables some of these have been combined. The table below shows the **top 3 priorities** identified by the voting system.

TOP THREE PRIORITIES BY VOTE
<ul style="list-style-type: none">• Development of an Ambulance Station in Bungendore (10 votes = 2 + 5 +3)• Creation of the Bungendore Sports Hub (10 votes = 5 + 5)• Development of tourism initiatives particularly the Molonglo Rail Trail from Bungendore to Captains Flat as well as developing sculpture walks, improving camping facilities at the showground and the provision of better marketing signage (9 votes = 5 + 4)

Other significant priorities identified were:

- Ongoing commitment to road maintenance and upgrade programs including the sealing of Braidwood to Cooma Rd and Cooma Rd to Captains Flat as well as vegetation control and weed management in berm areas and consideration of speed limits on some local roads (**5 votes** = 2 + 3)
- Development of a High School in Bungendore (**4 votes**)
- Upgrade of the Community Hall in Bungendore to include a kitchen and air conditioning (**3 votes**)