



# **Planning and Strategy Committee of the Whole**

**12 June 2019**

**UNDER SEPARATE COVER  
ITEM 6.1 – ATTACHMENTS 1 TO 5**





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

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Item 6.1     Development Application 446-2018 - Takeaway Food and Drink Premises - 6 Ferdinand Lane, Jerrabomberra

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# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Planning and Strategy Committee of the Whole Meeting Attachment**

**12 JUNE 2019**

- ITEM 6.1                      DEVELOPMENT APPLICATION 446-2018 - TAKEAWAY FOOD  
AND DRINK PREMISES - 6 FERDINAND LANE,  
JERRABOMBERRA
- ATTACHMENT 1      DA 446-2018 - 4.15 ASSESSMENT REPORT MATTERS FOR  
CONSIDERATION - TAKEAWAY FOOD AND DRINK  
PREMISES - 6 FERDINAND LANE

## ATTACHMENT - SECTION 4.15(1) TABLE – Matters For Consideration

This application has been assessed under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No 446-2018**

### **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)
<b>State Environmental Planning Policy No 55 - Remediation of Land</b>	
<p>Clause 7(1) prescribes that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. There are no records of the site being previously used for any potentially contaminating purposes. This matter was considered under the subdivision application (DA 192-2016). A phase 2 Environmental Site Assessment (Coffey Environments Australia Pty Ltd (Ref: ENAUBRAD01138AA) and dated 23 November 2011) was submitted which identified several areas of environmental concern and recommended that a Remedial Action Plan (RAP) be prepared for the land and remediation carried out.</p> <p>The development consent required additional works including preparation of a Remedial Action Plan and subsequent validation activities (validation report) of the site prior to the commencement of any development work on the site. Clause 7 has therefore been satisfied.</p>	Yes
<b>State Environmental Planning Policy No 64 - Advertising and Signage</b>	
<p>The proposal involves a number of signs (illuminated and un-illuminated) to be installed on the building and free standing within the site.</p> <p><b>Clause 3 – Aims, objectives etc.</b></p> <p>Consideration is required of the aims and objectives of SEPP 64, including:</p> <p>(a) <i>to ensure that signage (including advertising):</i></p> <p>(i) <i>is compatible with the desired amenity and visual character of an area, and</i></p> <p>(ii) <i>provides effective communication in suitable locations, and</i></p> <p>(iii) <i>is of high quality design and finish, and</i></p> <p>(b) <i>to regulate signage (but not content) under Part 4 of the Act, and</i></p> <p>(c) <i>to provide time-limited consents for the display of certain advertisements, and</i></p> <p>(d) <i>to regulate the display of advertisements in transport corridors, and</i></p> <p>(e) <i>to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</i></p> <p><b>Clause 4 – Definitions</b></p> <p>In terms of the definitions prescribed by SEPP 64, a number of definitions are considered relevant:</p> <p><b>signage</b> means all signs, notices, devices, representations and advertisements that advertise or promote any goods services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage and includes:</p> <p>(a) <i>building identification signs, and</i></p> <p>(b) <i>business identification signs, and</i></p> <p>(c) <i>advertisements to which Part 3 applies,</i></p>	Yes

SEPP COMMENTS	COMPLIES (Yes/No)				
<p><i>but does not include traffic signs or traffic control facilities.</i></p> <p><b>business identification sign</b> has the same meaning as in the Standard Instrument.</p> <p><b>business identification sign</b> means a sign:</p> <p>(a) that indicates:</p> <p>(i) the name of the person or business, and</p> <p>(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and</p> <p>(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,</p> <p>but that does not contain any advertising relating to a person who does not carry on business at the premises or place.</p> <p><b>advertisement</b> means signage to which Part 3 applies and includes any advertising structure for the advertisement.</p> <p><b>Assessing Officers Comments:</b> The proposal includes a number of signs consisting primarily of <i>business identification signs</i> including the name of the business being carried out on the site and a number of logos that identify the business. The proposed signage is to be illuminated. Additional signage for information, direction or traffic/parking purposes is proposed on free-standing panels including menu boards, entry/exit signs, 'drive-thru', parking, no entry etc.</p> <p><b>PART 2 DIVISION 3 PARTICULAR ADVERTISEMENTS</b></p> <p><b>Clause 23 Freestanding advertisements</b></p> <p>(1) <i>The consent authority may grant consent to the display of a freestanding advertisement only if the advertising structure on which the advertisement is displayed does not protrude above the dominant skyline, including any buildings, structures or tree canopies, when viewed from ground level within a visual catchment of 1 kilometre.</i></p> <p>(2) <i>This clause does not prevent the consent authority, in the case of a freestanding advertisement on land within a rural or non-urban zone, from granting consent to the display of the advertisement under clause 15.</i></p> <p>The proposal includes two (2) flag poles with a 3.6m wide banner fixed in between. This banner will be used for advertisement and promotional purposes and therefore can be considered to be a freestanding advertisement. The flag poles and associated freestanding advertisement (banner) are located within close proximity to the proposed pylon sign on the southern side of the lot facing Tomsitt Drive. The proposed freestanding advertisement is located at a height of 1.95m above ground level and does not protrude above the dominant skyline, including buildings, structures and tree canopies when viewed from ground level within a 1km radius. Other proposed signage in this application has not been assessed against Schedule 1. See Part 9 of South Jerrabomberra DCP for the assessment of proposed signage that is not advertising signage.</p> <p><b>Schedule 1 Assessment Criteria</b></p> <table border="1"> <thead> <tr> <th>Criteria</th><th>Comment</th></tr> </thead> <tbody> <tr> <td> <b>1. Character of the Area</b> <ul style="list-style-type: none"> <li><i>Is the proposal compatible with the existing or desired future character of</i></li> </ul> </td><td> The locality is a developing commercial area adjoining an existing residential area. The desired future character of the area is a </td></tr> </tbody> </table>	Criteria	Comment	<b>1. Character of the Area</b> <ul style="list-style-type: none"> <li><i>Is the proposal compatible with the existing or desired future character of</i></li> </ul>	The locality is a developing commercial area adjoining an existing residential area. The desired future character of the area is a	
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SEPP COMMENTS		COMPLIES (Yes/No)
<p><i>the area or locality in which it is proposed to be located?</i></p> <ul style="list-style-type: none"> <li><i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i></li> </ul>	<p>commercial precinct for the South Jerrabomberra locality.</p> <p>Other proposed (and to be proposed) uses include a KFC, 7-Eleven, Aldi and medical centre. The proposed signage as part of this application is considered to be consistent with the proposed signage of similar applications adjoining the site and of an appropriate nature.</p>	
<p><b>2. Special areas</b></p> <ul style="list-style-type: none"> <li><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></li> </ul>	<p>It is considered that the proposed signage does not detract from the amenity or visual quality within the area nor any heritage areas, open space areas, waterways, rural landscapes or residential areas as the proposed signage is of a small scale.</p>	
<p><b>3. Views and vistas</b></p> <ul style="list-style-type: none"> <li><i>Does the proposal obscure or compromise important views?</i></li> <li><i>Does the proposal dominate the skyline and reduce the quality of vistas?</i></li> <li><i>Does the proposal respect the viewing rights of other advertisers?</i></li> </ul>	<p>The proposed signage does not obscure or compromise important views and will not dominate the skyline.</p> <p>The proposed signage located on the walls of the building do not dominate the skyline as they do not exceed the roofline of the building. The proposed pylon sign has an overall height of 9m from ground level and is located in the south west corner of the site.</p> <p>The proposed advertising banner will not dominate the skyline nor reduce the quality of vistas as it is located 1.95m above ground level and will be screened by the proposed building. As such, the sign will not be visible from nearby residential development.</p>	
<p><b>4. Streetscape, setting or landscape</b></p> <ul style="list-style-type: none"> <li><i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i></li> <li><i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i></li> </ul>	<p>The proposed banner is of an appropriate scale and form in regards to the streetscape and setting.</p> <p>The banner will not protrude into the skyline as it is located 1.95m above ground level, below the height of the proposed building.</p>	

SEPP COMMENTS		COMPLIES (Yes/No)
<ul style="list-style-type: none"> <li>• Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> <li>• Does the proposal screen unsightliness?</li> <li>• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> <li>• Does the proposal require ongoing vegetation management?</li> </ul>		
<b>5. Site and building</b> <ul style="list-style-type: none"> <li>• 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?</li> <li>• Does the proposal respect important features of the site or building, or both?</li> <li>• Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	<p>The proposed advertising sign is considered to be compatible with the scale and proportion of the building. The banner has an area of 3.24m<sup>2</sup> and is located 1.95m above ground level. As such, the banner will not dominate the building.</p>	
<b>6. Associated devices and logos with advertisements and advertising structures</b> <ul style="list-style-type: none"> <li>• 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?</li> </ul>	<p>The advertising banner is to be fixed between two proposed flag poles, one bearing the Australian flag and the other bearing the McDonald's logo.</p>	
<b>7. Illumination</b> <ul style="list-style-type: none"> <li>• Would illumination result in unacceptable glare?</li> <li>• Would illumination affect safety for pedestrians, vehicles or aircraft?</li> <li>• Would illumination detract from the amenity of any residence or other form of accommodation?</li> </ul>	<p>The proposed advertising sign is a banner between two flag poles and will not be illuminated. Therefore, proposed advertising signage will not be illuminated.</p>	

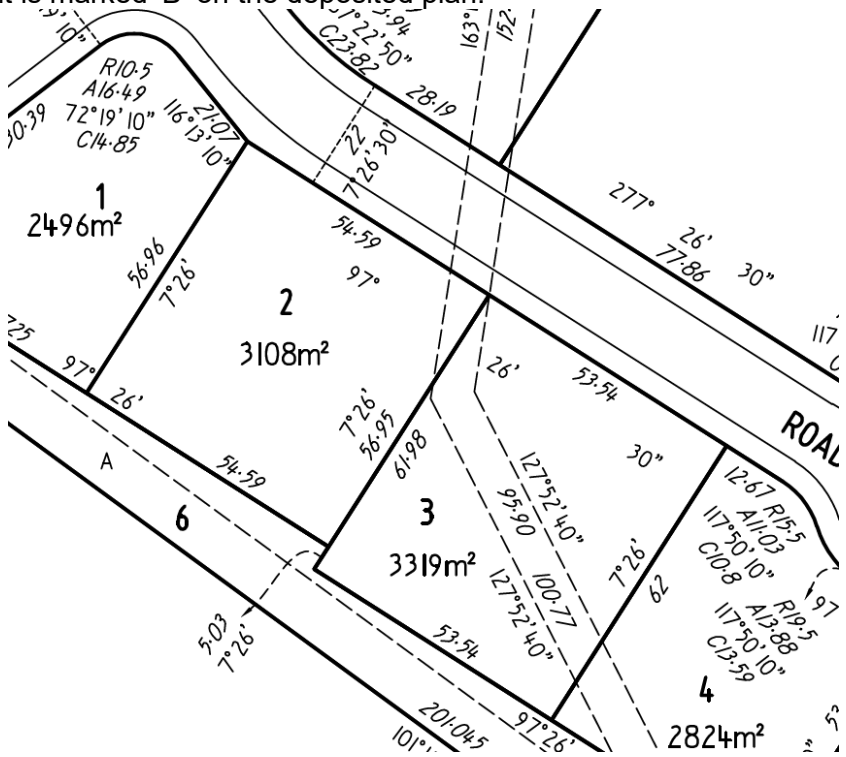
SEPP COMMENTS		COMPLIES (Yes/No)
<ul style="list-style-type: none"> <li>Can the intensity of the illumination be adjusted, if necessary?</li> <li>Is the illumination subject to a curfew?</li> </ul>		
<b>8. Safety</b> <ul style="list-style-type: none"> <li>Would the proposal reduce the safety for any public road?</li> <li>Would the proposal reduce the safety for pedestrians or bicyclists?</li> <li>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</li> </ul>	<p>The proposed advertising sing will not reduce the safety of road users, pedestrians or bicyclists.</p> <p>The proposed advertising sign is located 1.95m above ground level and will not obscure sightlines from any public areas.</p>	
<b>State Environmental Planning Policy (Infrastructure) 2007</b>		
<p>The provisions of this Policy have been considered in the assessment of the application. The site is not located in or adjacent to road corridor nor does it have a frontage to a classified road. The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services.</p>		Yes

### 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 (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
<b>Part 1 Preliminary</b>	
<b>Clause 1.2 Aims of Plan</b>	
<p>The aims of the plan are as follows:</p> <ul style="list-style-type: none"> <li>(a) to rezone certain land at The Poplars to achieve economically, environmentally and socially sustainable urban development that complements and provides a range of facilities for the benefit of the adjoining Jerrabomberra community,</li> <li>(b) to facilitate the orderly growth of the Poplars urban release area in a staged manner that promotes a high level of amenity for workers and the timely provision of physical and social infrastructure through appropriate phasing of the development of land,</li> <li>(c) to identify, protect and manage environmentally and culturally sensitive areas within Poplars, including but not limited to waterways and riparian corridors, habitat corridors, native vegetation and associated buffers, and heritage items,</li> <li>(d) to provide appropriate employment and community land use opportunities consistent with the environmental capacity of the land,</li> </ul>	Yes



QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
<p>(e) to provide appropriate controls for future development to minimise any adverse impact on the adjoining Jerrabomberra community.</p> <p>It is considered that the proposed development is consistent with the aims of the QLEP (Poplars). Specifically, the proposal facilitates the orderly growth of the Poplars urban release area whilst providing employment opportunities. Additionally, the proposal provides a commercial use to serve the needs of the community.</p>	
<b>Clause 1.4 Definitions</b>	
<p>Development for the purposes of a <b>takeaway food and drink premises</b> such as is proposed is permissible within the B1 Neighbourhood Centre zone with consent and is defined under QLEP (Poplars) 2013 as follows:</p> <p><b>“takeaway food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.”</b></p>	Yes
<b>Clause 1.9A Suspension of Covenants, Agreements and Instruments</b>	
<p>The subject site is affected by an easement to drain sewerage 8 wide and variable width. The easement is marked 'B' on the deposited plan.</p>  <p>The easement bisects the north-east portion of the lot and will not be impacted upon by the proposed development. No structures are proposed to cover the easement as this portion of the lot is the proposed access point.</p>	Yes
<b>Part 2 Permitted or Prohibited Development</b>	
<b>Clause 2.1 Land Use Zones</b>	
<p>The subject site is Zoned B1 Neighbourhood Centre zone under Queanbeyan Local Environmental Plan (Poplars) 2013.</p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS		COMPLIES (Yes/No)
<b>Clause 2.3 Zone Objectives and Land Use Tables</b>		
<ul style="list-style-type: none"> <li>To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</li> <li>To permit small-scale non-residential uses that will provide goods and services to meet the day-to-day needs of people who live and work in the surrounding neighbourhood.</li> <li>To provide active land uses at street level.</li> <li>To ensure that residential development does not compromise the existing and future operations of the Canberra Airport.</li> </ul> <p>It is considered that the proposed development is consistent with the objectives for the B1 Commercial Core zone. The proposed development provides a commercial use that serves the needs of the surrounding neighbourhood. This is essential as the South Jerrabomberra locality continues to expand.</p>		Yes
<b>Part 4 Principal Development Standards</b>		
<b>Clause 4.3 Height of buildings</b>		
The maximum building height identified on the site is 12m. The proposed McDonalds building has a total height of 7.3m and the proposed pylon sign has a height of 9m, compliant with this clause of the QLEP (Poplars) 2013.		Yes
<b>Clause 4.4 Floor space ratio</b>		
A floor space ratio of 1:1 applies to the subject site. The proposed development has a GFA of 489m <sup>2</sup> (0.489:1) and is therefore compliant with this clause.		Yes
<b>Part 5 Miscellaneous Provisions</b>		
<b>Clause 5.10 Heritage conservation</b>		
The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.		Yes
<b>Clause 5.11 Bush fire hazard reduction</b>		
The application <b>does not</b> involve any bush fire hazard reduction works.		NA
<b>Part 6 Additional Local Provisions</b>		
<b>Clause 6.1 Earthworks</b>		
Clause 6.1 of the QLEP (Poplars) 2013 establishes a number of matters requiring consideration for development involving earthworks. Earthworks associated with the development are proposed and form part of this application. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction. Majority of earthworks associated with the development were approved under DA192-2016 and have been completed as part of subdivision works.		Yes
<b>Clause 6.2 Riparian land and watercourses</b>		
Clause 6.2 of the QLEP (Poplars) 2012 makes provision for developments within riparian land and watercourses. This clause <b>is not</b> considered relevant to the proposed development as the site is not identified as "Watercourse" on the Riparian Land and Watercourses Map".		NA
<b>Clause 6.3 Airspace operations</b>		
Clause 6.3 of the QLEP (Poplars) 2013 makes provisions for developments located in areas that are affected by airspace operations and aircraft noise. The proposed development <b>will not</b> penetrate the Obstacle Limitations Surface Map for the Canberra Airport. Therefore the		Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (POPLARS) 2013 COMMENTS	COMPLIES (Yes/No)
application <b>will not</b> be required to be referred to the relevant Commonwealth body for comment.	
<b>Clause 6.4 Development in areas subject to aircraft noise</b>	
Clause 6.4 of the QLEP (Poplars) 2013 makes provisions for developments subject to aircraft noise. This clause <b>is</b> considered relevant to the proposed development as the site <b>is</b> located within an ANEF contour of 20 or greater. The proposed commercial development will not result in an increase in the number of dwellings affected by aircraft noise. The proposal is consistent with AS 2021-2000. There are no construction requirements as the building is for commercial purposes.	Yes
<b>Clause 6.5 Development Control Plan</b>	
The South Jerrabomberra Development Control Plan (SJDCP) applies to the subject site and the proposed development. It is considered that the SJDCP provides for the matters specified in Clause 6.5 subclause (3) of Queanbeyan Local Environmental Plan (Poplars) 2013. The SJDCP provides for a staging plan outlining the timely and efficient release of urban land, transport movement, landscaping strategies, active and passive recreation areas, stormwater and water quality management, environmental hazards, urban design controls, appropriate controls for neighbourhood commercial and retail uses, and suitably located public facilities and services.	Yes
<b>Clause 6.6 Essential services</b>	
<p>Clause 6.6 of the QLEP (Poplars) 2013 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access. Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <p>(a) <i>the supply of water,</i>  (b) <i>the supply of electricity,</i>  (c) <i>the disposal and management of sewage,</i>  (d) <i>stormwater drainage or on-site conservation,</i>  (e) <i>suitable vehicular access.</i></p> <p>Council's Development Engineer has assessed the proposed development and confirmed that the site <b>does</b> have suitable vehicle access and adequate services are available.</p>	Yes

### **Development Control Plan**

The Queanbeyan Development Control Plan (DCP) 2012 and South Jerrabomberra Development Control Plan (DCP) 2015 apply to the development and a summary of the relevant provisions is provided in the following table.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<b>Part 1 About This Development Control Plan</b>	
<p><b>1.8 Public Notification Of A Development Application</b></p> <p>The development application was notified to adjoining owners and advertised in the local newspaper and <b>30</b> submissions were received. Refer to the community consultation section of the Staff Report for consideration of the relevant issues raised in the submissions.</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<b>Part 2 All Zones</b>	
<p><b>2.2 Car Parking</b></p> <p>Table 1 of Part 2.2.6 of QDCP 2012 requires a take-away food and drink premises outside of the CBD to have 1 space per 2 seats (internal), or 1 space per 3 seats (external) plus queuing area for 5 to 12 cars.</p> <p>The proposal includes 103 internal seats and 8 external seats (total of 111 seats) and therefore requires 37 car parking spaces. The proposal includes the provision of 37 car parking spaces (including 1 disabled space) plus the provision of queuing space for 12 cars. The application has been referred to Councils Development Engineer who has found the parking arrangements including access and manoeuvring areas to be satisfactory in this instance.</p>	Yes
<p><b>2.3 Environmental Management</b></p> <p>The proposed development will be required to implement management and mitigation measures in relation to potential environmental impacts. The building will be required to meet BCA requirements including incorporating measures for energy efficiency and water conservation.</p> <p>A Waste Management Plan was submitted as part of the application and adequately addresses waste management on the site. Council's Waste Officer has assessed this aspect of the application and offered no objections to the proposal subject to the waste storage area being clearly labelled with areas for general waste, recycling, cardboard recycling etc.</p>	Yes – Condition (Waste Management)
<p><b>2.4 Contaminated Land Management</b></p> <p>The proposal is considered generally satisfactory with respect to State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) and therefore also with respect to DCP clause 2.4. The land is not known to have been used for potentially contaminating activities.</p>	Yes
<p><b>2.5 Flood Management</b></p> <p>The subject site is not flood prone.</p>	NA
<p><b>2.6 Landscaping</b></p> <p>A landscape plan prepared by a Category 1 landscape consultant was submitted as part of the application in accordance with Queanbeyan DCP. The objectives of Part 2.6 of the Queanbeyan DCP are create quality design and construction works of high standards that provide a pleasant and safe environment to all users. The proposal is considered to be compliant with these objectives. Landscaping proposed for the development includes a mix of trees within the car park and low planting shrubs and grasses to the border of the site and the building. Bio basin planting is proposed along the northern, western and eastern boundaries to assist in on-site stormwater management.</p>	Yes - Condition

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
A condition of consent has been imposed requiring a Category 1 accredited landscape contractor to undertake landscape works.	
<p><b>2.7 Erosion and Sediment Control</b></p> <p>An erosion and sediment control plan was submitted as part of the application. Standard conditions relating to site management will be imposed should development consent be granted.</p>	Yes - Condition
<p><b>2.8 Guidelines for Bushfire Prone Areas</b></p> <p>The subject site is identified as being bushfire prone land. As the proposal is a commercial development, there are no construction or site requirements for the development.</p>	NA
<p><b>2.9 Safe Design</b></p> <p><b>Objectives</b></p> <ol style="list-style-type: none"> <li>1) <i>To afford maximum casual surveillance of developments from the street and other public areas, and, of the street or public areas from those developments.</i></li> <li>2) <i>To control access to developments through appropriate physical barriers - thereby increasing the effort required to commit a crime.</i></li> <li>3) <i>To ensure that there is a sense of ownership for both public and private development by the legitimate users of this space.</i></li> <li>4) <i>To ensure that areas have the appearance of being well cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.</i></li> </ol> <p><b>Controls</b></p> <ol style="list-style-type: none"> <li>a) <i>Buildings are to be designed to overlook streets and other public areas to provide casual surveillance. Buildings adjacent to a public area must have at least one habitable room window with an outlook to that area.</i></li> <li>b) <i>Pedestrians and cycle thoroughfares are reinforced as safe routes through:</i> <ol style="list-style-type: none"> <li>i) <i>appropriate lighting</i></li> <li>ii) <i>casual surveillance from the street</i></li> <li>iii) <i>minimised opportunities for concealment</i></li> <li>iv) <i>landscaping which allows clear sight-lines between buildings and the street</i></li> <li>v) <i>avoidance of blind corners</i></li> </ol> </li> </ol> <p>It is considered that the proposed development is consistent with the objectives and controls of this part in regards to safe design. The applicant submitted a Plan of Management (POM) with the application. The purpose of the POM is to address the relevant CPTED principles and provide a plan outlining how the development will create a safe, efficient and pleasant environment.</p> <p><b>Surveillance:</b> CCTV surveillance will be installed at the development focusing on the drive-thru facility and cashier's/service areas. The system will run 24 hours a day and will be</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>monitored by staff. The POM also states that staff members will be encouraged to assist with passive surveillance of the site focusing on the car park.</p> <p><b>Lighting:</b> Perimeter lighting will be installed around the premises and car parking area to prevent concealment and shadowing. 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. A condition of consent will be imposed to reflect this.</p> <p><b>Landscaping:</b> The submitted landscape plans show perimeter landscaping that reinforce the space. Additionally, the plantings chosen will be low-medium in height and therefore not allowing concealment of criminals. The POM states that landscaping will be regularly maintained with trees and shrubs trimmed away from doors and windows.</p>	
<p><b>2.11 Airspace Operations and Airport Noise</b></p> <p>The proposed development complies with the requirements prescribed for the site in Clause 6.3 Airspace Operations and 6.4 Development in areas subject to Airport Noise. of the QLEP 2012 – see previous discussion in this assessment.</p>	Yes

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<b>PART 3 – MASTER PLAN</b>	
<p><b>3.4 Desired Future Character of Development Areas in South Jerrabomberra</b></p> <p><b>Poplars</b>  <i>The desired future character of the Poplars will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.</i>  <i>The Poplars Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tomsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.</i></p> <p>It is considered that the proposal is consistent with the desired future character of the Poplars. The proposal is considered to be a small scale commercial development consistent with the surrounding proposed uses as well as the zoning prescribed by the QLEP (Poplars) 2013.</p>	Yes
<b>PART 9 – SIGNAGE</b>	
<p><b>9.2 Business Identification Signs</b></p> <p>The below controls apply to signage within the South Jerrabomberra area. The prescribed controls set out in Part 9.2 of the SJDCP apply to signage not requiring consent. If proposed signage falls outside of this, development consent is required.</p> <p><b>Control</b></p> <p>a) <i>25% of the front elevation of a building on which it is displayed, with a maximum height of 3m or the height of the underside of any awning measured at a line at which it is attached to the building.</i></p>	Yes – Condition (illumination)

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>b) <i>A minimum height of 2.6m above a road or road reserve or road.</i></p> <p>c) <i>Complies with the definition of business identification sign.</i></p> <p>d) <i>Securely fixed by metal supports to the premises.</i></p> <p><b>West Elevation:</b> Two business identification signs are proposed on the west elevation. One of these signs (S3A) is considered to meet the requirements of exempt development under Part 9.2 of the SJDCP and the other sign (S5A) requires development consent.</p> <p>The exempt sign (S3A) has an area of approximately 3.05m<sup>2</sup> accounting for approximately 2.3% of the building façade. The sign is located 4.5m above ground level and complies with the definition of a business identification sign.</p> <p>It is considered that the sign requiring development consent (S5A) is consistent with the objectives of this part. The proposed “McCafe” sign is 1.13m<sup>2</sup> and does not detract from the visual amenity of the area nor will it adversely impact motorists, pedestrians or nearby intersection/traffic signal. The image below depicts the sign requiring development consent.</p> <div data-bbox="399 806 1005 1276" data-label="Image"> <p>The diagram shows two signs. On the left is a circular sign with a diameter dimensioned as <math>\varnothing 1200</math>. Inside the circle, it says 'EST. 1993' at the top and 'McCafe' in a script font in the center. To the right of the circular sign is a vertical rectangular sign with a width dimensioned as 150.</p> </div> <p><b>South Elevation:</b> One business identification sign is proposed on the south elevation of the building. The sign has an area of approximately 2.4m<sup>2</sup> accounting for approximately 1.6% of the building façade. The sign is located 4.5m above ground level and complies with the definition of a business identification sign and is therefore considered to be exempt. A second business identification sign is located on the façade of the drive0thru structure and requires development consent as it is located less than 2.6m above ground level. The proposed sign is considered to meet the objectives of this part of the DCP and does not pose a safety threat top traffic or pedestrians. The sign has an area of 1.64m<sup>2</sup> and is considered appropriate for the development.</p> <p><b>North Elevation:</b> There are four business identification signs proposed on the north elevation of the building. The signs have a combined area of 6.95m<sup>2</sup> accounting for approximately 3.5% of the façade. Each of these proposed signs are located at least 3m from ground level and is therefore considered to be exempt development.</p> <p><b>East Elevation:</b> One business identification sign is proposed on the west elevation with a total area of 1.6m<sup>2</sup> accounting for 1.4% of the façade. The sign is located 4.5m above ground level and complies with the definition of a business identification sign and is therefore considered to be exempt.</p>	

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>The proposal also includes two building identification signs and a number of information signs such as directional, car park signage, drive thru information signage etc. Part 9.1 of SJDCP specifically excludes this type of signage from assessment.</p>	
<p><b>9.2 Pole (pylon) Sign</b></p> <p>Under Part 9.2 of SJDCP, to be considered as exempt development, a pylon sign is to have a maximum height of 10m with a maximum advertising area of 3m<sup>2</sup>. The proposed pylon sign has a height of 9m with an advertising area of 11.24m<sup>2</sup>, and therefore requires development consent. It is noted that the pylon sign does not contain any advertising signage as it is made up of business identification and building identification signs. The applicant has supplied a justification for the area of the proposed pylon sign.</p> <p><b><u>Applicant</u></b></p> <p>While there are no specific objectives for pole signs, the objectives of Part 9 of the SJDCP have been relied upon to provide the following justification:</p> <ol style="list-style-type: none"> <li>1. The proposed pole sign is to be located in the south western corner of the site fronting Tomsitt Drive. This is considered an orderly approach which will identify the site to passers-by on this road. No additional pole signs are proposed at the entrance driveways to ensure an orderly standard is maintained and the number of pole signs is restricted. It is also noted that the pole sign is proposed to be located at the furthest location away from the existing residential neighbourhoods of Jerrabomberra and will be buffered by both the proposed McDonald's Operation and also future development within the subject subdivision;</li> <li>2. The placement of the pole sign at the rear corner of the site (south-west) is not considered to detract from the built form, especially when viewed from the entrance which is located at the opposite corner of the site (north-east);</li> <li>3. The proposed pole sign is considered suitable to the site, given the proposed use and context of the locality, therefore unlikely to detract from the streetscape or adjacent open space. As noted above, the McDonald's has been suitably designed to ensure there is no signage clutter or visual disorder and is generally in line with SEPP64 considerations;</li> <li>4. The proposed area of the pole sign is considered acceptable as the sign will be suitably setback from the road, appropriately illuminated in line with Australian Standards and reflect a nation-wide known logo. Given the generally familiar and clear design, the pole sign area is not considered to result in a distraction for passing motorists or pedestrians, but rather inform passers-by of the sites location and use.</li> <li>5. Further to the above the proposed will not interfere with the operation of traffic control signs and signals.</li> </ol> <p><b><u>Assessing Officer</u></b></p> <p>The proposed pole sign is considered to be appropriate given the proposed use and the context of surrounding development immediately adjoining the subject site. The B1 Neighbourhood Centre zoning for the site allows for commercial development and it is considered reasonable to expect associated signage such as is proposed to be located on the site.</p> <p>It is considered that the proposed pole sign will not detract from the streetscape nor the built form. The sign is proposed to be located in the south-west corner of the site approximately 30m from Tomsitt Drive.</p>	<p>Yes – Condition (illumination)</p>



SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>The proposed McDonalds building has a total height of 7.3m with the proposed pole sign having a total height of 9m, therefore, it is considered that the sign will not dominate the skyline nor the building. Some landscaping both on the subject site as well as Lot 6 (owned by the developer with the intent of future development) will assist in softening the streetscape impacts of both the building and the signage. There is a 7m landscaping buffer in between the property boundary of Lot 6 and the subject site, creating a significant setback to Tomsitt Drive.</p> <p>The proposed pole sign is to be illuminated and a condition of consent will be imposed requiring the illumination to comply with the provisions of the relevant Australian Standard.</p> <p>The proposed pole sign is similar in height to signage associated with adjoining commercial development. A Development Co-ordination Review (Pre-lodgement meeting) has been conducted for Lot 1 with a DA for a service station expected. The plans submitted for this meeting indicated an 8m high pylon sign is to be proposed in the south-west corner of this lot. DA-505-2018 for a take away food and drink premises on Lot 3 is currently being assessed by Council. It is noted that a pole sign is also proposed on this lot. The pole sign on Lot 3 is proposed to be 8.5m high and is located on the south-west corner of the lot.</p> <p>The proposed pole sign will have minimal impact on nearby residential to the east of the subject site. Residential development on Stella Place and Miles Place will be screened from the development via a 3.5m high acoustic wall and planting to be constructed as part of the subdivision works along the eastern boundary of Lot 6. This screen does not extend to Franklin Court, however, the proposed sign will be located over 150m from the nearest residential dwelling house and will be partially screened by the proposed KFC premises and proposed medical centre.</p> <p>As such, it is considered that the proposed pole sign is appropriate for the use of the site. The sign is unlikely to have adverse impacts on the streetscape and is unlikely to cause disruption to motorists and pedestrians nor is it likely to have a significant adverse impact on nearby residential development.</p>	
<p><b>9.2 Flush Wall Signs</b></p> <p>The following requirements are to be met for flush wall signage to be considered exempt development.</p> <ul style="list-style-type: none"> <li>a) <i>One per occupancy.</i></li> <li>b) <i>Maximum area of 3m<sup>2</sup> for side wall and 1.5m<sup>2</sup> for front wall.</i></li> <li>c) <i>Minimum 2.6m above footpath pavement level.</i></li> <li>d) <i>Do not obscure architectural feature.</i></li> </ul> <p>The proposal includes two flush wall signs comprising of the McDonalds letterset and therefore are not exempt development and require development consent that forms part of this application. The McDonalds lettersets have an area of 3.1m<sup>2</sup> each and are both located more than 2.6m above the ground level and do not obstruct an architectural feature. It is considered that the proposed flush wall signs are consistent with the objectives of SEPP 64 and the SJDCP. The proposed signs are considered to be of an appropriate scale and do not detract from the amenity of the site.</p>	Yes
<b>PART 10 – NEIGHBOURHOOD CENTRE</b>	
<b>10.2 Overall Desired Future Character</b>	

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p><i>Development within the neighbourhood centre shall be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.</i></p> <p><i>The Neighbourhood Centre will be designed to be attractive and safe for pedestrians. Public spaces shall be landscaped and articulated with street furniture and lighting and allow for active and passive recreation and/or spillout zone from adjoining retail or other uses.</i></p> <p><b>Response:</b> It is considered that the proposal is sensitive to the character of the local area. The subject site is located within an area zoned as a neighbourhood centre with commercial development being the expected character. The proposal is sensitive to nearby residential development with the construction of a 3m high noise barrier along the eastern boundary of the subdivision site. Additionally, a 1.3m high boundary fence will be constructed along the eastern boundary of the subject site. This fence will act as an acoustic and light barrier to nearby residential development.</p> <p>This particular application does not directly address pedestrian links, however, the subdivision site has been provided with pedestrian pathways that are intended to be linked with the future development within the neighbourhood centre.</p>	
<p><b>10.3 Signage</b></p> <p><b>Objectives</b></p> <p>1) <i>To ensure that signage (including advertising):</i></p> <p style="padding-left: 40px;"><i>i) Is compatible with the desired amenity and visual character of an area.</i></p> <p style="padding-left: 40px;"><i>ii) Provides effective communication in suitable locations.</i></p> <p style="padding-left: 40px;"><i>iii) Is of high quality design and finish.</i></p> <p>It is considered that the proposed signage is compatible with the desired amenity and visual character of the area. The subject site and its immediate surrounds are zoned B3 Neighbourhood Centre. Commercial development such as is proposed is permissible and therefore it is expected that such development will occur. Additionally, the proposed signage (including one advertising sign) are in suitable locations and are of a high quality design and finish.</p> <p>2) <i>Maintain uniformity and orderly standards for advertising structures, as well as controlling the number and types of advertisements.</i></p> <p>Uniformity of signage is maintained via the application of planning instruments and policies such as SEPP 64 and South Jerrabomberra DCP.</p> <p>3) <i>Ensure that the placement and design of advertisements and advertising structures are consistent with the architectural theme and design of a building and that such advertisements are not placed on prominent architectural features of a building including gables or the like.</i></p> <p>No advertising signs are proposed on the building itself. The building has a number of business and building identifications signs on each of the facades. The signs are considered to be small in nature and do not dominate the architectural style of the structure.</p>	Yes

SOUTH JERRABOMBERRA DCP COMMENTS	COMPLIES (Yes/No)
<p>4) <i>Ensure that advertisements and advertising structures do not detract from the streetscape and waterscape of the locality, nor lead to visual clutter through the proliferation of such advertisements.</i></p> <p>5) <i>Ensure that advertisements and advertising structures do not constitute a traffic hazard to motorists and pedestrians.</i></p> <p>6) <i>Ensure that advertisements and advertising structures do not interfere with the operation of traffic control signs and signals.</i></p> <p>As stated previously, there is only one advertising structure/sign proposed as part of this application. The remainder of signage is made up of business identification signage, building identification signage, information signage and direction/way finding signage. The proposed advertising structure is a banner hanging in between the flag poles located on the southern side of the subject site facing Tomsitt Drive. The advertising sign (banner) is 3m x 0.9m and is unlikely to detract from the streetscape nor be considered a traffic hazard to motorists and pedestrians. It is considered that the proposed signage will not interfere with the operation of traffic control signals. The proposed signage is more than 50m from the nearest intersection and is over 25m from Tomsitt Drive.</p> <p>7) <i>Ensure equal viewing rights where practical, for all advertisements and advertising structures, and to ensure that such advertisements are affixed and maintained in good structural condition at all times.</i></p> <p>8) <i>Reduce the proliferation of advertisements and advertising structures by requiring rationalisation of existing and proposed advertisements and the use of common directory boards in proposed and existing multi occupancy developments.</i></p> <p>It is considered unlikely that proposed signage will effect equal viewing rights and it will be the responsibility of the land owner to maintain signage in good structural condition.</p>	
<p><b>10.4 Safety and Security</b></p> <p><b>Objectives</b></p> <p>1) <i>To create an environment in which people feel safe to walk during the day and night.</i></p> <p>2) <i>Enhance public safety by reducing opportunities for crime to occur.</i></p> <p>3) <i>Improve observation of public and private spaces.</i></p> <p>4) <i>Optimise the use of public spaces and facilities by the community.</i></p> <p>5) <i>Promote the design of safe, accessible and well maintained buildings and spaces.</i></p> <p><b>Controls</b></p> <p>a) <i>Comply with the relevant controls in Clause 2.2 of the Queanbeyan Development Control Plan 2012.</i></p> <p>Please see assessment against Part 2.2 of Queanbeyan Development Control Plan 2012.</p>	Yes
<p><b>10.5 Site Car Parking</b></p> <p><b>Controls</b></p> <p>a) <i>Comply with the relevant controls in Clause 2.2 of the Queanbeyan Development Control Plan 2012.</i></p> <p>See assessment against Part 2.2 of QDCP 2012.</p>	Yes

SOUTH JERRABOMBERRA DCP COMMENTS		COMPLIES (Yes/No)
APPENDIX 4 – AIRCRAFT NOISE ASSESSMENT GUIDELINES		
Non-Habitable Residential Buildings or Structures		NA
<i>Non-habitable residential buildings or structures (Class 10 buildings under the Building Code of Australia) are not required to comply with the provisions of AS 2021-2015.</i>		
The subject site is affected by ANEF Contour 20 and partially affected by ANEF Contour 25. The proposed take away food and drink premises is not considered to be a habitable residential building.		

### Additional Planning Considerations

The following additional planning matters apply to the development:

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<b><i>Environmental Planning and Assessment Act Regulation 2000</i></b>	
<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>Not applicable.</p>	
<b><i>The Likely Impacts of the Development</i></b>	
<p><i>Context and Setting</i> – The proposed development is considered to be compatible with the context and setting of the subject site. The subject site is located in a newly-created subdivision for the purposes of a neighbourhood centre. The expected development within this area is small-scale commercial. Concerns have been raised by the community regarding impacts upon the nearby residential development. Measures and conditions have been implemented into the design and development consent to mitigate any potential impacts.</p>	Yes
<p><i>Access, Transport and Traffic</i> - Traffic modelling and service requirements for the subdivision were assessed under DA-192-2016. It is considered that traffic generation resulting from the proposed development is unlikely to exceed service delivery. It is noted that discussions are being had between Council and the developer regarding the Tomsitt Drive intersection. This does not impact upon this application.</p>	Yes
<p><i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.</p>	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Utilities</i> - The site is serviced with water, sewer, electricity and telecommunication services.	Yes
<i>Heritage</i> - The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a 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> - 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. There is no vegetation removal associated with this application, as vegetation removal was assessed under the development application for the subdivision.	Yes
<i>Waste</i> - adequate waste facilities are available for the proposed development. Council's Waste Officer has confirmed this.	Yes
<i>Energy</i> – A Basix Certificate was not required to be submitted as part of this application as it is not a residential structure. A Section J report will be required to be submitted as part of the Construction Certificate process including energy efficiency measures.	Yes
<p><i>Noise and Vibration</i> – Given the proposed development is to operate 24 hours a day, there is potential for it to impact upon nearby residential development. A Noise Assessment prepared by Muller Acoustic Consulting was submitted as part of the application.</p> <p>The report assessed noise generating activities during three periods being day, evening and night. The noise generating activities assessed were;</p> <ul style="list-style-type: none"> <li>• Customer light vehicles;</li> <li>• Truck consumable deliveries;</li> <li>• Waste collection; and</li> <li>• Mechanical plant.</li> </ul> <p>The noise assessment was conducted with due regard to the EPA's Noise Policy for Industry (NPI) 2017 and the NSW Department of Environment and Climate Change – NSW Interim Construction Noise Guideline (ICNG July 2009). Noise receivers were placed at nearby residential dwelling houses and commercial areas. The trigger/criteria for noise levels at the residential receivers were 48dBA during the day, 45dBA in the evening and 35dBA at night. The predicted noise level at each of the residential receivers was compliant</p>	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<p>with the Noise Policy for Industry document. During the day, the highest predicted noise level was 35dBA, 35dBA in the evening and 34dBA at night. The highest predicted levels were recorded at Receiver R8, the closest receiver to the development located on the northern side of Franklin Court. The predicted noise levels at the commercial receivers were less than 30dBA and also complied.</p> <p>The results of the assessment concluded that the emissions from the project would satisfy the relevant criteria at all assessed receivers for all assessed periods. Additionally, sleep disturbance is not anticipated as emissions from the project are predicted to remain below the EPA criteria.</p> <p>The submitted report recommends that a 1.3m high acoustic fence/barrier be constructed on the eastern boundary of the subject site as well as mechanical plant being located on the rooftop with an impervious barrier that extends above the top of the plant by 0.6m. The application will be conditioned to comply with the noise assessment as well as incorporate its recommendations. Additionally, a condition will be placed on the consent requiring a noise assessment to be submitted 3 months after the issuing of an occupation certificate to ensure compliance with the submitted noise assessment and relevant noise control legislation.</p> <p>In addition to this, given the proximity of the proposed development to the nearby residential development, a condition of consent has been imposed on the proposal requiring all loading/delivery of goods and waste collection to not occur during the night time period being 10pm to 7am.</p>	
<p><i>Natural Hazards</i> – The subject site is identified as being bushfire prone land. The proposal is not a residential building and therefore is not required to be built to bushfire construction requirements.</p>	Yes
<p><i>Technological Hazards</i> – There are no known technological hazards on site.</p>	Yes
<p><i>Safety, Security and Crime Prevention</i> – The application has been assessed with regards to CPTED principles. See assessment against Part 2.9 of QDCP for detail.</p>	Yes
<p><i>Social Impact in the Locality</i> – It is considered that the proposed development is unlikely to have a significant</p>	Yes
<p><i>Economic Impact in the Locality</i> – It is considered that the proposed development will have minimal economic impact in the locality. Whilst the proposal will bring competition to existing and future commercial premises in the locality, it can be said that the proposal will also bring employment opportunities.</p>	Yes
<p><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.</p>	Yes
<p><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.</p>	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Cumulative Impacts</i> - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered unlikely that the proposed development will result in adverse cumulative impact.	Yes
<b><i>The Suitability of the Site for the Development</i></b>	
<i>Does the proposal fit in the locality?</i> – The locality is a mix of residential development and a small scale neighbourhood shops development. The proposal is the first application within the Poplars development and is considered to be consistent with the locality. The subject site is zoned B1 Neighbourhood Centre in which commercial development such as is proposed is permissible with consent, and therefore it is considered the proposal will fit in with surrounding land uses.	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
<b><i>Have any submissions been made in accordance with the Act or the Regulations?</i></b>	
<i>Public Submissions</i> – The application was notified to adjoining owners and a notice was put in the local newspaper for 14 days in accordance with Part 1 of the QDCP 2012. <b>24</b> submissions were received. For detailed response to the issues raised, please see engagement section of the Staff Report.	
<i>Submissions from Public Authorities</i> – The application was not required to be referred to public authorities for comment.	
<b><i>The Public Interest</i></b>	
The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.	Yes
<b><i>Government and Community Interests</i></b>	
It is considered that government and community interests will not be adversely affected by the proposed development.	
<b><i>Development Contributions</i></b>	
<p><b><u>Section 7.11 Contributions</u></b></p> <p>The South Jerrabomberra Local Contributions Plan 2018 applies to the proposal as it is located in the Poplars precinct. The plan applies to retail, commercial and other non-residential development (including subdivision of land), where that development would create a net increase in demand for the public amenities and services to be provided under this plan.</p> <p><b>Table 3 - Non Residential Contribution Rates Per Hectare</b>  <i>North Poplars</i> = \$150,311.46/ha</p> <p>Subject site area of 3108m<sup>2</sup> - 0.3108ha  0.3108 x \$150,311.46 = <b>\$46,716.80</b></p> <p>*this figure has not been indexed and will be subject to previous and future CPI increases*</p>	

MATTERS FOR CONSIDERATION				COMPLIES (Yes/No)																																																	
<p><b>Table 4: Development exempt from the need to pay a contribution</b></p> <p>Table 4 states that development where a contribution has previously been paid for the same development at the subdivision stage under a predecessor plan. No Section 7.11/94 contributions were paid under this plan under Development Application 192-2016, therefore, the above contributions are applicable.</p> <p><b><u>Section 64 Contributions</u></b></p> <p>The subject land has not been developed prior to the Poplars Subdivision nor had an approved use under its current zoning. With the construction of the subdivision, Council incorrectly applied a rate of 1 Equivalent Tenement (ET) per lot created (crediting 1 ET to the development for the previous use) and charged Section 64 contributions accordingly. As such, the subject lot technically only has a credit of 1 ET for both water and sewer. The rate that should have been applied is 15 ETs per Ha in accordance with the recommendation of the Water Directorate for light industry with unknown future use. To prevent prohibitive S64 contributions due to Council's error, it is recommended that the site should be granted a credit in accordance with the light industry rate.</p> <p>The "Water Directorate Section 64 Determination of Equivalent Tenements Guidelines 2017" was used to determine the appropriate rates to calculate the resultant ETs for the development.</p> <p>The following table provides calculations for the applicable ETs:</p> <table><tr><th><u>Item</u></th><th><u>No of Units</u></th><th><u>ETs per Unit</u></th><th><u>ETs</u></th></tr><tr><td><b><u>Water</u></b></td><td></td><td></td><td></td></tr><tr><td>Fast food/takeway w/ amenities.</td><td>483 m<sup>2</sup> GFA</td><td>0.03</td><td>14.49</td></tr><tr><td>Allow for existing lot</td><td>0.311 Ha</td><td>15</td><td>- 4.67</td></tr><tr><td><b><u>Total ETs</u></b></td><td></td><td></td><td></td></tr><tr><td colspan="3">Total Water ET Contributions Payable for this development:</td><td>+ 9.82</td></tr></table> <table><tr><th><u>Item</u></th><th><u>No of Units</u></th><th><u>ETs per Unit</u></th><th><u>ETs</u></th></tr><tr><td><b><u>Sewer</u></b></td><td></td><td></td><td></td></tr><tr><td>Fast food/takeway w/ amenities</td><td>483 m<sup>2</sup> GFA</td><td>0.05</td><td>24.15</td></tr><tr><td>Allow for existing lot</td><td>0.311 Ha</td><td>15</td><td>- 4.67</td></tr><tr><td><b><u>Total ETs</u></b></td><td></td><td></td><td></td></tr><tr><td colspan="3">Total Sewer ET Contributions Payable for this development:</td><td>+ 19.48</td></tr></table> <p><i>Water Contribution Jerrabomberra Zone: 9.82ET = \$90,211.68</i> <i>Sewer Contribution West Zone: 19.48ET = \$28787.99</i></p> <p><b>Total Section 64 Contributions Required: \$118,999.67</b></p>					<u>Item</u>	<u>No of Units</u>	<u>ETs per Unit</u>	<u>ETs</u>	<b><u>Water</u></b>				Fast food/takeway w/ amenities.	483 m <sup>2</sup> GFA	0.03	14.49	Allow for existing lot	0.311 Ha	15	- 4.67	<b><u>Total ETs</u></b>				Total Water ET Contributions Payable for this development:			+ 9.82	<u>Item</u>	<u>No of Units</u>	<u>ETs per Unit</u>	<u>ETs</u>	<b><u>Sewer</u></b>				Fast food/takeway w/ amenities	483 m <sup>2</sup> GFA	0.05	24.15	Allow for existing lot	0.311 Ha	15	- 4.67	<b><u>Total ETs</u></b>				Total Sewer ET Contributions Payable for this development:			+ 19.48	
<u>Item</u>	<u>No of Units</u>	<u>ETs per Unit</u>	<u>ETs</u>																																																		
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# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Planning and Strategy Committee of the Whole Meeting Attachment**

**12 JUNE 2019**

ITEM 6.1                      DEVELOPMENT APPLICATION 446-2018 - TAKEAWAY FOOD  
AND DRINK PREMISES - 6 FERDINAND LANE,  
JERRABOMBERRA

ATTACHMENT 2      DA 446-2018 - ARCHITECTURAL PLANS - TAKEAWAY FOOD  
AND DRINK PREMISES - 6 FERDINAND LANE

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## PROPOSED McDONALD'S OPERATION AT: TOMPSITT DRIVE JERRABOMBERRA NSW 2619



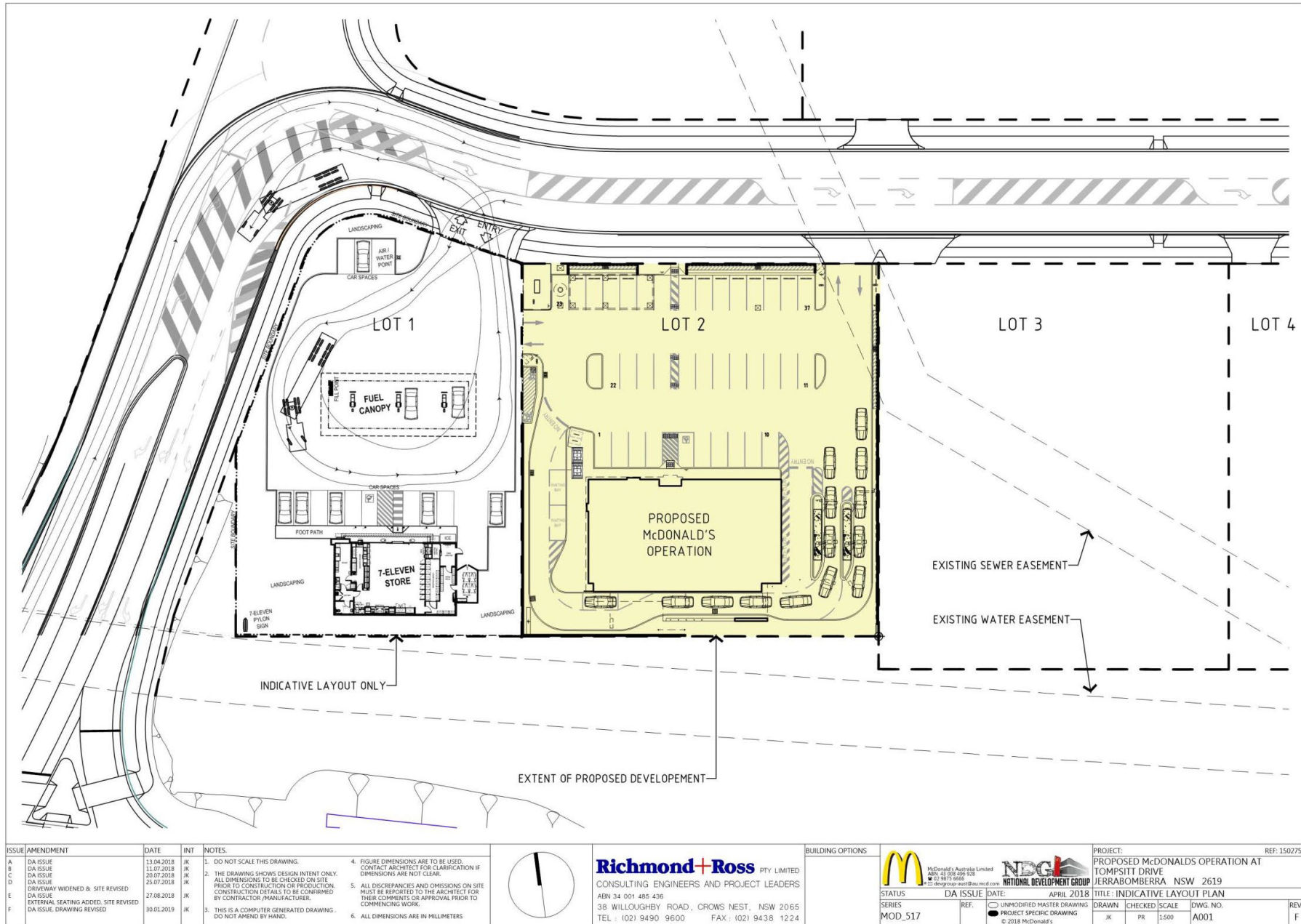
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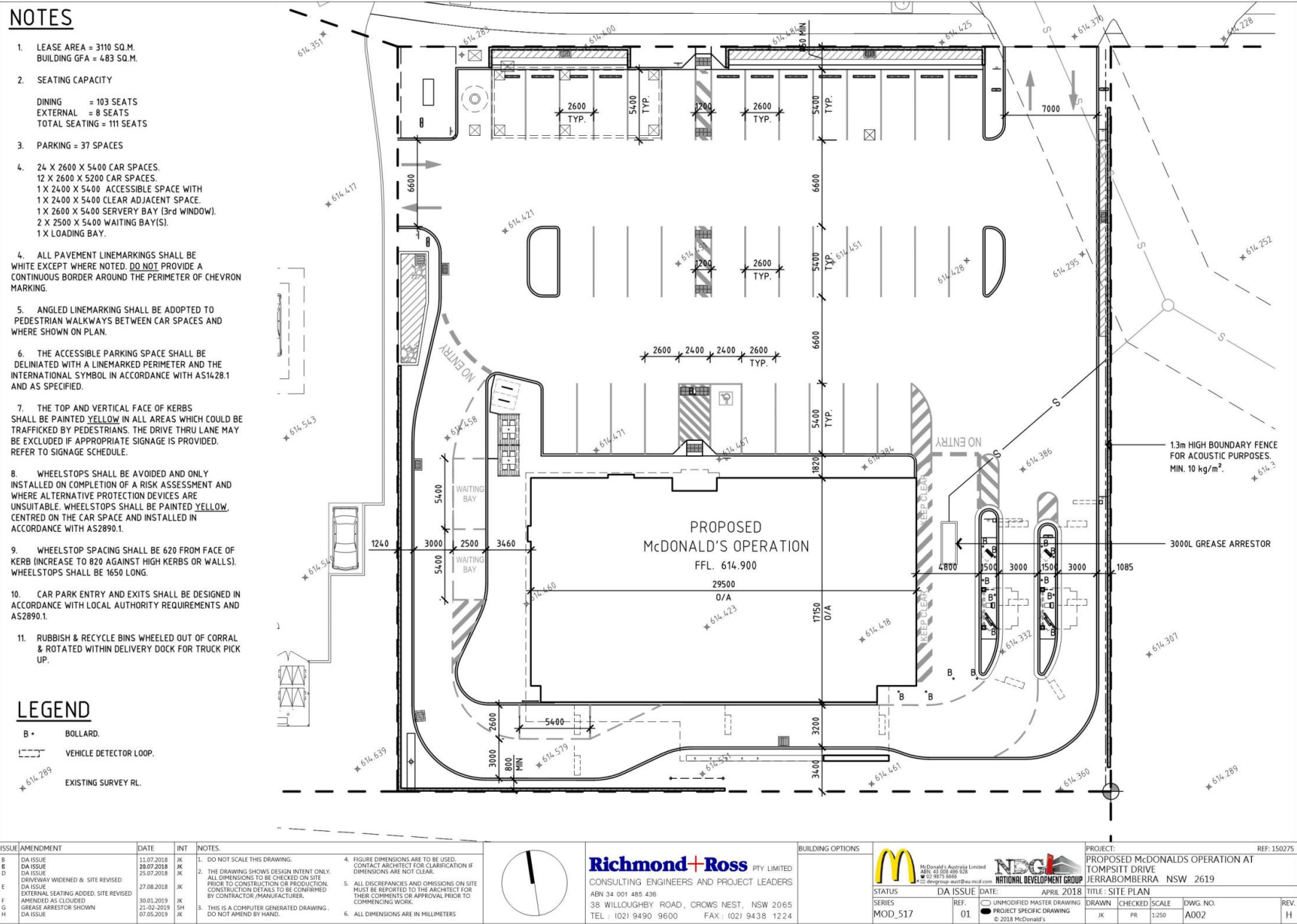
DA ISSUE

ISSUE F, JAN 2019

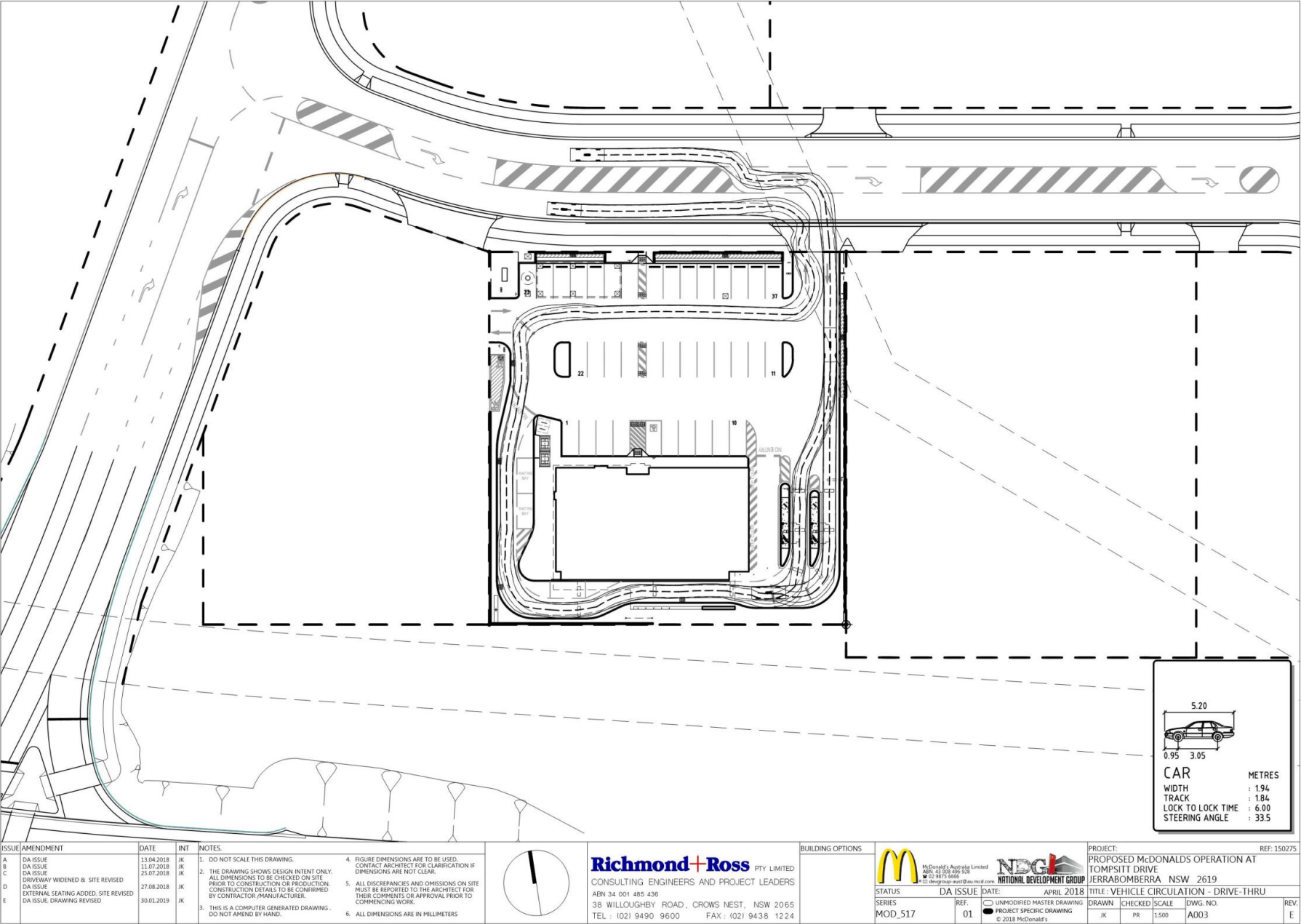


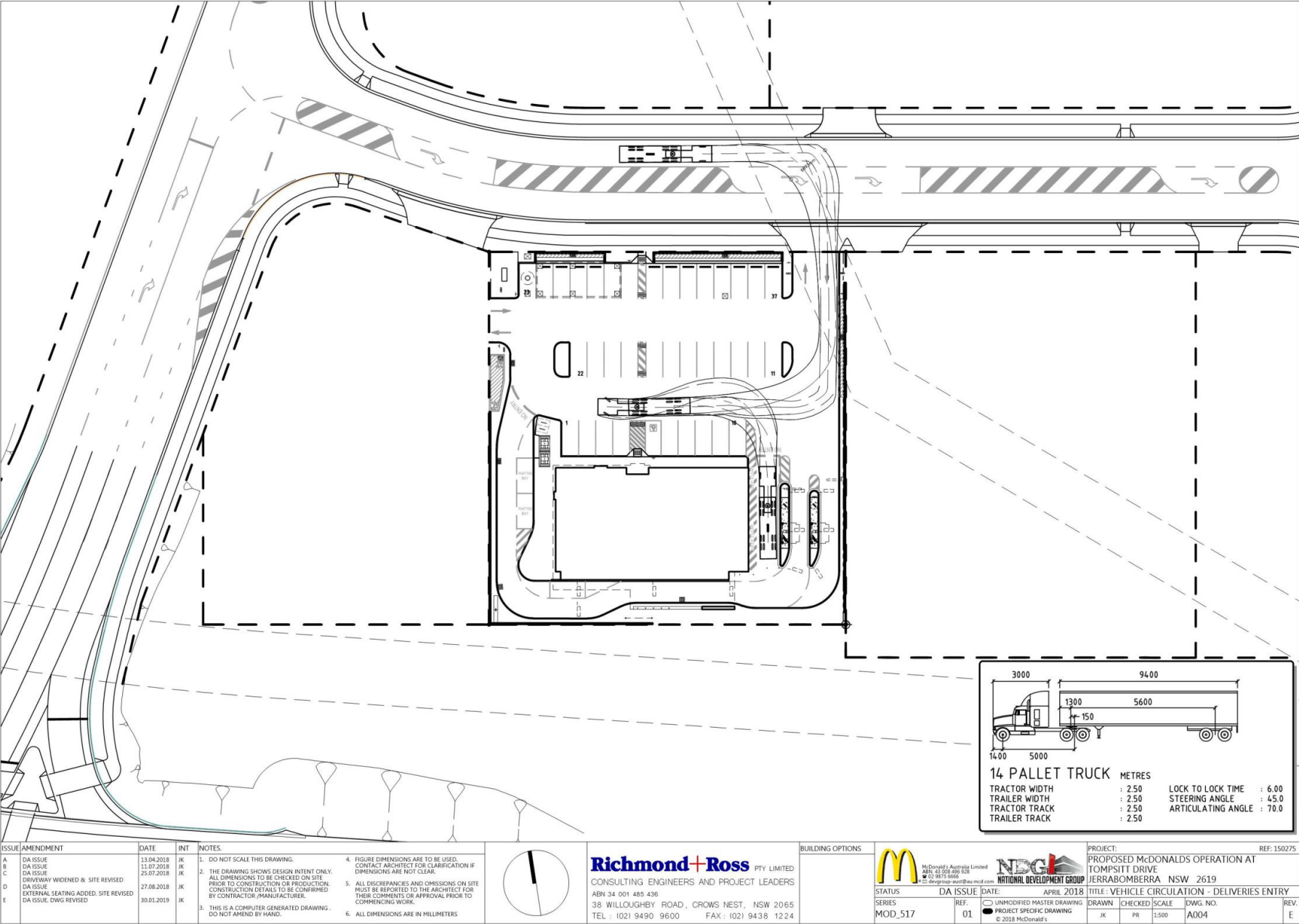
McDonald's Australia Limited  
ABN. 43 008 496 928  
☎ 02 9875 6666  
✉ devgroup-aust@au.mcd.com

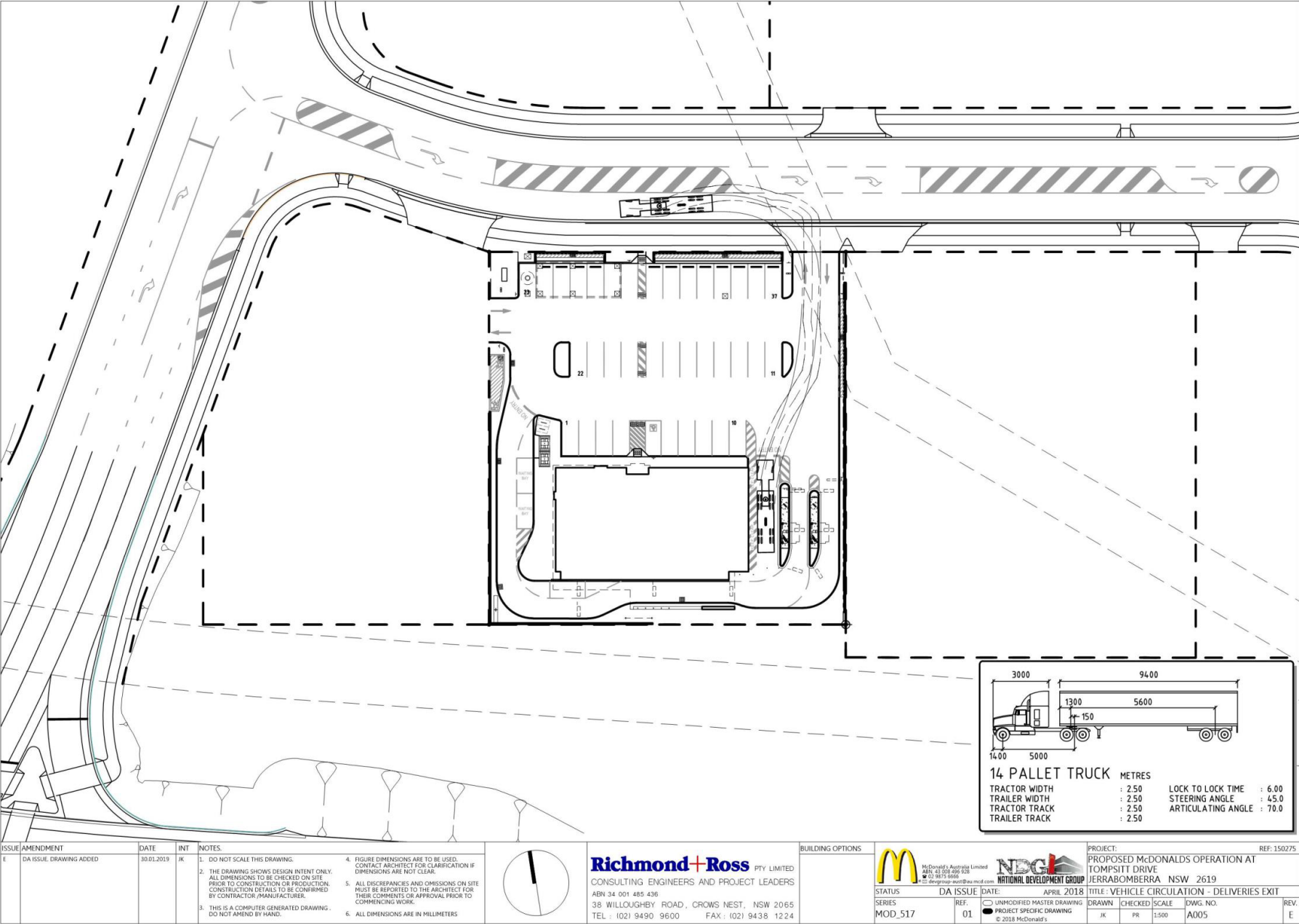


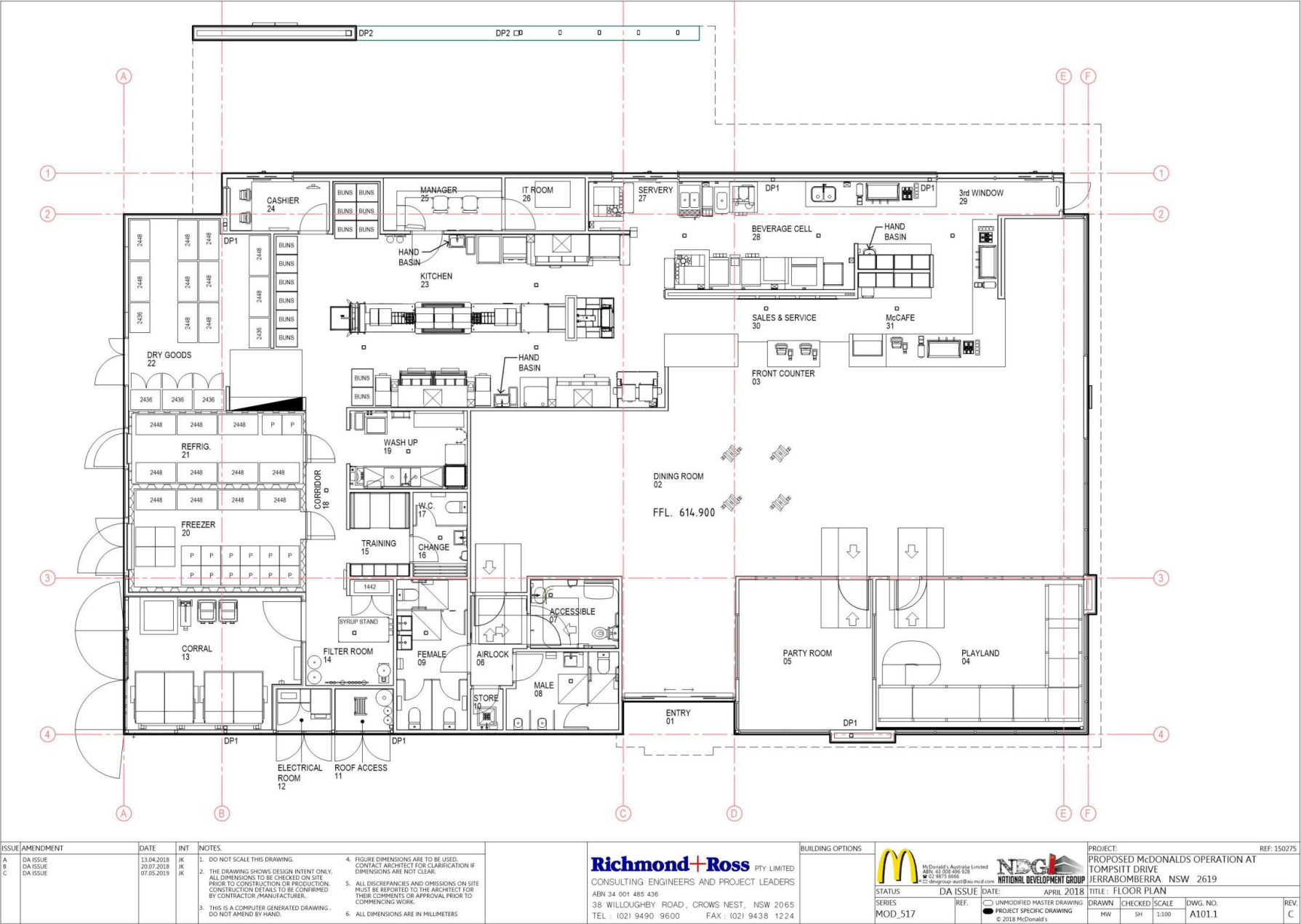




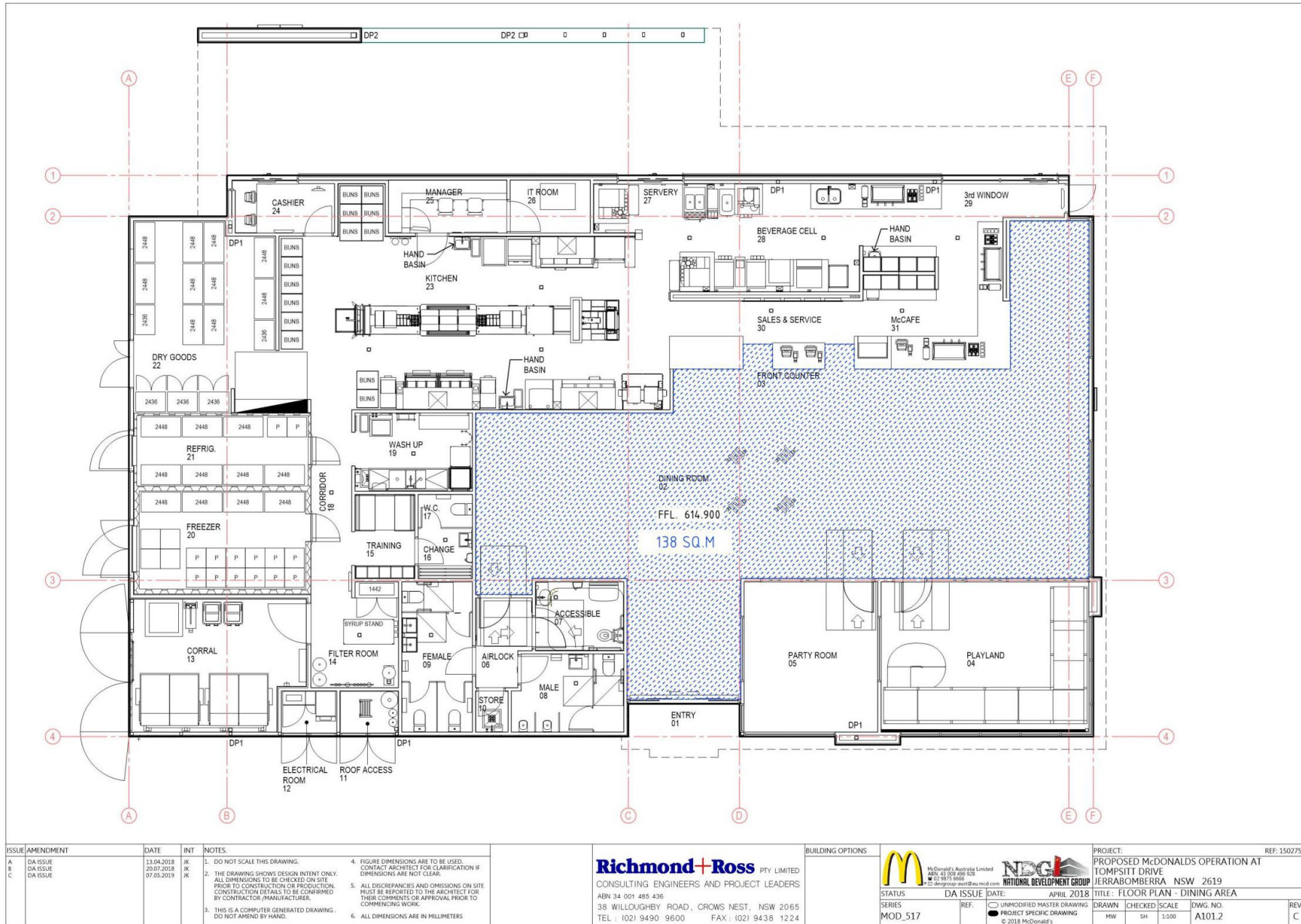


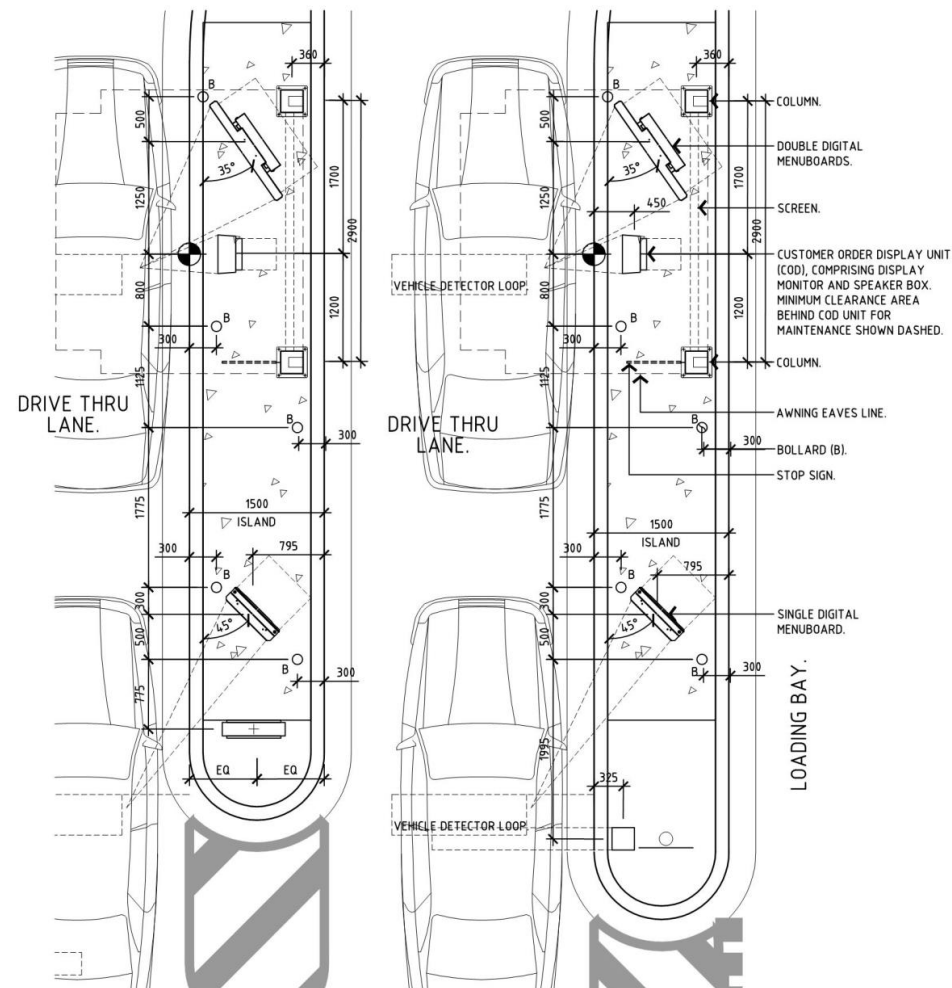




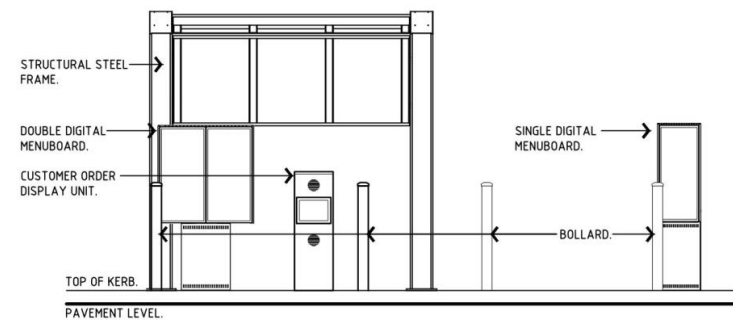




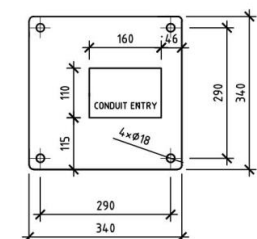




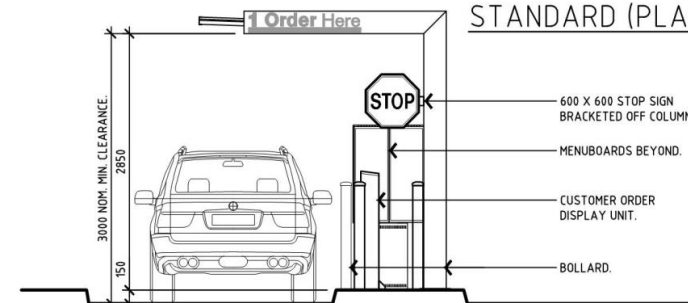
COD UNIT WITH AWNING (PLAN)



COD UNIT WITH AWNING  
(FRONT ELEVATION)  
SCALE 1:50



BASE PLATE  
STANDARD (PLAN)



COD UNIT WITH AWNING  
(APPROACH SIDE ELEVATION)  
SCALE 1:50

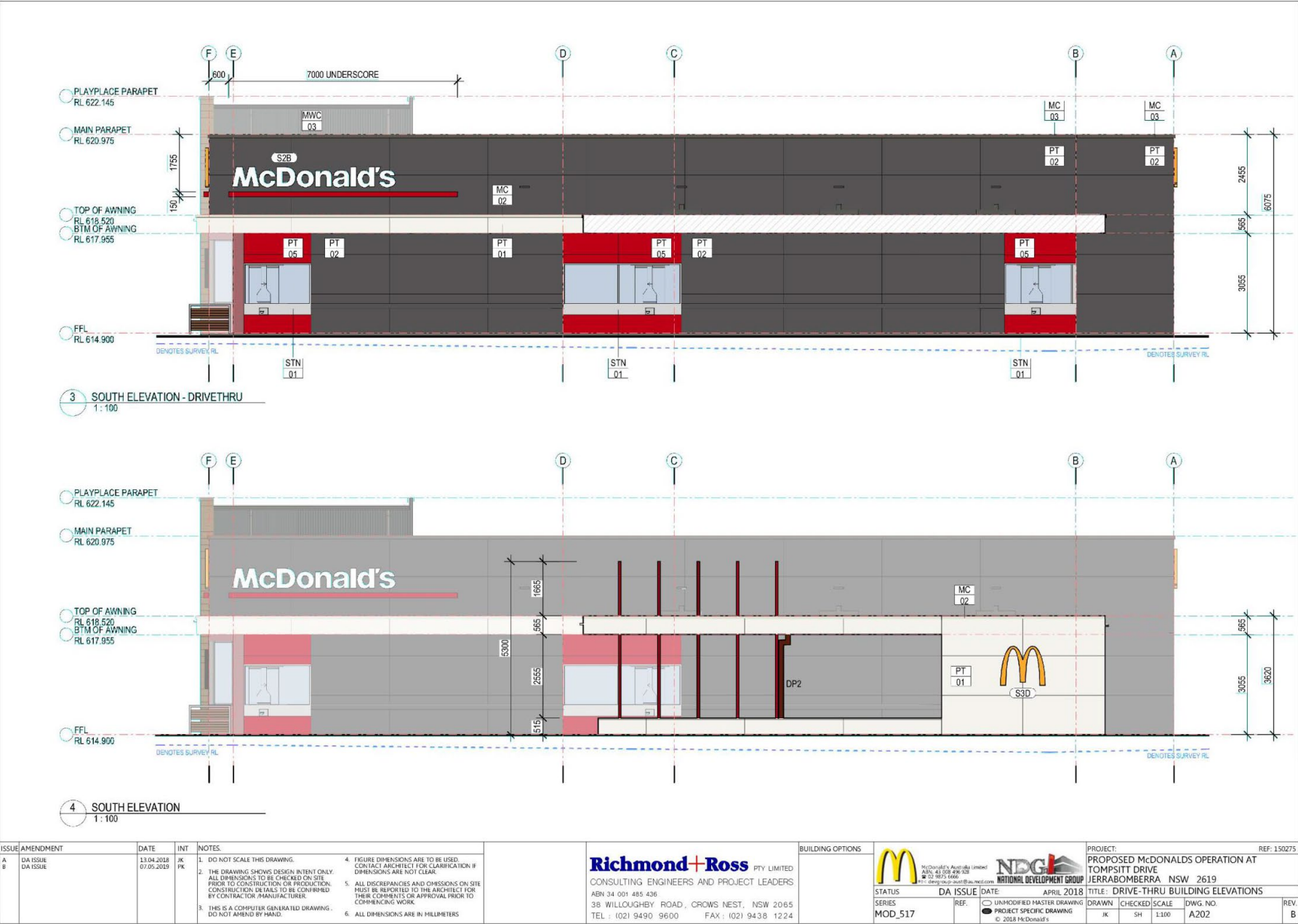
ISSUE/AMENDMENT		DATE	INT	NOTES		 <b>Richmond + Ross</b> PTY LIMITED CONSULTING ENGINEERS AND PROJECT LEADERS ABN 34 001 485 436 38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : 021 9490 9600 FAX : 021 9438 1224	BUILDING OPTIONS DUAL LANE CO STANDARD AWNINGS	 McDonald's Australia Limited ABN 41 058 495 528 100 012 012 012 100 devgroup.asn.au/au/au.mcd.com	 <b>NDGI</b> NATIONAL DEVELOPMENT GROUP	PROJECT:	REF: 150275
E DA ISSUE		10/04/2018	JK	1. DO NOT SCALE THIS DRAWING. 2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/MANUFACTURER. 3. THIS IS A COMPUTER GENERATED DRAWING. DO NOT AMEND BY HAND. 4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR. 5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK. 6. ALL DIMENSIONS ARE IN MILLIMETERS						STATUS SERIES MOD-517	DA ISSUE REF: 01 UNIFORMED MASTER DRAWING PROJECT SPECIFIC DRAWING

WALL FINISHES LEGEND				
MATERIAL	TYPE	SPEC. REF.	DEFINITION	QUANTITY
AN	01		ANODISED ALUMINIUM	3 m²
BT	01	23.E.1	ROBERTSON BRICKS 'RUSTIC RED' BRICK FACING TILE (Ph: 03 8199 9599) UNLESS NOTED OTHERWISE IN DECOR CONSULTANT DOCUMENTS	23 m²
CT	03	12.D.1	METZ PTY LTD WHITE GLOSS 400mm X 300mm X 7mm WALL TILE. PROVIDE MATCHING EXTRUDED TRIM AT ALL EXTERNAL CORNERS WHERE STAINLESS STEEL CORNER GUARDS ARE NOT PROVIDED.	146 m²
CT	04	12.D.1	METZ PTY LTD WASHUP WHITE 200mm X 200mm X 6mm WALL TILE. PROVIDE MATCHING EXTRUDED TRIM AT ALL EXTERNAL CORNERS WHERE STAINLESS STEEL CORNER GUARDS ARE NOT PROVIDED.	31 m²
CT	DEC			85 m²
IP	01	1.C.3	INSULATED PANEL WITH COVED ALUMINIUM SKIRTING TO THE REFREGERATION CONTRACTORS SPECIFICATION	74 m²
MWC	01	7.G.2	DECOWOOD (TIMBER LOOK ALUMINIUM) CLADDING SYSTEM USING DECOCLAD SHADOWLINE PROFILE IN WEATHERED TIMBER (COLOUR). FIXINGS, FURRING CHANNELS, DECOWOOD WALL STARTERS, EXTERNAL / INTERNAL CORNERS, VERTICAL WALL JOINERS, HEAD / JAMB FLASHINGS, SOFFIT CLIPS AND FIXINGS MUST BE USED, AS DETAILED IN THE ULLTRACLAD INSTALLATION MANUAL.	32 m²
MWC	02	11.G.1	LYSAGHT CUSTOM ORB 0.42MM BMT CORRUGATED STEEL RIVET FIXED VERTICALLY TO FRAMES. PROVIDE WEATHER TIGHT FINISH BY UTILIZING ALL NECESSARY MATCHING ACCESSORIES. THE COMPLETE CUSTOM ORB INSTALLATION INCLUDING FASTENERS AND ACCESSORIES SHALL BE AS SPECIFIED, DRAWN AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY WITH AS 1562 AND SAA HB 39.	247 m²
PC	01	8.D.11	POWDER COAT FINISH - DULUX BLACK	12 m²
PC	02	8.D.11	POWDER COAT FINISH - COLORBOND COLOUR 'WOODLAND GREY'	30 m²
PT	01	17	DULUX 'VIVID WHITE' PAINT FINISH. REFER TO SPECIFICATION FOR DETAILS ON PAINT TYPE AND APPLICATION	93 m²
PT	02	17	DULUX 'WOODLAND GREY' PAINT FINISH. REFER TO SPECIFICATION FOR DETAILS ON PAINT TYPE AND APPLICATION	460 m²
PT	05	17	DULUX 'McDONALD'S RED (HOT LIPS) R189-G000-B022' (DESCRIPTION TO BE CONFIRMED WITH DULUX) PAINT FINISH. REFER TO SPECIFICATION FOR DETAILS ON PAINT TYPE AND APPLICATION	45 m²
PT	06	17	DULUX 'VANILLA QUAKE HALF' PAINT FINISH. REFER TO SPECIFICATION FOR DETAILS ON PAINT TYPE AND APPLICATION	196 m²
PT	DEC	23.G	PAINT FINISH. REFER TO DECOR CONSULTANT'S DETAILS	82 m²
STN	01	5.D.1	RECONSTITUTED STONE. REFER TO DECOR CONSULTANT DOCUMENTS	5 m²
UFC	APS	4.E	IN-SITU CONCRETE AS PER SPECIFICATION	2 m²
PREFINISHED METAL CAPPING & FLASHING				
MATERIAL	TYPE	SPEC. REF.	DEFINITION	QUANTITY
MC	01	11.E.2	COLORBOND 'JASPER' PREFINISHED METAL CLADDING / FLASHING / CAPPING	1.3 m²
MC	02	11.E.2	COLORBOND 'SURFMIST' PREFINISHED METAL CLADDING / FLASHING / CAPPING	0.4 m²
MC	03	11.E.2	COLORBOND 'WOODLAND GREY' PREFINISHED METAL CLADDING / FLASHING / CAPPING	
MC	04	11.E.2	COLORBOND 'MANOR RED' PREFINISHED METAL CLADDING / FLASHING / CAPPING	

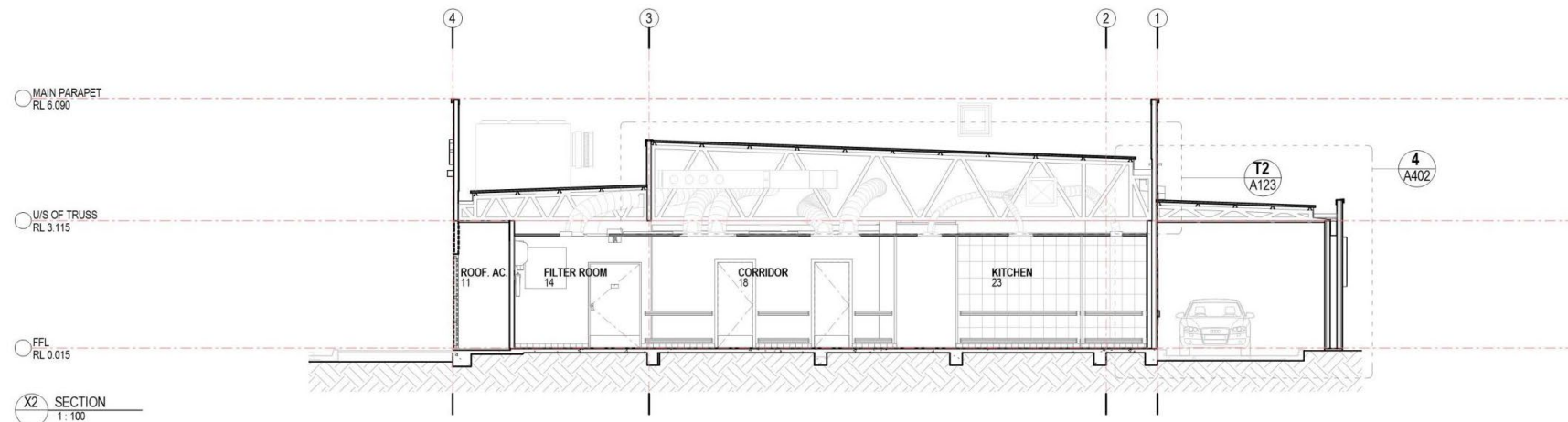
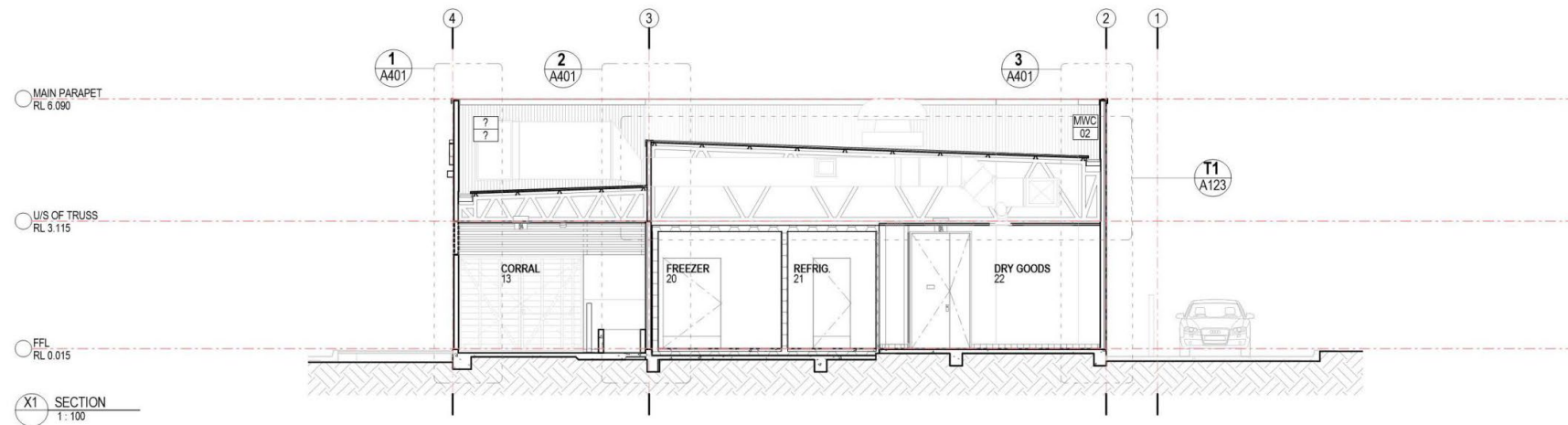
ISSUE/AMENDMENT		DATE	INT	NOTES			BUILDING OPTIONS		<div><div><div>McDonald's Australia Limited ABN: 41 005 499 035 02 9875 0666 development@au.mcd.com</div></div><div><div>NATIONAL DEVELOPMENT GROUP</div></div></div>		PROJECT:	REF: 150275				
D	DA ISSUE	22/01/2018	MW	1. DO NOT SCALE THIS DRAWING.	4. FIGURE DIMENSIONS ARE TO BE USED.	Richmond+Ross PTY LIMITED				PROPOSED McDONALD'S OPERATION AT						
E	DA ISSUE	10/04/2018	JK	2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/MANUFACTURER.	5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.	CONSULTING ENGINEERS AND PROJECT LEADERS				TOMPSITT DRIVE						
				3. THIS IS A COMPUTER GENERATED DRAWING. DO NOT AMEND BY HAND.	6. ALL DIMENSIONS ARE IN MILLIMETERS	ABN 34 001 485 436				JERRABOMBERRA NSW 2619						
						38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065				TITLE: FINISHES SCHEDULE						
						TEL : (02) 9490 9600 FAX : (02) 9438 1224										
								STATUS		DA ISSUE	DATE:	APRIL 2018				
								SERIES		REF.	<div><input type="radio"/> UNMODIFIED MASTER DRAWING <input checked="" type="radio"/> PROJECT SPECIFIC DRAWING</div>	DRAWN	CHECKED	SCALE	DWG. NO.	REV.
								MOD_517				MW	SH	NTS @ A3	A205	E











Revisions	General Notes
	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.
A CA ISSUE	07/28/2018 PR CM
Issue Description	Date Chk Int

## Drawing Notes

Client  
 McDonald's Australia Limited  
ABN: 43 008 499 928  
☎ 02 9875 6666  
✉ [devgroup-aust@au.mcd.com](mailto:devgroup-aust@au.mcd.com)

Project Manager  
 **NDG**  
NATIONAL DEVELOPMENT GROUP

Structural Engineer  
Richmond+Ross Pty Limited ABN 34 001 485 436  
Consulting Engineers and Project Leaders  
☎ 02 9490 9600  
7 02 9438 1224  
Consultants

Project  
McDONALDS JERRABOMBERRA

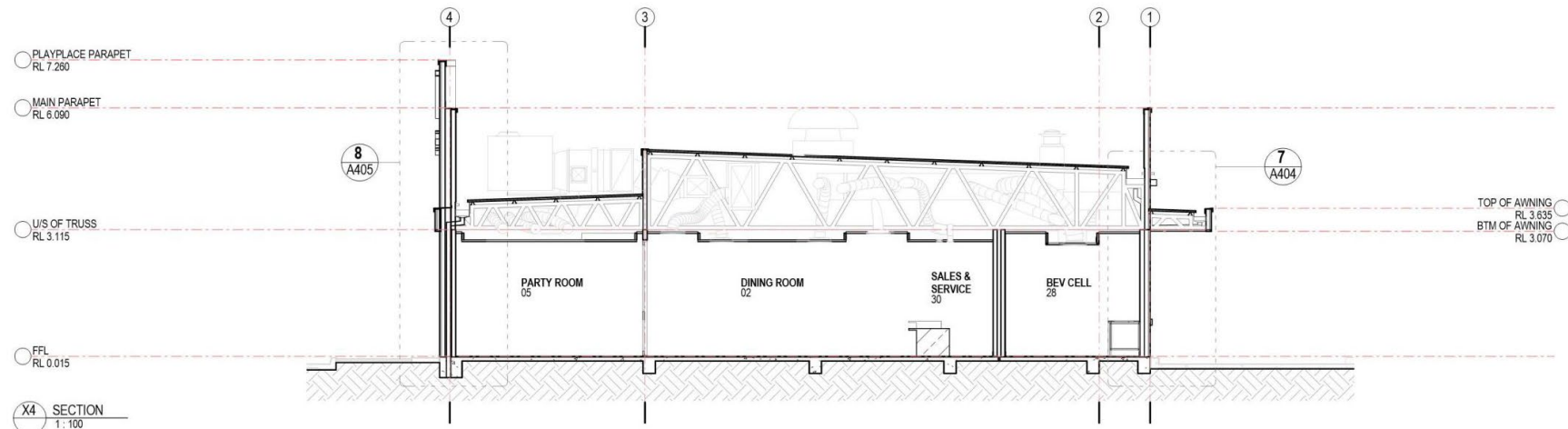
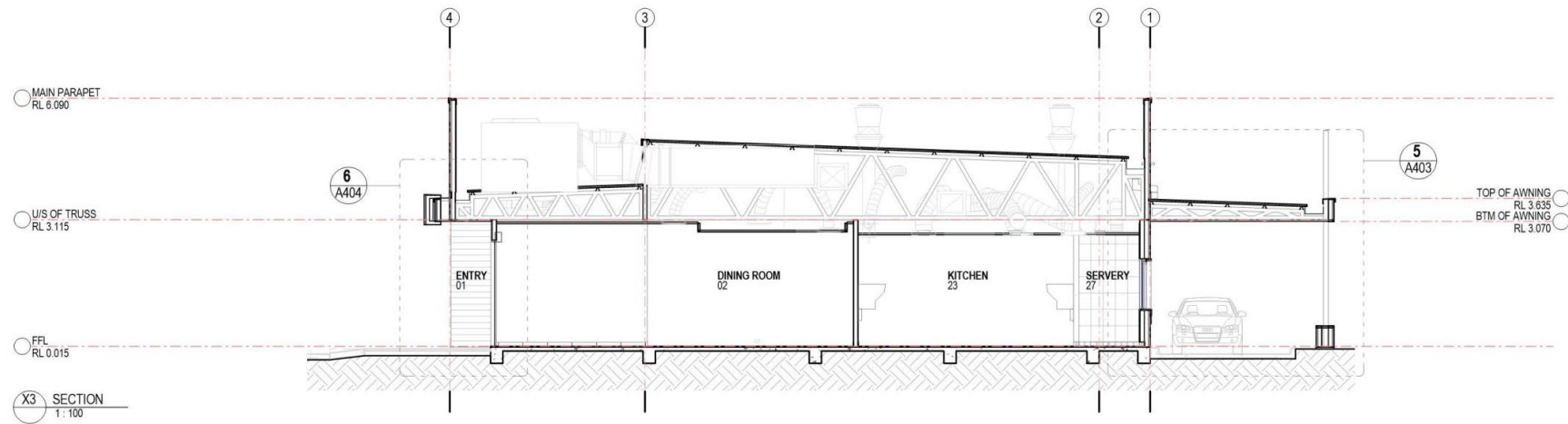
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TOMPSITT DRIVE  
JERRABOMBERRA NSW 2619

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Series: MOD\_517  
Drawing: BUILDING SECTIONS X1, X2  
Project Number: 150275  
Drawing Number: A301

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**6.1 Development Application 446-2018 - Takeaway Food and Drink Premises - 6 Ferdinand Lane, Jerrabomberra**  
**Attachment 2 - DA 446-2018 - Architectural Plans - Takeaway Food and Drink Premises - 6 Ferdinand Lane (Continued)**



Revisions			General Notes
			<p>Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contract manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on the must be reported to the architect for their comments or approval prior to commencing work.</p>
A	DATE	07/08/2018	PR
	Issue Description	Date	CM / IN

Drawing Notes

Client  
 McDonald's Australia Limited  
ABN: 43 008 496 928  
☎ 02 9875 6666  
✉ [devgroup-aust@eu.mcd.com](mailto:devgroup-aust@eu.mcd.com)

Project Manager  
 **NDG**  
NATIONAL DEVELOPMENT GROUP

Structural Engineer  
Richmond+Ross Pty Limited ABN. 34 001 485 436  
Consulting Engineers and Project Leaders  
☎ 02 9490 5600  
7 02 9438 1224  
Consultants

Project  
McDONALDS JERRABOMBERRA

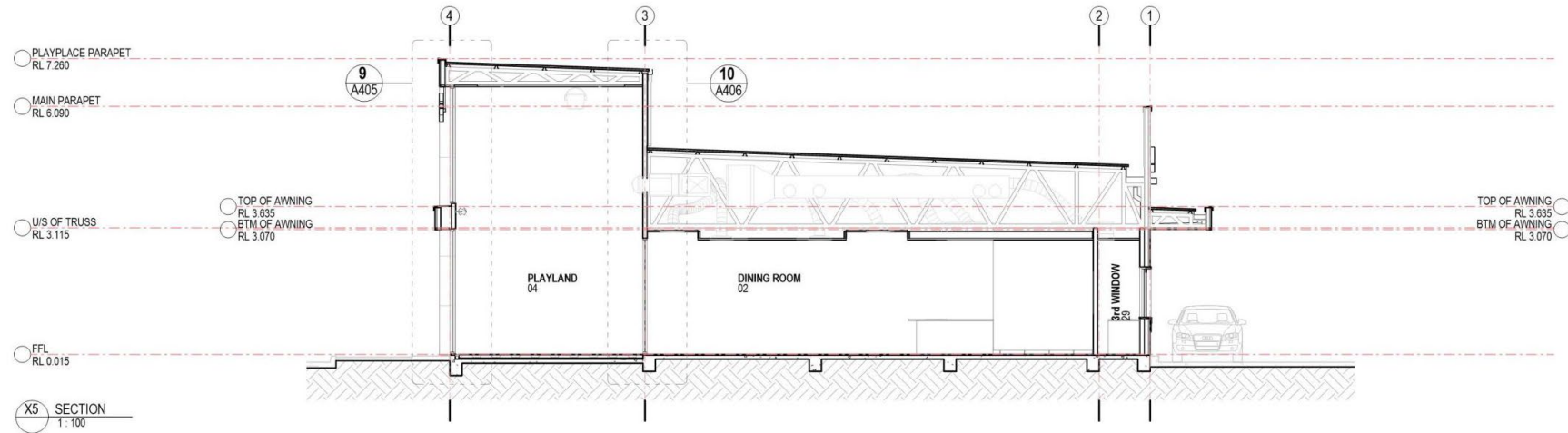
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JERRABOMBERRA NSW 2619

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Project Number: 150275  
Drawing Number: A302

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**6.1 Development Application 446-2018 - Takeaway Food and Drink Premises - 6 Ferdinand Lane, Jerrabomberra**  
**Attachment 2 - DA 446-2018 - Architectural Plans - Takeaway Food and Drink Premises - 6 Ferdinand Lane (Continued)**



Revisions			General Notes
			<p>Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contract manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on the must be reported to the architect for their comments or approval prior to commencing work.</p>
A	DATE/ISSUE	DATE	
	Issue Description	CHG	

Drawing Notes

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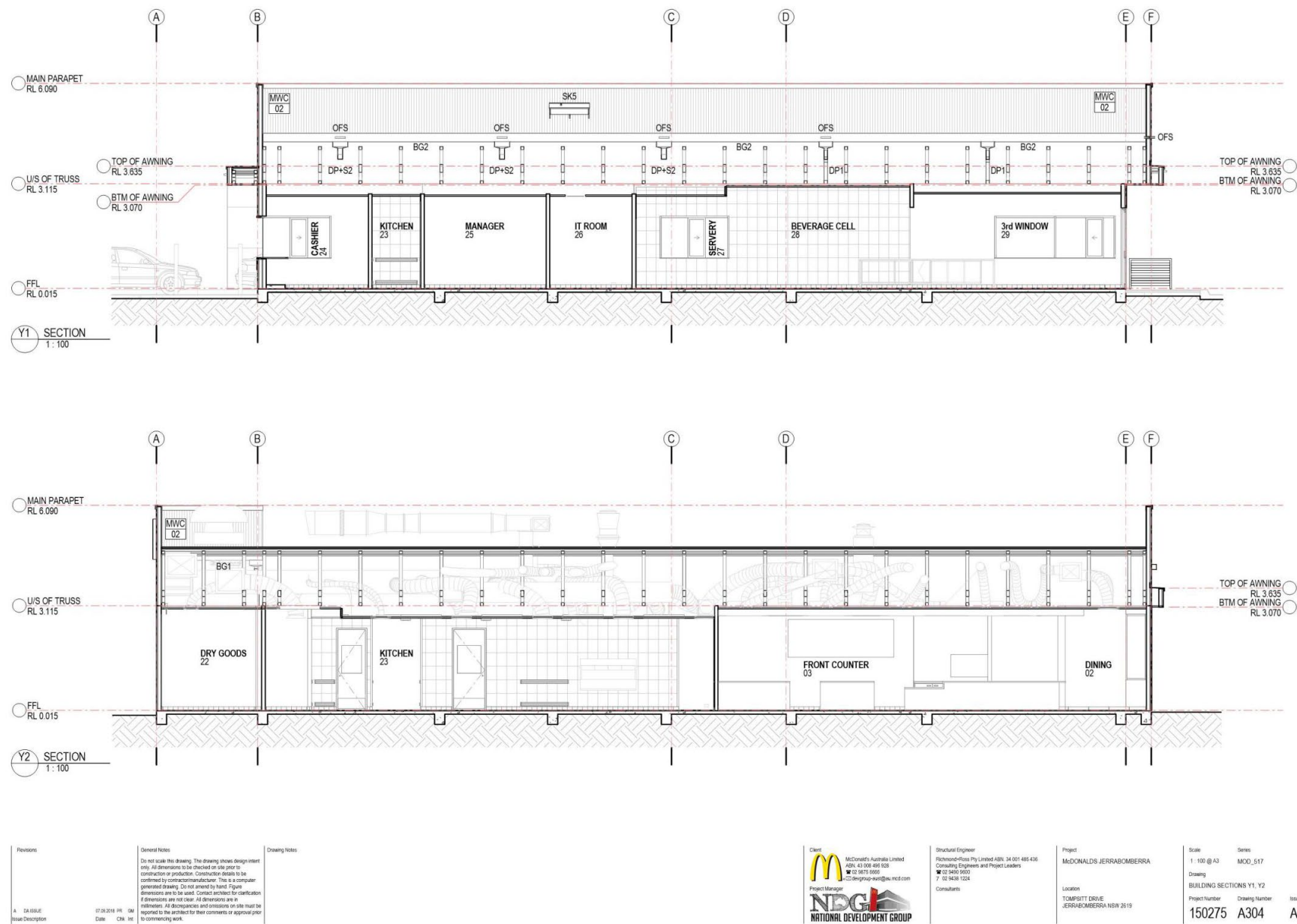
Structural Engineer  
Richmond+Ross Pty Limited ABN. 34 001 485 436  
Consulting Engineers and Project Leaders  
☎ 02 9490 5600  
7 02 9438 1224  
Consultants

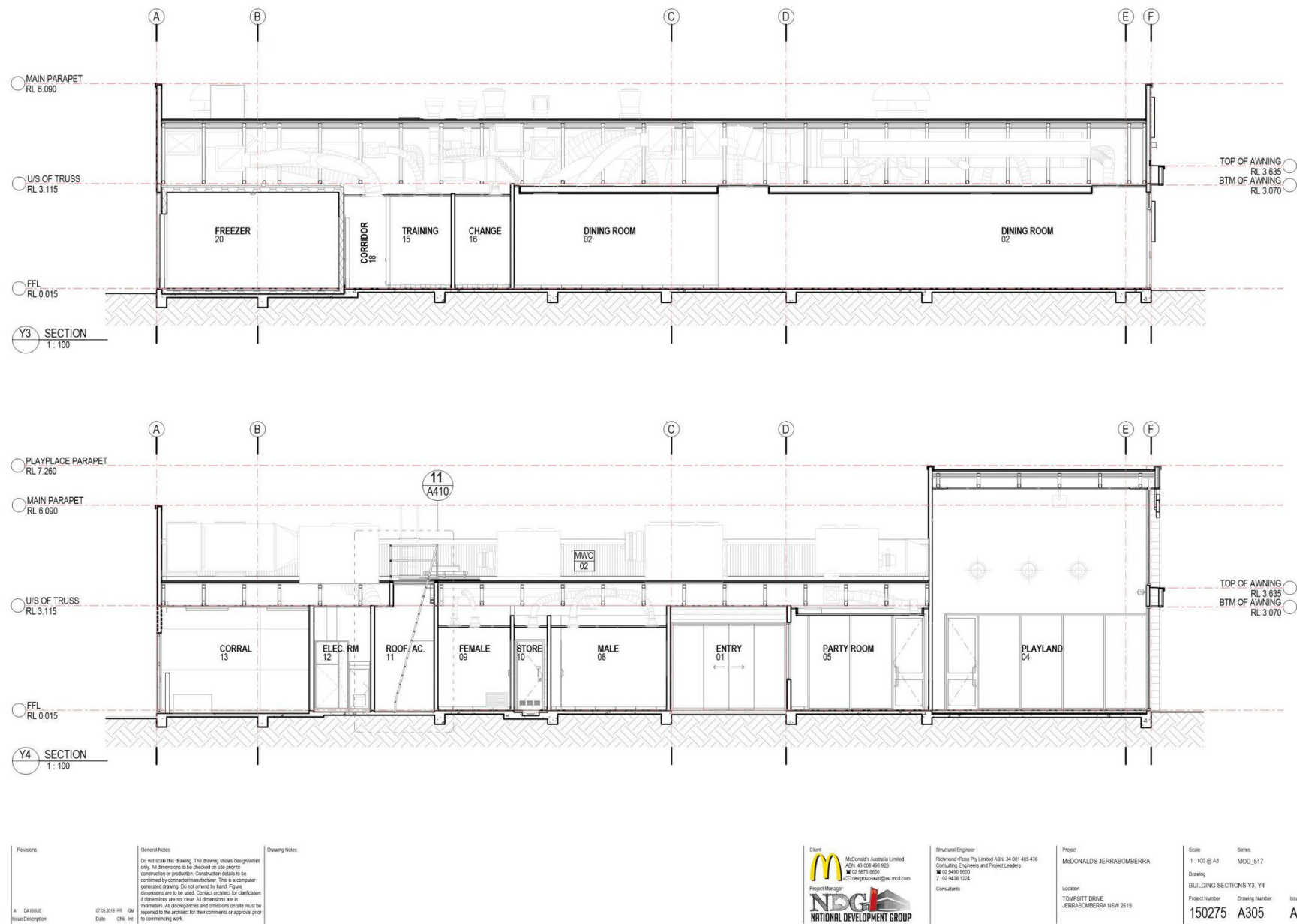
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McDONALDS JERRABOMBERRA

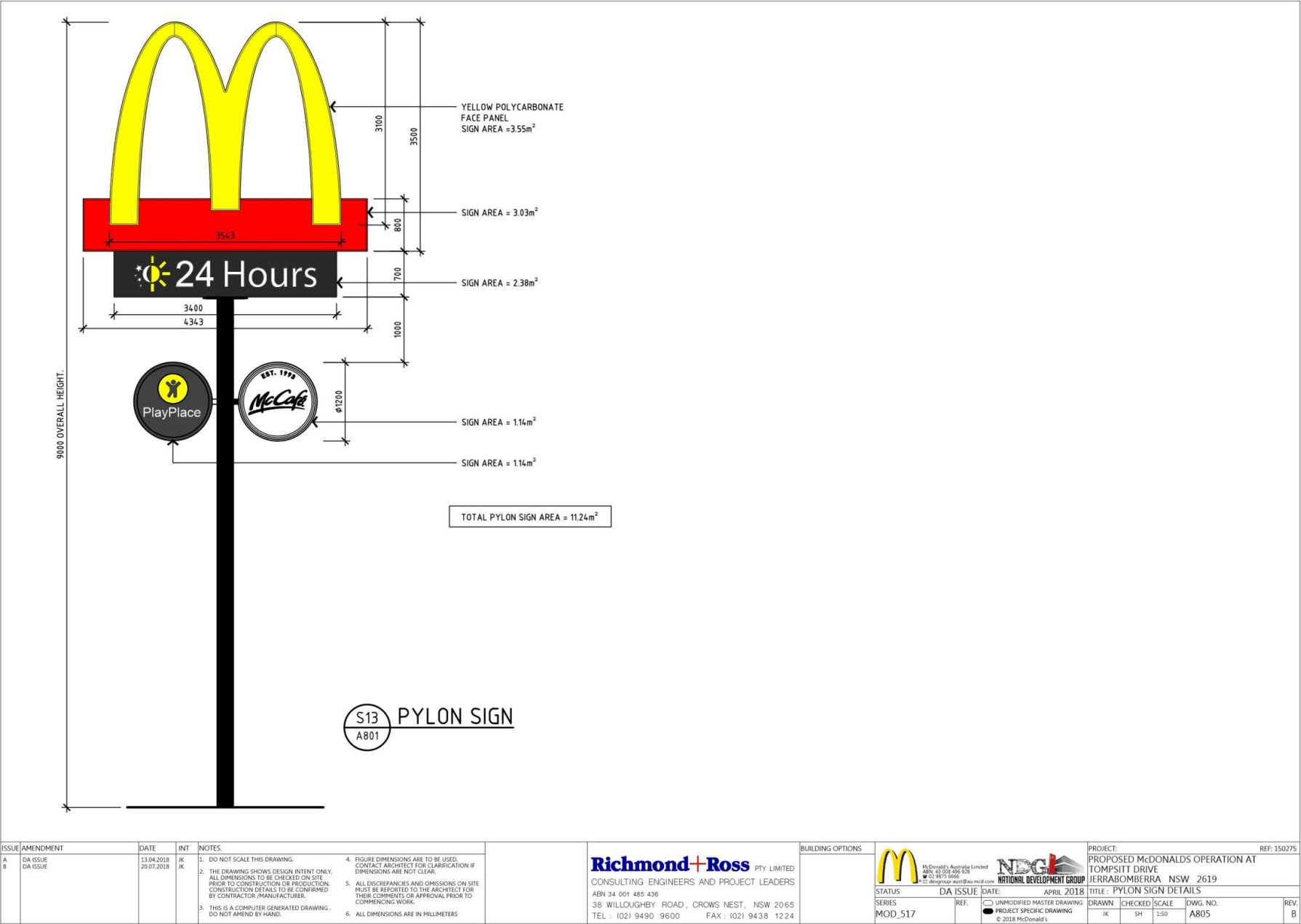
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JERRABOMBERRA NSW 2619

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Drawing Number: A303

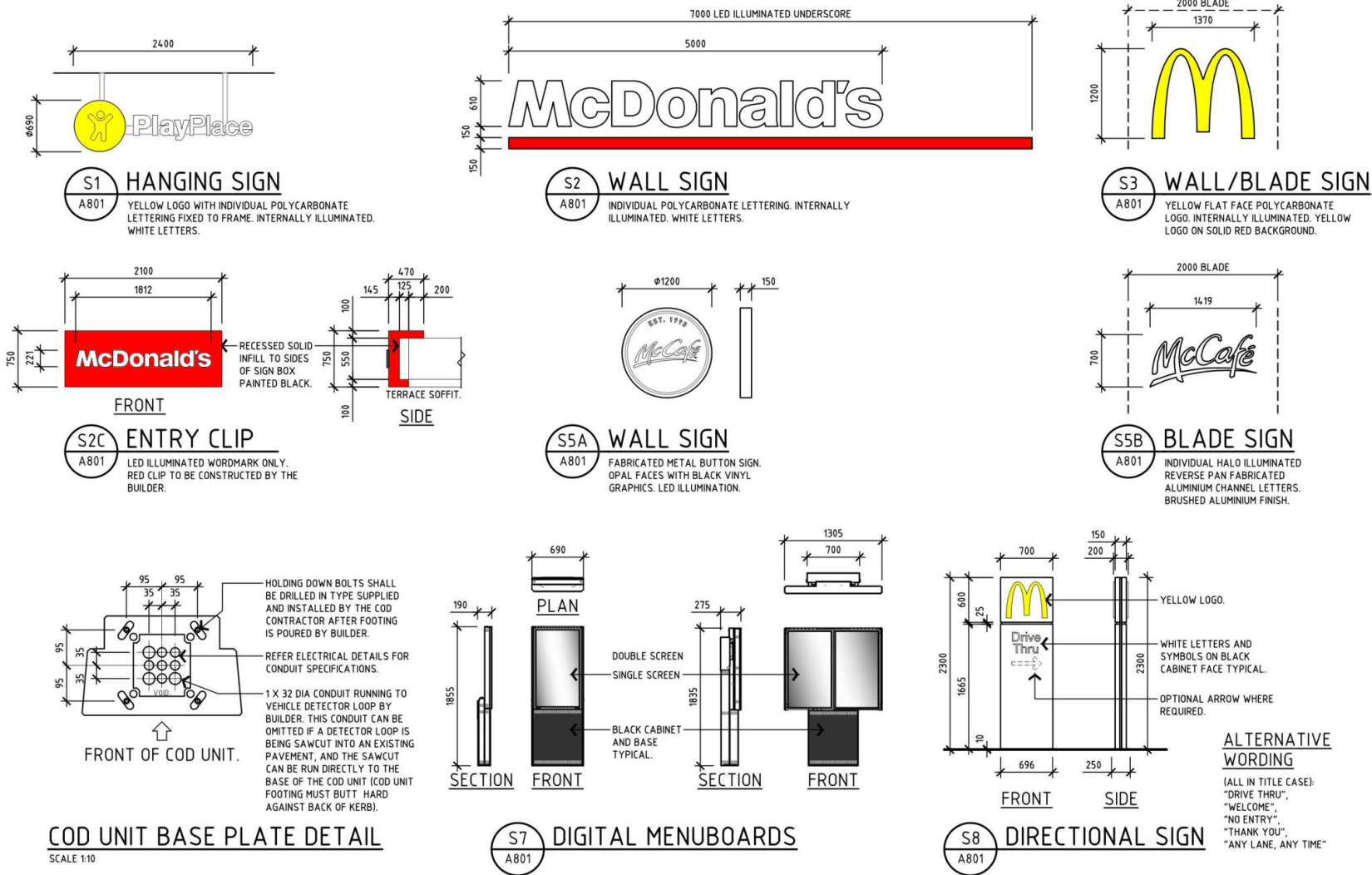
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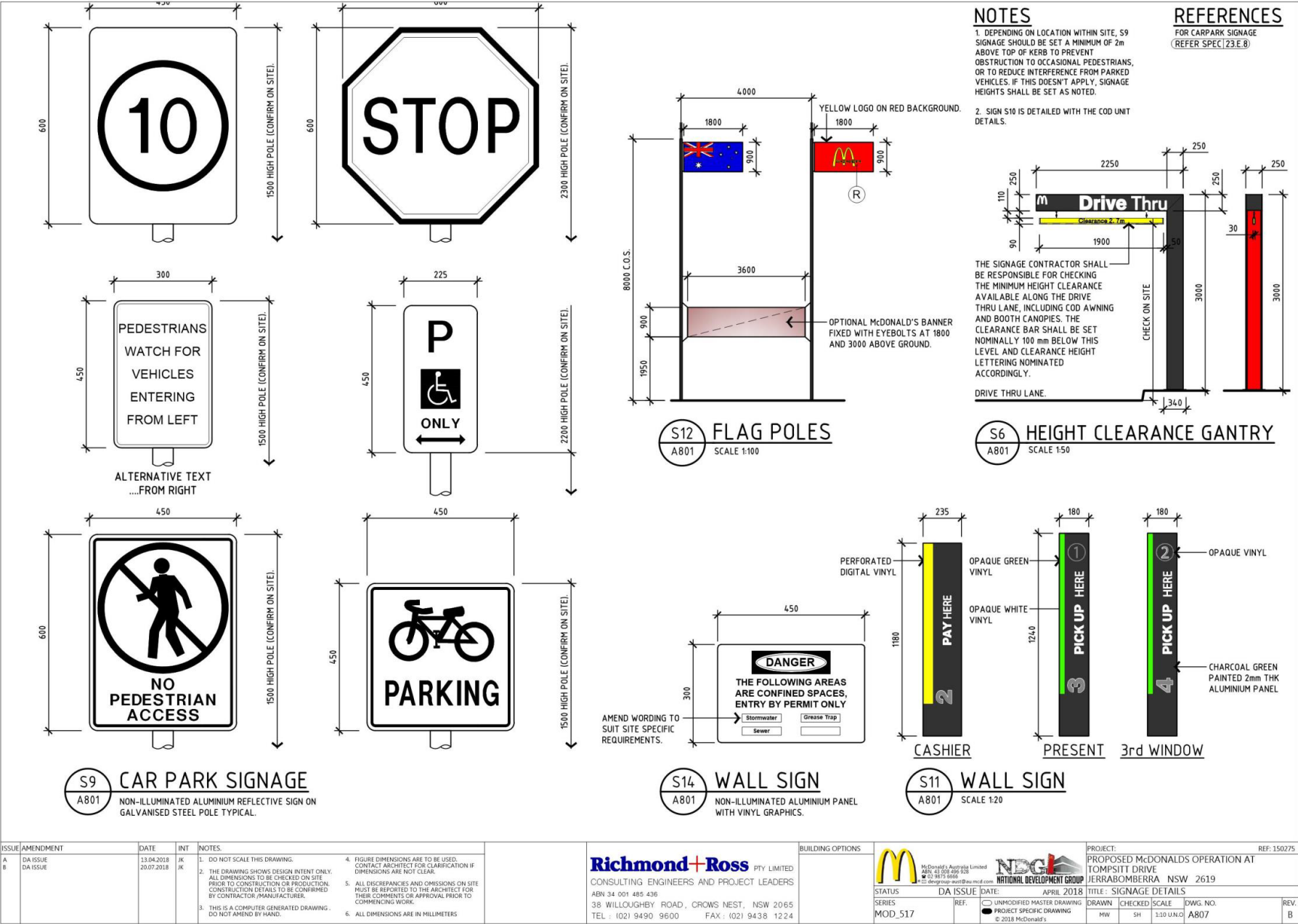























ISSUE/AMENDMENT		DATE	INT	NOTES		BUILDING OPTIONS	 McDonald's Australia Limited ABN 41 005 499 035 02 9875 9866 development@au.mcd.com		 NATIONAL DEVELOPMENT GROUP		PROJECT:	REF: 150275
A	DA ISSUE	13.04.2018	JK	1. DO NOT SCALE THIS DRAWING.  2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/MANUFACTURER.  3. THIS IS A COMPUTER GENERATED DRAWING. DO NOT AMEND BY HAND.	4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.  5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.  6. ALL DIMENSIONS ARE IN MILLIMETERS	<b>Richmond+Ross</b> PTY LIMITED CONSULTING ENGINEERS AND PROJECT LEADERS ABN 34 001 485 436 38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224	STATUS	DA ISSUE	DATE:	APRIL 2018	PROPOSED McDONALDS OPERATION AT TOMPSITT DRIVE JERRABOMBERRA NSW 2619	
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							JK	PR	1:50 U.N.O.	A806	A	

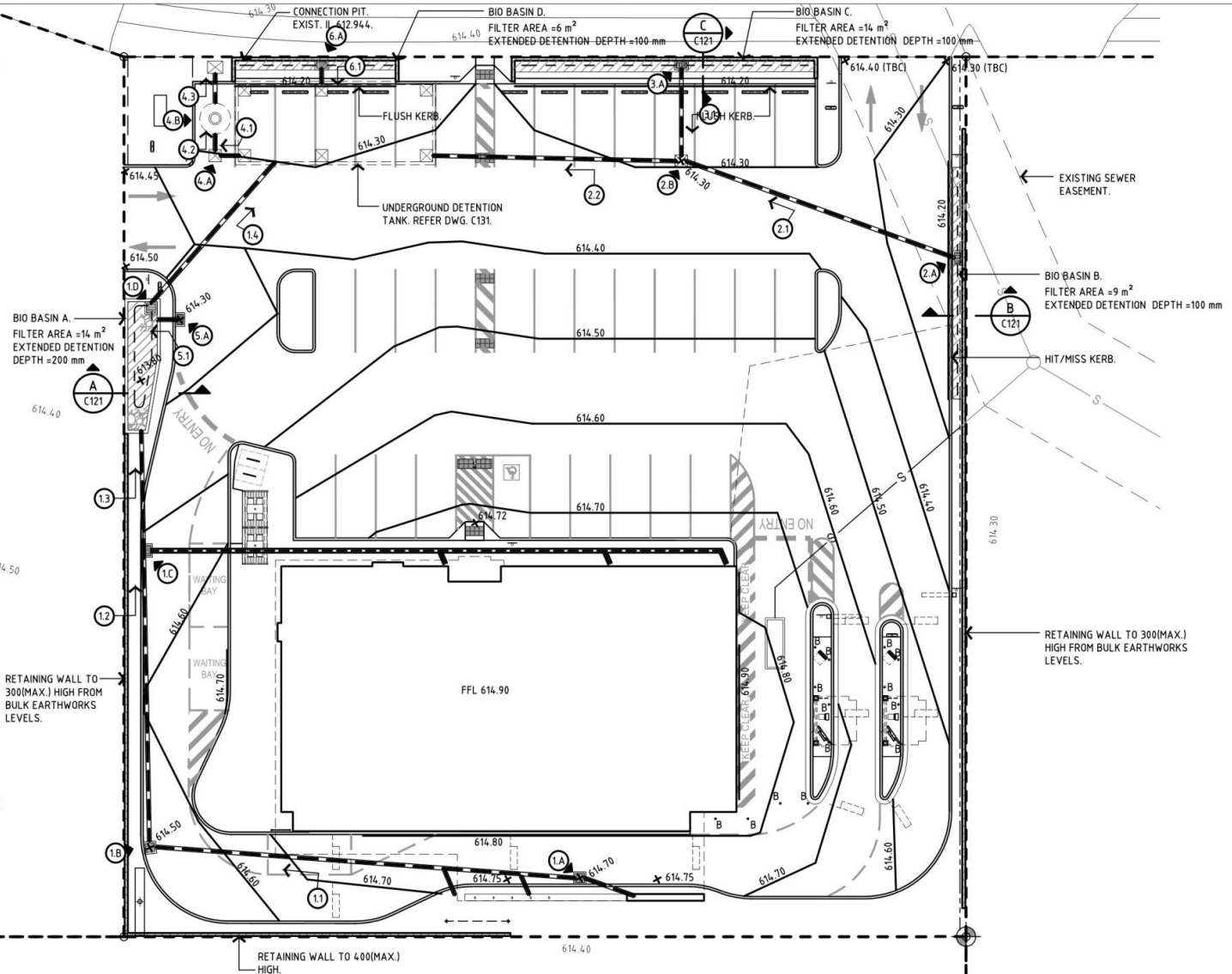


GENERAL NOTES:

1. SITE PLANS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL SITE SETOUT.
2. FILTER MEDIA TO HAVE A SATURATED HYDRAULIC CONDUCTIVITY OF 120 mm/hr.
3. REFER DWG. C110 FOR LINE SCHEDULE.

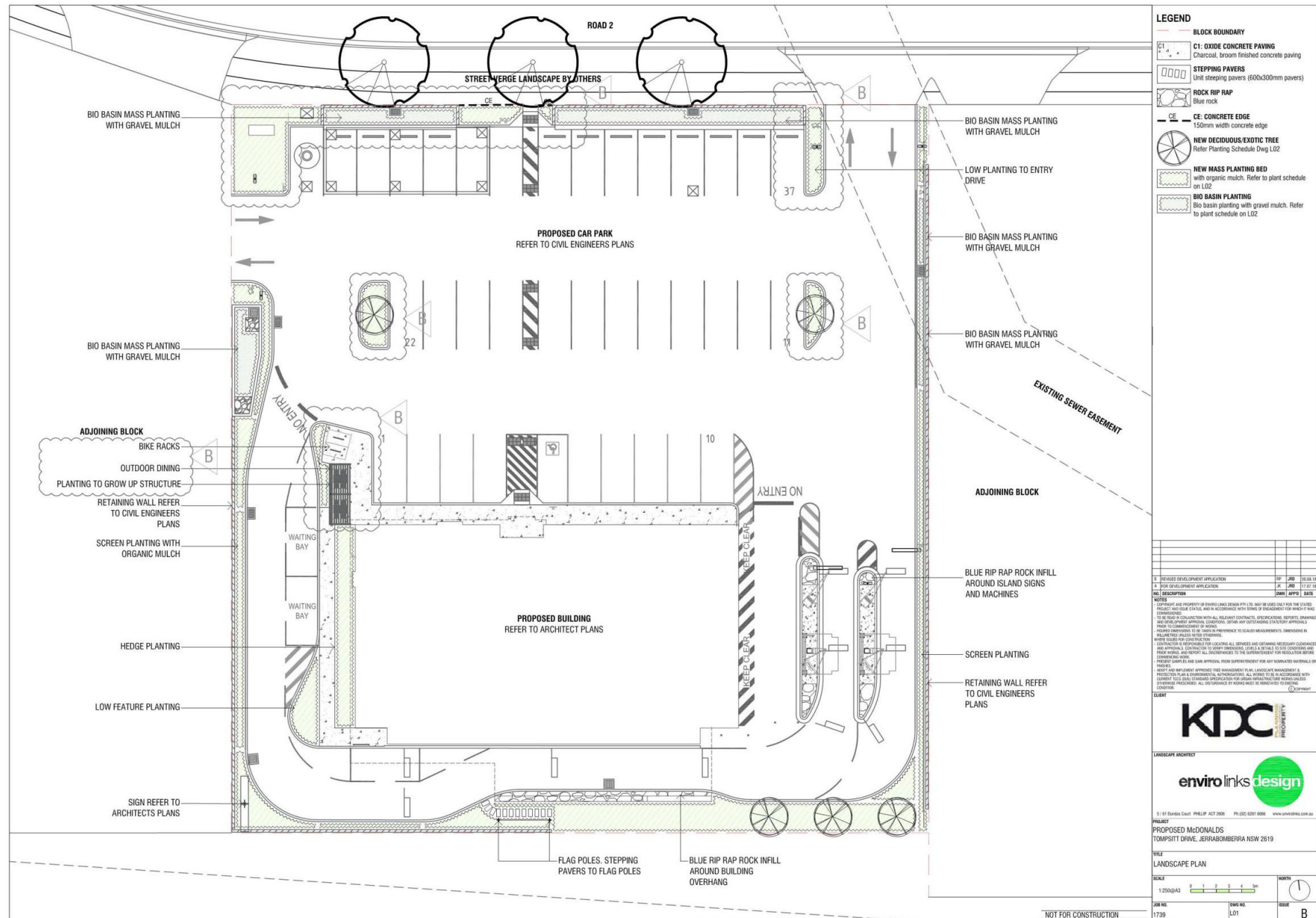
LEGEND:

- |   |                                  |
|---|----------------------------------|
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|    | FINISHED PAVEMENT LEVEL          |
|    | FINISHED PAVEMENT FALL           |
|    | KERB PROFILE                     |
|    | KERB & GUTTER                    |
|    | HIT & MISS KERB                  |
|    | PIT TAG                          |
|    | INLET PIT                        |
|   | INLET PIT                        |
|  | PVC OR RCP                       |
|  | STORMWATER/RAINWATER<br>DRAINAGE |
|  | SP - Ø100 DIA SLOTTED PIPE       |
|  | LINE TAG                         |
|  | BOLLARD.                         |
|  | VEHICLE DETECTOR LOOP.           |

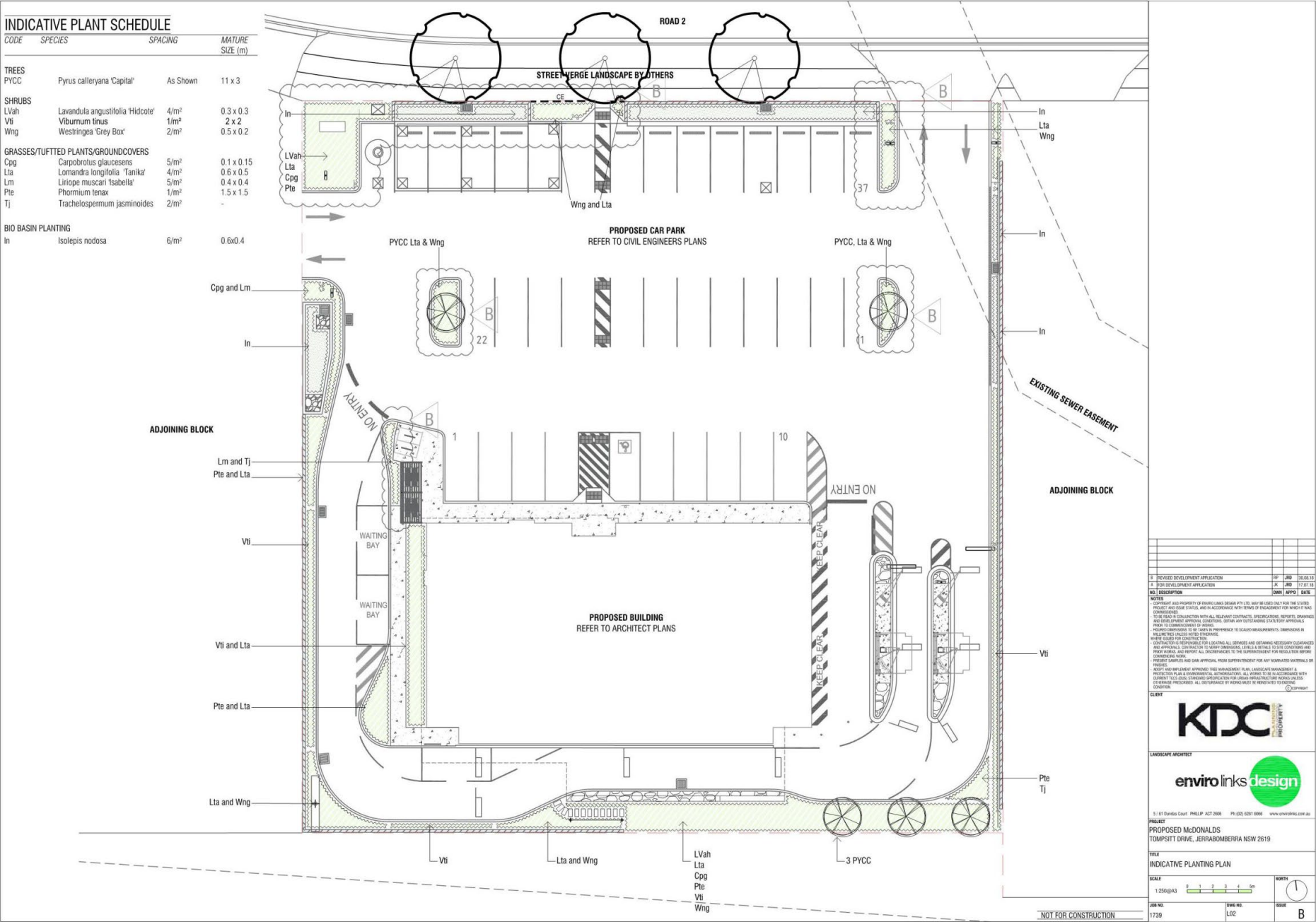


ISSUE/AMENDMENT		DATE	INT	NOTES			BUILDING OPTIONS		 		PROJECT: PROPOSED McDONALDS OPERATION AT TOMPSITT DRIVE JERRABOMBERRA NSW 2619		REF: 150275		
A	DA ISSUE	11.07.2018	JK	1. DO NOT SCALE THIS DRAWING.			4. FIGURE DIMENSIONS ARE TO BE USED.	STATUS		DA ISSUE DATE: JULI 2018		DRAWING		DWG. NO.	
B	DA ISSUE	26.07.2018	JK	2. THE DRAWING SHOWS DESIGN INTENT ONLY. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.	5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.	SERIES		REF.		<input checked="" type="radio"/> UNMODIFIED MASTER DRAWING <input type="radio"/> PROJECT SPECIFIC DRAWING		<input type="radio"/> UNMODIFIED MASTER DRAWING <input type="radio"/> PROJECT SPECIFIC DRAWING		REV.	
C	DA ISSUE	27.08.2018	JK	3. DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/MANUFACTURER.	6. ALL DIMENSIONS ARE IN MILLIMETERS	MOD 517		01		JK		SD		1250	
D	SITE REVISION	30.01.2019	JK			38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065		TEL : (02) 9490 9600		FAX : (02) 9438 1224					
E	MINOR UPDATE	26.02.2019	JK												
F	MINOR UPDATE	21.03.2019	JK												











# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Planning and Strategy Committee of the Whole Meeting Attachment**

**12 JUNE 2019**

ITEM 6.1                      DEVELOPMENT APPLICATION 446-2018 - TAKEAWAY FOOD  
AND DRINK PREMISES - 6 FERDINAND LANE,  
JERRABOMBERRA

ATTACHMENT 3      DA 446-2018 - SUBMISSIONS PART 1 - TAKEAWAY FOOD  
AND DRINK PREMISES - 6 FERDINAND LANE

## James Rousell

---

**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Tuesday, October 16, 2018 11:27 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Submission on DA for Poplars Jerrabomberra -31 Tompsitt Drive

Frc

**Sent:** Tuesday, 16 October 2018 10:57 AM  
**To:** Records <Records@qprc.nsw.gov.au>  
**Subject:** Submission on DA for Poplars Jerrabomberra

To whom it may concern,

I am writing to express my objection to the development of a 24 hour McDonalds at the Poplars site currently under construction in Jerrabomberra. I would also like to express my disappointment around the lack of awareness raised by about the consultation underway.

At no stage has this been mentioned in any of your recent newsletters before or during the consultation period, nor has any documentation been accessible via your website.

My concerns include:

- the opening hours of the McDonalds and the increase in traffic/noise as a result
- the general appearance of the building
- the affect on the health and wellbeing of the community
- the accessibility of the venue and the lack of adequate pedestrian access as a result of increased traffic on Thompsitt drive and the Edwin Land Parkway

In addition I also have a concerns about the lack of foresight related to including a petrol station on the site, due to the fact that fossil fuel technology will likely be redundant in the next 20 years. It seems like this site is being presented as a highway truck stop as opposed to a community shopping centre.

Please feel free to contact me at any stage, I would be more than happy to discuss this at a formal Council Meeting.

Regards,

**James Rousell**

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Tuesday, October 16, 2018 11:02 AM  
**To:** Environment Planning and Development  
**Subject:** FW: DA - Proposed McDonald's - Poplars Development jerra - 31 Tomsitt Drive

**From:**  
**Sent:** Tuesday, 16 October 2018 9:44 AM  
**To:** Records <Records@qprc.nsw.gov.au>  
**Subject:** DA - Proposed McDonald's - Poplars Development jerra

I am writing to express a concern regarding the proposed McDonald's restaurant for the Poplars Marketplace Development. My main pressing issue is the short time frame for submissions which I understand closes today. I was made aware of the submission process via social media from the Jerrabomberra Residents Association (JRA), which in itself is totally inappropriate forum for the public to be made aware of such proposals. I also understand that the DA for this development is on display at the Council offices; it is not on your website. Perhaps Council should have used social media to advertise the submission process and the DA for this development!!

- I would like to request Council urgently extend the time frame for submissions (appears the marketplace is no where near ready for building, therefore what's the urgency);
- Provide Jerrabomberra residents with details of the proposed McDonald's development together with information on other retail outlets who propose to open on this site;
- Give opportunity to the JRA to represent interested residents by providing a details submission to council, which I am assuming would be difficult with the short time frame Council has allowed (I am not a member of the JRA but do take an interest);
- I have reservations about the opening hours for McDonald's and any other business and the impact on the wellbeing of residents and environment of Jerrabomberra. Many of us live in Jerrabomberra because of the lack of city lights, noise and are here to enjoy the bushland setting; Our environment has already been greatly impacted with increased traffic, etc'
- I would object to a 24 hour opening for McDonald's in its present location but am making this statement without viewing the DA at this time because there has been insufficient time;
- I have concerns with the traffic congestion for such a business in this location; we all know how busy the Queanbeyan McDonald's area gets; the existing Jerrabomberra shopping centre is already congested by traffic but there is no proposals to overcome this situation;
- I am not objecting to development as such in Jerrabomberra but any development has to be sympathetic to the environment and greater consideration for a development so close to a residential housing;

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**James Rousell**

---

**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Monday, October 15, 2018 4:13 PM  
**To:** Environment Planning and Development  
**Subject:** FW: maccas at Jerra -31 Tomsitt Drive

**From:**  
**Sent:** Monday, 15 October 2018 9:05 AM  
**To:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Subject:** maccas at Jerra

I wish to have a say about the proposed McDonalds at Jerrabomberra. I wish to heartily protest about this crass commercial takeaway proposed for a quiet suburb. We do not need junk food here and it will no doubt be detrimental to the family businesses that have been operating for many years. We especially do not want things that will encourage more hoons to drive through our suburb. There are still not enough exits to the suburb for the local residential traffic, so stop encouraging more people to drive through it.

Yours sincerely,

**James Rousell**

---

**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Monday, October 15, 2018 11:47 AM  
**To:** Environment Planning and Development  
**Subject:** FW: DA 446-2018 - McDonalds Jerra - 31 Tomsitt Drive

**From**  
**Sent:** Sunday, 14 October 2018 8:39 PM  
**To:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Subject:** DA 446-2018 - McDonalds Jerra

Hello QPRC;

My name is \_\_\_\_\_ and I am a resident and rate payer at \_\_\_\_\_. I have  
no donations or gifts to councillors or council staff to declare, and have no relevant business or investment  
interests.

I object to the subject DA being approved, on the basis of McDonalds' ongoing failure to address the  
localised and widespread environmental impact of their business operations.

McDonalds continue to use a significant amount of non-recyclable and non-biodegradable packaging, which  
at best contributes to unnecessary landfill, and at worst results in local and widespread litter and impact on  
the environment.

For example, McDonalds packaging is prominent among roadside litter along Edwin Land Parkway, despite  
the closest store being nearly 10km away in Queanbeyan proper.

I am not against retail (including fast food) development on the site, but believe smaller businesses (and  
larger ones that display appropriate corporate citizenship) are more compatible with with the community  
values of Jerrabomberra residents.

Current Jerrabomberra Village tenants Jerra Takeaway and Pizza Capers both utilise largely recyclable  
packaging, and the nature of their main products (fish and chips and/or pizza) means their packaging is less  
likely to be tossed out of a vehicle window.

I would be content to withdraw my objection if adequate conditions were placed upon the developer to  
mitigate the widespread litter and environmental impact.

As examples; some kind of penalty for unrecovered McDonalds sourced litter (a la shopping trolleys), a  
partnership with council to contribute to local environmental management, or even some kind of offset such  
as establishing and sustaining a public recycling facility on-site or elsewhere.

I encourage QPRC to take the opportunity to display leadership in advocating for community concern  
around these issues. A successful negotiation resulting in a financially viable "environmentally-friendly-  
McDonalds" in Jerra could enhance the image of QPRC, the region, and also McDonalds themselves.

Thank you for your consideration.

Best regards,

## James Rousell

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Monday, October 15, 2018 11:47 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Submission regarding McDonalds in Jerra

-----Original Message-----

Sent: Sunday, 14 October 2018 9:39 PM  
To: Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
Subject: Submission regarding McDonalds in Jerra

>  
> To whom it may concern  
>  
> I am quite concerned about the proposal of a McDonalds and then a KFC being bought into Jerrabomberra in the new development on Tomsitt Drive.  
>  
> There are many different and more beneficial things that could be put in this development that doesn't contribute to unhealthy lifestyle food choices.  
>  
> These companies have locations already in Queanbeyan & Fyshwick. If people want those options drive there. There is absolutely no need for these businesses to be approved in Jerrabomberra.  
>  
> Kind Regards  
>



## James Rousell

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Tuesday, October 16, 2018 11:51 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Objection to the McDonald's Development Application - 31 Tomsitt Drive

**Importance:** High

**Sent:** Tuesday, 16 October 2018 11:58 AM  
**To:** Records <Records@qprc.nsw.gov.au>  
**Cc:**  
**Subject:** Objection to the McDonald's Development Application  
**Importance:** High

To whom it may concern,

My name \_\_\_\_\_, I am resident of Jerrabomberra, and I have concerns about the impact of the proposed development of a 24 hour McDonald's to be built on Thompsitt Drive in Jerrabomberra.

Firstly I would like to raise the fact that we have NOT had adequate time to consider this DA. I would urge QPRC to extend the feedback period immediately, so they can provide a proper presentation to residents about this development, because it is highly controversial for many people living and working in our suburb.

The so-called 'consultation' you have run for this development is quite frankly a joke, and it makes the decision making on this development look very questionable. Running a consultation during school holidays should not EVER occur, particularly for new development in a suburb made up of mostly families, who would not have had the chance to review this documentation properly in the time period you have given. Furthermore finding anything about this controversial development is impossible through QPRC – it is not even on your website! That is not true consultation in my mind, rather it looks sloppy and as though council deliberately want these documents to be hard to find so that they can charge ahead (yet again) with plans that Jerrabomberra residents DO NOT want.

My concerns for this development are based on three main aspects, which I feel the DA does not properly articulate or answer for neighbouring residents, these areas are: **Noise; Traffic; and Community Value/Amenity.**

### Noise:

The noise study was not available to me in the DA documents that I could find. Yet again sloppy work from QPRC's part. However as a person who has used McDonald's in Queanbeyan and other locations, I know there is considerable noise from these restaurants, which will negatively impact on the neighbouring residents if this development goes ahead.

- ☐ A noise reduction wall along Thompsitt Drive and the end of the development (for Stella Pl, Miles Pl and Franklin Ct) have not been considered as far as I can see; which will mean the noise will travel into this residents homes and disrupt their peace and enjoyment.
- ☐ The landscaping plans were also not available to me in the documents I could find, and I could not see any information about the specific kinds of plants/trees that will surround the building. I'm also interested to know about landscaping around the Poplars development as a whole, and whether the two plans will co-exist in a complementary way. Some tree species will do better than others at reducing noise, however there is no detail that I can see about this therefore it impossible to accurately consider this application.
- ☐ Delivery trucks in and out of this establishment 1-2 times each day will carry a significant noise burden. These trucks are in the range of 13m (i.e. national carriers) so are not small local carriers, thus they will have high noise output on neighbouring residents as well as our local roads.

- ☐ The garbage and waste removal is also a large and consistent noise burden at these restaurants, which is not articulated well enough in the application, therefore I can only imagine it will not be managed to a suitable level for neighbouring residents.
- ☐ The noise of the drive through ordering systems will also be a significant burden to neighbouring residents. These voices and the volume of these ordering systems are usually very loud to overcome the car noise, and it carries a very long way because it is outside the restaurant. By having 24 hour availability through a drive through with this kind of unacceptable noise is not something I will ever support.
- ☐ Furthermore, 24 hour noise from a fast food restaurant, with cars consistently coming and going, is not the kind of development we want in our small community. We are a community that values small businesses, our peace and quiet, and enjoyable public amenity – which a McDonald's Restaurant does not provide.

#### **Traffic:**

The increase in traffic into Jerrabomberra is not desirable. Therefore any development that will further increase traffic into our small community is not something I will ever support, as it negatively impacts on neighbouring residents, on people walking and using foot paths, as well as the flow along the main roads that are used for residents to get to their homes.

- ☐ Traffic into this development has not been articulated well enough. My concerns are mainly around trucks and cars accessing this fast food option, 24 hours day and night, and there not being any truck parking spaces or enough car parks. Currently we have trucks pulling up on Edwin Land Parkway (opposite the shops) which is disgusting to look at and it is also terribly unsafe for people walking past. This development brings no solution for trucks needing to park, and I foresee the drivers will pull-up on the side of the road (Thomsitt Drive) to access McDonald's quick and easy food – therefore I will NOT support this restaurant until Council has an adequate solution on how to manage truck patronage.
- ☐ The development only has 37 car parks which is simply not enough for the kind of area (i.e. along a main road) that it is being built on. In comparison, the Queanbeyan McDonald's has far more spaces than this, and it caters to the traffic currently that will soon end up in Jerrabomberra, thanks to the EDE bypass. The Queanbeyan McDonald's is full at peak hours and weekends. It is also bursting at the seams during holidays and public holidays. The parking proposed in this application is not enough, and I feel that it will queue up and therefore impact traffic on Thomsitt Drive.
- ☐ Furthermore, 1 disability car space is a joke. Even though it complies with the standard, how this is supporting 'families' is beyond me. Shame on McDonald's for thinking 1 disability space will cater for our diverse community, this shows that they have no regard for us, and just want maximum space for their restaurant even though in doing so it will negatively impact some people who will not be able to visit.
- ☐ As noted above, traffic noise, the by-product of this development is not something I support.
- ☐ 24 hour traffic is virtually non-existent in our community currently, so the addition of a 24hour restaurant simply goes against our community values, and will have negative impact on neighbouring residents.

#### **Community Value/ Amenity:**

The development of a McDonald's Restaurant into a small community such as ours really shows how 'out of touch' QPRC are with their constituents. We value local food, local jobs and supporting our neighbours. We do not want a disgusting fatty fast food restaurant chain in our backyard. We do not want a multi-national company ruining our community either. I strongly urge QPRC to re-think this development and to only accept high quality and healthy local proprietors that will 'give back' to our community rather than increasing their waistlines. There are so many good food options (both quality and healthy) available in Canberra; I would hope to see one of these brands put into place here – instead of this McDonald's restaurant.

With the obesity epidemic at high point right now, it is imperative that citizens have a voice about the availability of junk food in their neighbourhood. I will stand strong as a voice to reject businesses that negatively impact our community with high fat, high carb, low nutritional value foods, especially when there is already a McDonald's restaurant in Queanbeyan less than 5 minutes away. We want options that are healthy and improve public amenity – for example a pool with a café, or a nursery with a café (similar to Pialligo) or local artisan-type business options.  
**NOT FAST FOOD!**

Jerrabomberra residents are a highly affluent and intelligent population; we do not appreciate cheap crappy food options being proposed for our doorstep all because QPRC have decided to bypass Queanbeyan with the Ellerton Drive Extension. That's not our problem – it's yours. Furthermore, our population in Jerrabomberra does not have

the same low socioeconomic demographic as Queanbeyan (which lends itself well to cheap meal options). We will not take enjoyment out of seeing the golden arches in our backyard as a 'convenient' or 'cheap' option – simply because we are smart enough to value quality and health much more highly. Treat us with some dignity and offer a business option for this space that matches our lifestyle!

To sum up – I DO NOT support the development of a McDonald's Restaurant in Jerrabomberra and I would strongly urge QPRC to reject the DA. In saying this, let me make it clear that I would support a café/restaurant of some kind in this area, but it should be one that is smaller, operates in family friendly hours (8.00am-7.00pm) and one that does not negatively impact the traffic flow, amenity, or the health of our residents and children, such as a junk fast food restaurants would.

Regards,

## James Rousell

---

**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Monday, October 15, 2018 11:40 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Submission on DA for MacDonalds et. al. at Poplars (Jerrabomberra) - DA 446-2018 -65 Tompsitt Drive

**Sent:** Sunday, 14 October 2018 7:10 PM  
**To:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Subject:** Submission on DA for MacDonalds et. al. at Poplars (Jerrabomberra)

Good afternoon,

Please take this email as a formal submission in relation to the Development Application (DA) for a Macdonalds and other fast food restaurants at The Poplars (Jerrabomberra).

I have been a resident of Jerrabomberra for over 10 years. I have 2 children attending the local primary school (Jerrabomberra Public School).

I am very unhappy with the proposal to build a Macdonalds and other fast food restaurants at The Poplars Development. The entire Jerrabomberra area doesn't need fast food restaurants. In the immediate area we already have two pizza restaurants, a Chinese restaurant and a general cafe. All of the proposed restaurants in the DA are already available in Queanbeyan Town Centre, less than 15 minutes away. Putting more of these restaurants will only provide poor quality food with little nutritional value. The message is terrible as we struggle with a nation-wide obesity epidemic. In addition, these types of restaurants don't provide us any long-term meaningful employment as they typically employ young people (mostly) teenagers on minimum wage. These restaurants don't provide a positive contribution to the local community in terms of food consumption or employment.

Furthermore, the area being developed is on the main road into Jerrabomberra. To put fast food restaurants at this point will create a visual eyesore to the entrance. The proposed roadworks to allow entry into The Poplars Development is so poorly designed that it will cause traffic congestion in this area. The traffic lights proposed will slow down traffic, making it more difficult for residents to get in and out of the area. Tompsitt Drive is already struggling with traffic, especially in the times of peak traffic. The Council's determination to push traffic into the Edwin Drive Extension (EDE) will only exacerbate the problem. I pessimistically assume that the traffic \*created\* by this poor development will be used to justify removing the Jerra Circle roundabout to put in another set of traffic lights. Poor decisions compounded by further poor decisions!

What we need in The Poplars are amenities that have been missed in Jerrabomberra. Please have consideration for the residents! As a homeowner in Jerrabomberra I am well aware of the significant contribution to the Queanbeyan Palerang Council homeowners in Jerrabomberra makes to the local council. I believe that amenities for Jerrabomberra should be a priority for the Council. Amenities like an aquatic center; a proper public transport interchange to access schools and the ACT where so many residents work; and a community meeting park (not another poorly designed community center extension)! The proposed Macdonalds, and other fast food restaurants in The Poplars Development won't bring any of those things into Jerrabomberra. What they will encourage are poor eating habits; they will trap people in low value, dead-end employment; they will be an eyesore at the point of entrance to the area and increase traffic congestion issues.

Overall I believe that the only thing that the DA will lead to is further degradation of our community. Ironically, I see that this DA, if approved, will keep house prices in the area depressed, thereby reducing Council revenue.

Please advise the next steps in relation to this DA. I am happy to discuss my submission further if required. I accept correspondence through this email address. My phone number is below.

Regards,

[Sent from Yahoo7 Mail on Android](#)

**Tel:** 02 6285 6244

**Web:** [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)

**Mail:** PO Box 90 Queanbeyan NSW 2620



**Sent:** Tuesday, October 16, 2018 10:39 AM

**To:** James Rousell <[j.rousell@qprc.nsw.gov.au](mailto:j.rousell@qprc.nsw.gov.au)>

**Subject:** Queries / concerns re DA 446-2018 for 6 Ferdinand Dr, Jerrabomberra

Hi James,

Thanks for the quick chat today.

As discussed I'm after more information about how the proposed development will work in with active travel (walking/cycling/scooting), especially for children given it's close proximity to Jerrabomberra residential areas and existing shops.

I see this site not only as an attractor for casual dining but also employment for younger members of the community and want to ensure those who are either not of driving age, or chose not to drive can get there safely.

From review of the site plans and the DA the following can be seen:

- There is a footpath of some kind adjacent to the access road (unable to determine if it's width is suitable for shared walking/cycling)
- It is unclear how people using active travel modes can access the site, possibly there is a break halfway along the front however will involve people walking through the middle of the car park

- The vehicle access point to the site is on the right hand side
- There is an access point to the service station on the left hand side
- It is unclear how active travel to this site fits into the wider Jerrabomberra network
- Use of the path adjacent to the access road requires people to cross the entry/exit to the service station

As such, I'm concerned that whilst active travel modes have been 'provided for', they actually represent a fair degree of risk to users due to having to negotiate multiple, high volume drive ways and that the potential for injuries/accidents is higher due to the risks not being designed out.

Possibly as the site entry/exit is on the right hand side, a case could be made for putting a path along the left boundary however the service station access to/from the site negates any benefits of that.

It would be appreciated if you could look into providing more information on the following

- Is it possible to get a copy of the Poplars / Marketplace at Botanical site plan
- Is it possible to determine if the path along the access road is suitable for walking and cycling IAW AustRoads standards
- Is it possible to determine if the path along the access road is planned to connect to existing walking/cycling infrastructure planned for construction between Jerra roundabout and Edmond Ave (Route J1)

If you need any more information please contact me

Regards

This message has been scanned for malware by Websense. [www.websense.com](http://www.websense.com)



## James Rousell

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Monday, October 15, 2018 11:46 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Submission re McDonald's development

**Sent:** Sunday, 14 October 2018 7:49 PM  
**To:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Subject:** Submission re McDonald's development

Good afternoon,

Please take this email as a formal submission in relation to the Development Application (DA) for a Macdonalds and other fast food restaurants at The Poplars (Jerrabomberra).

I have been a resident of Jerrabomberra for over 10 years. I have 2 children attending the local primary school (Jerrabomberra Public School).

I am very unhappy with the proposal to build a Macdonalds and other fast food restaurants at The Poplars Development. The entire Jerrabomberra area doesn't need fast food restaurants. In the immediate area we already have two pizza restaurants, a Chinese restaurant and a general cafe. All of the proposed restaurants in the DA are already available in Queanbeyan Town Centre, less than 15 minutes away. Putting more of these restaurants will only provide poor quality food with little nutritional value. The message is terrible as we struggle with a nation-wide obesity epidemic. In addition, these types of restaurants don't provide us any long-term meaningful employment as they typically employ young people (mostly) teenagers on minimum wage. These restaurants don't provide a positive contribution to the local community in terms of food consumption or employment. In addition, the last drive through takeaway that was opened in Jerrabomberra closed within a couple of months and there simply wasn't the business to support it. I can only hope the same fate awaits if this development occurs.

Furthermore, the area being developed is on the main road into Jerrabomberra. To put fast food restaurants at this point will create a visual eyesore to the entrance. The proposed roadworks to allow entry into The Poplars Development is so poorly designed that it will cause traffic congestion in this area. The traffic lights proposed will slow down traffic, making it more difficult for residents to get in and out of the area. Tomsitt Drive is already struggling with traffic, especially in the times of peak traffic. The Council's determination to push traffic into the Edwin Drive Extension (EDE) will only exacerbate the problem. I pessimistically assume that the traffic \*created\* by this poor development will be used to justify removing the Jerra Circle roundabout to put in another set of traffic lights. Poor decisions compounded by further poor decisions!

What we need in The Poplars are amenities that have been missed in Jerrabomberra. Please have consideration for the residents! As a homeowner in Jerrabomberra I am well aware of the significant contribution to the Queanbeyan Palerang Council homeowners in Jerrabomberra makes to the local council. I believe that amenities for Jerrabomberra should be a priority for the Council. Amenities like an aquatic center; a proper public transport interchange to access schools and the ACT where so many residents work; and a community meeting park (not another poorly designed community center extension)! The proposed Macdonalds, and other fast food restaurants in The Poplars Development won't bring any of those things into Jerrabomberra. What



they will encourage are poor eating habits; they will trap people in low value, dead-end employment; they will be an eyesore at the point of entrance to the area and increase traffic congestion issues.

Overall I believe that the only thing that the DA will lead to is further degradation of our community. Ironically, I see that this DA, if approved, will keep house prices in the area depressed, thereby reducing Council revenue.

Please advise the next steps in relation to this DA. I am happy to discuss my submission further if required. I accept correspondence through this email address. My phone number is below.

Regards

## James Rousell

---

**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Tuesday, October 16, 2018 8:31 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Proposed McDonalds JERRABOMBERRA - 31 Tomsitt Drive

-----Original Message-----

From  
Sent: Monday, 15 October 2018 9:36 PM  
To: Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
Subject: Proposed McDonalds JERRABOMBERRA

To Whom It May Concern,

I am writing to voice my concern over the proposed McDonalds Restaurant in Jerrabomberra.

As a local resident and business owner, plus a former McDonalds employee, I strongly believe that this area would be much better suited to small businesses that are more boutique in nature. Simply put businesses that are more in line with the values and style that Jerrabomberra has to offer.

The main reasons I am opposed to McDonalds opening here are:

- close proximity to residential properties
- increased traffic to an already busy area
- 24hr opening can bring unwanted loitering and noise to residential areas
- devalue surrounding properties
- taking business away from current Queanbeyan McDonalds franchise

I sincerely hope you will put some serious thought towards the development in our much loved community and the wishes of residents.

With regards,

15 October 2018

Email:

Comments re Development Application for Construction of McDonalds Takeaway  
at 65 Tomsitt Drive, Jerrabomberra

This letter is to express my concern and objection to the DA lodged for the building and operation of a McDonalds takeaway food store in Jerrabomberra.

McDonalds does not suit the 'flavour' of the Jerrabomberra suburb. A large part of the attraction to live here is the lack of 'big city' commercialisation. McDonalds does not bring with it a positive or local feel. I feel it will attract the wrong type of people to the suburb – especially given the 24 hour trading times. This is completely contrary to the rural feel of the suburb. If people in the suburb or surrounds need to access a McDonalds, the one in Queanbeyan is only 10 minutes away, and there are several in the ACT.

Please keep Jerrabomberra free of the big (ugly) 'golden arches' McDonalds sign. This definitely does not fit in our suburb's look and feel.

The proliferation of rubbish from McDonalds also concerns me. I was stopped at Sutton Forest on the weekend, and the McDonalds litter around the outer perimeter of the travel stop area was nothing short of disgraceful and disturbing. We have a very clean suburb. I would like to see it stay that way. McDonalds will have a huge negative impact on that.

Further, we have food outlets in Jerrabomberra that are less invasive and which are operated by small/family enterprises. Many of these owners being local to the area, which is good for our local economy. If McDonalds is successful, these local businesses will lose business that they otherwise would have had.

Australia has an obesity problem that is contributed to by stores such as McDonalds. Let's be 'brave' and start saying 'no' to the options for bad choices. We do not need a McDonalds. Let's say 'NO'.

I cannot see any positives for having a McDonalds in Jerrabomberra.

Regards

**James Rousell**

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Tuesday, October 16, 2018 8:35 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Development of a McDonald's restaurant at Jerrabomberra-public consultation submission

-----Original Message-----

From  
Sent: Monday, 15 October 2018 10:27 PM  
To: Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
Subject: Development of a McDonald's restaurant at Jerrabomberra-public consultation submission

I wish to convey my disgust at the thought that Jerrabomberra residents would benefit from its very own McDonalds restaurant. I believe it is proposed that we also be given a KFC restaurant. You've got to be kidding surely?

Jerrabomberra has thrived as a community for many years with residents choosing Jerrabomberra to live for its rural atmosphere, community spirit, and simplified living. Yes, we are a growing community who would benefit from essential services like its own aquatic centre, a high school, additional health services and even a new grocery store but fast food outlets? Who are they for exactly? I don't believe it's for the benefit of Jerrabomberra residents who pay significant council rates and fees for services and amenities it doesn't have. The only people I seeing this benefiting is the through traffic heading to and from the coast via Edwin Land Parkway and the new Ellerston Drive Extension. They don't pay Queanbeyan/ Palerang Council rates and levies -Jerrabomberra residents do -and I'm confident many of them don't support this development proposal.

I think it might be time that the Council started consulting with the Jerrabomberra community to find out what we really need as opposed to throwing random unfavourable proposals our way. Have you thought about the health implications of these eating establishments in terms of chronic disease and obesity, have you considered the associated impact on the health care system, have you considered the increased crime rate associated with 24 hr McDonald restaurants including armed robberies? What about litter control?

I suggest more research be done by the Council to investigate these impacts as they are real, evidence based and can have detrimental community effects.

Regards,

Sent from my iPad

**James Rousell**

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**From:**  
**Sent:** Tuesday, October 16, 2018 3:06 PM  
**To:** Environment Planning and Development  
**Cc:**  
**Subject:** McDonalds Jerrabomberra Submission [SEC=UNCLASSIFIED]  
**Importance:** High

**UNCLASSIFIED**

Good afternoon

I would like to contribute to the McDonalds 24/7 proposal to be built in the Jerrabomberra district.

I would like to convey that neither myself, my family or my neighbours would like to have a McDonalds operating 24/7 in the area.

This operating business will bring more perm/casual population and subsequent vandalism, to an already very condensed small area. This will totally destroy the values and community sense that Jerrabomberra has spent far too long to build.

I also found really unfair that you open this submission for comment during the school holidays with today's closing date. It is truly in bad faith to do such thing and it exhibits already poor behaviours and lack of respect for those who leave in Jerrabomberra and their freedom to expose their views.

I would really like for you to respond to this email, which I will also CC into John Barilaro MP, Deputy Premier-Minister for Regional NSW.

Regards

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**James Rousell**

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**From:**  
**Sent:** Tuesday, October 16, 2018 2:58 PM  
**To:** Environment Planning and Development  
**Subject:** McDonalds Jerrabomberra Submission

Dear Councillors

I have read the development proposal for the Poplars at Jerrabomberra.

I object to the McDonalds development and in particular 24 hours operation.

I am appalled such a large commercial development is planned for a residential suburb. Our community in Jerrabomberra DOES NOT need 24 hours fast food.

A large commercial development will bring even more traffic from other suburbs into Jerrabomberra using us as a bypass services centre.

The lack of information, transparency and timing of this information has been appalling, sly and outright disgraceful.

This is NOT OK.

Jerrabomberra

Sent from my iPhone

## James Rousell

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Tuesday, October 16, 2018 2:08 PM  
**To:** Environment Planning and Development  
**Subject:** FW: Concerned Jerrabomberra Resident

-----Original Message-----

**From:**  
**Sent:** Tuesday, 16 October 2018 1:41 PM  
**To:** Records <Records@qprc.nsw.gov.au>  
**Subject:** Concerned Jerrabomberra Resident

To whom it may concern,

I am writing to express my objection to the development of a 24 hour McDonalds at the Poplars site currently under construction in Jerrabomberra.

Im really disappointed around the lack of awareness raised by about the consultation underway.

At no stage has this been mentioned in any of your recent newsletters before or during the consultation period, nor has any documentation been accessible via your website.

My main concerns include:

- \* Jerra is a quiet small community. We don't need these additional facilities.
- \* the affect on the health and well-being of the community
- \* the opening hours of the McDonalds and the increase in traffic/noise as a result
- \* the general appearance of the building
- \* the accessibility of the venue and the lack of adequate pedestrian access as a result of increased traffic on Thompsons drive and the Edwin Land Parkway In addition I also have a concerns about the lack of foresight related to including a petrol station on the site, due to the fact that fossil fuel technology will likely be redundant in the next 20 years. It seems like this site is being presented as a highway truck stop as opposed to a community shopping centre.

It really gives the impression that this consultation development was meant to be hushed and rushed through the system to avoid the public outcry that was clear to happen.

Please feel free to contact me at any stage, I would be more than happy to discuss my concerns further.

Regards,

Sent from my iPhone



**James Rousell**

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Tuesday, October 16, 2018 4:06 PM  
**To:** Environment Planning and Development  
**Subject:** FW: Proposed McDonalds development in Jerrabomberra.

**From:**  
**Sent:** Tuesday, 16 October 2018 3:56 PM  
**To:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Subject:** Proposed McDonalds development in Jerrabomberra.

To Whom It May Concern,

I am writing to you to voice my concerns over the proposed McDonalds Restaurant on the site of the Poplars Development in Jerrabomberra.

As a local resident, parent and cyclist, I firmly believe that Jerrabomberra would benefit far more if this area and development were aimed at small (maybe boutique) businesses that fitted more with the quiet 'country style' nature of Jerrabomberra.

As a parent. Trying to educate our children in sensible healthy eating and living is difficult enough, let alone having to do it with a Fast Food giant in such close proximity.

Finally as an avid cyclist. I have already seen the impact that the Edwin Land Parkway extension and Googong has had on the traffic movements in and around Jerrabomberra. Adding a 24hr Fast Food outlet to the mix will surely only add to the dangers already faced by myself and other riders (and Runners/Walkers).

The main reasons that see me opposed to McDonalds opening in Jerrabomberra are:

increased traffic around the development and 'through' Jerrabomberra being the only McDonalds for some distance.

- close proximity to residents and properties
- devaluing of properties surrounding the development
- 24hr opening can bring unwanted noise, disruption and possible loitering to a primarily residential area
- taking business away from other local small businesses

I sincerely hope you will seriously consider my thoughts towards the development in our much loved community and also the wishes of its residents.

Yours Sincerely

**James Rousell**

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**From:**  
**Sent:** Tuesday, October 16, 2018 2:01 PM  
**To:** Environment Planning and Development  
**Subject:** McDonalds Jerrabomberra Submission

Dear Councillors

I have read the development proposal for the Poplars at Jerrabomberra.

We are dismayed that such a large commercial development is planned for a residential suburb.

Especially if the planned fast food or other retail is 24 hours. A residential suburb DOES NOT need 24 hours fast food!

Such a large commercial development is obviously designed to bring in traffic from other suburbs. The resulting traffic and general nuisance to existing residents is far in excess than outlined.

We object to the McDonalds development and in particular 24 hours operation.

## James Rousell

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Tuesday, October 16, 2018 4:06 PM  
**To:** Environment Planning and Development  
**Subject:** FW: QPRC development tactics.

**From:**  
**Sent:** Tuesday, 16 October 2018 3:58 PM  
**To:** Records <Records@qprc.nsw.gov.au>  
**Subject:** QPRC development tactics.

To whom it may concern,

I am writing to express my objection to the development of a 24-hour McDonalds at the Poplars site currently under construction in Jerrabomberra. I would also like to express my disappointment of the lack of awareness raised by council's consultation process with the Jerrabomberra residents with the development plans of the poplars site.

At no stage has this been mentioned in any of your recent newsletters before or during the consultation period, nor has any documentation been accessible via your website.

My concerns include:

- \* the opening hours of the McDonalds and the increase in traffic/noise as a result
- \* the street lighting for the poplars which will flood over into surrounding streets.
- \* the resulting mess left from lazy people not able to get out of their cars to dispose of the waste (happens in Qbn all the time)
- \* the general appearance of the building
- \* the effect on the health and wellbeing of the community with fast fat foods available and obesity.
- \* the accessibility of the venue and the lack of adequate pedestrian access as a result of increased traffic on Tomsitt drive and the Edwin Land Parkway

In addition, I also have concerns about the lack of foresight related to including a petrol station on the site, due to the fact that fossil fuel technology will likely be redundant in the next 20 years. It seems like this site is being presented as a highway truck stop as opposed to a community shopping centre.

Construction concerns include:

- \* we are constantly needing to clean our vehicles and yard due to the massive amount of dust and debris being deposited from the work site.
- \* We constantly have breathing issues/ headaches due to the dust and odd smells arising from the works.

Please feel free to contact me at any stage, I would be more than happy to discuss this at a formal Council Meeting.

**James Rousell**

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Wednesday, October 17, 2018 7:41 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Objection McDonald's Jerrabomberra

**Sent:** Tuesday, 16 October 2018 4:48 PM  
**To:** Records <Records@qprc.nsw.gov.au>  
**Subject:** Objection McDonald's Jerrabomberra

To whom it may concern,

I am writing to express my objection to the development of a 24 hour McDonalds at the Poplars site currently under construction in Jerrabomberra. I would also like to express my disappointment around the lack of awareness raised by about the consultation underway.

At no stage have we been informed that it was a McDonald's being built there.

My concerns include:

- \* the opening hours of the McDonalds and the increase in traffic/noise as a result
- \* the general appearance of the building
- \* the affect on the health and wellbeing of the community
- \* the accessibility of the venue and the lack of adequate pedestrian access as a result of increased traffic on Thompsitt drive and the Edwin Land Parkway

Ve live right next to this development & are very concerned at the height the land has been filled to making anything built there sit meters above surrounding homes staring down on us all but a 2 storey building will look even worse.

It seems like this site is being presented as a highway truck stop as opposed to a community shopping centre.

Sent from my iPhone

## James Rousell

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Wednesday, October 17, 2018 7:44 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Submission Poplars Marketplace- Maccas - 31 Tompsitt Drive

**From:**  
**Sent:** Tuesday, 16 October 2018 7:16 PM  
**To:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Cc**  
**Subject:** Submission Poplars Marketplace- Maccas

To Whom it May Concern

There are **so many reasons to object** to this development that appears **not** to have been communicated to the Jerrabomberra Community for consultation in an appropriate manner.

Jerrabomberra already has enough retail precincts for a small population of approximately 10,000. The local food businesses are owned by Jerrabomberra residents and profits are kept in the local community. A National Franchisee (with their large financial backing) will have a significant impact on the local businesses and economy and is not in the 'spirit' of the rural & village atmosphere of Jerrabomberra. There is already a McDonalds in Queanbeyan that can be accessed by anyone, just a few kilometres down the road.

Australia is currently in the grip of an obesity and diabetes epidemic. The answer lies in prevention – in not giving planning permits to fast food outlets that sell unhealthy food. Federal and state government public health prevention policy should not sit in isolation from planning policy. The latter should inform the former. QPRC in their Sports Facilities' Strategic Plan highlight the need for healthy lifestyles "preventable non-communicable diseases, such as mental illness, obesity, cardiovascular diseases, type 2 diabetes and cancer, remain major factors not only affecting health and well-being, but also driving up the cost of health care and reducing the productivity of the workforce." The establishment of a McDonalds store will contribute to these issues in the local community.

Unfortunately McDonalds have spread all over the world.

Please let our little corner of the world continue to be filled with the sights and sounds of the bush, the kangaroos, wombats, swans and ducks and to **free** of the 'golden arches' that will spoil our village forever.

## James Rousell

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Wednesday, October 17, 2018 8:47 AM  
**To:** Environment Planning and Development  
**Subject:** FW: McDonalds at Poplars Jerrabomberra - Comments on DA

**From:**  
**Sent:** Tuesday, 16 October 2018 10:52 PM  
**To:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Subject:** McDonalds at Poplars Jerrabomberra - Comments on DA

Dear Council

I have concerns about the McDonalds restaurant proposed for the Poplars development at Jerrabomberra.

My concerns are four fold:

- ☐ Surely the Council with a view to the health and wellbeing of its constituents in mind could take a stand against the addition of another fast/bad food outlet in its neighbourhood and look to foster a development that supports/improves the wellbeing of residents and visitors.
- ☐ If we must have a McDonalds surely the Council could limit its opening hours to assist with managing noise, intake of poor foodstuffs (assisting with managing the health of constituents), rubbish etc by not allowing it to be a 24 hour operation. I'd have thought 12 hours per day would be more than adequate or perhaps a curfew ensuring closure from, say, 12pm to 6am.
- ☐ The entry (or exit, depending on whether you are travelling east or west) to Jerrabomberra could remain aesthetically pleasing and Council has a role to protect our collective investments (public lands and private dwellings) by ensuring the developers are controlled and the look of the McDonalds and other shops are not a blight on the landscape. The zone between the shops and Tomsitt (viewed as one passes by) must be managed to ensure it does not look like a tip – quite the opposite – the zone should be attractive, which will benefit the community and the retailers.
- ☐ Council will need to plan to actively manage the rubbish that the new precinct, and particularly the McDonalds, will generate. We already have a rubbish issue with people driving through Jerrabomberra throwing McDonalds and KFC rubbish out of their cars – and that is with the restaurants being kilometres away. I am constantly picking up rubbish while walking my dog. The rubbish problem and the denigration of our lovely suburb is going to get worse.

I am disappointed having only relatively recently moved to Jerrabomberra, and paying the significant rates that we do, with the poor timeliness and level of engagement, planning, actual 'listening' by Council on issues as well the questionable efficiency with which funds are allocated to projects. The Tomsitt Drive and Poplars developments are just two examples.

Regards



**James Rousell**

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Wednesday, October 17, 2018 8:46 AM  
**To:** Environment Planning and Development  
**Subject:** FW: Submission extension on the DA for McDonald's

**From:**  
**Sent:** Tuesday, 16 October 2018 6:04 PM  
**To:** Records <Records@qprc.nsw.gov.au>  
**Subject:** Submission extension on the DA for McDonald's

Good Afternoon,

To whom it may concern,

As a resident and rate payer of Jerrabomberra.  
I wish to make a submission in regards to the proposed 24 hour McDonald's proposed in the Poplars development.

We live in the immediate area of one of the houses that will be directly effected by this proposal.

I would like to know why it need to be next door to our residential area and why we have to be neighboured by a 24 hour fast food outlet.

I have read the application and disagree with a lot of the points highlighted.

The opening hours are unnesscesary based on the proximity to residential homes and the noise we will be subjected to with deliveries the traffic noise and the other contributing factors of more traffic noise as it becomes a place for people to hang around also increasing crime and nuisance within the area.

I'm not opposed to the development even though I'm not happy about it. Jerrabomberra has a lovely sense of community and slowly it feels like this is diminishing with the prospects and proposals being bought forward.

I also am opposed to the smell from a McDonald's restaurant brings with the constant cooking smell of grease and fat being smelt in our home.

I don't believe a 24 hour McDonalds is required given that the McDonald's restaurant is located in Queanbeyan in a industrial area less than 7kms down the road is open 24 hours a day.

It's sad that this once lovely suberb will be changed to make way for this development.

Please advise what forms are required to take this matter further.

I also wish to note that we were notified with little time to make submissions based on school holidays and being away for the duration.

Yours sincerely

**James Rousell**

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**From:** Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>  
**Sent:** Wednesday, October 17, 2018 11:21 AM  
**To:** Environment Planning and Development  
**Subject:** FW: McDonalds DA and Poplars Development

-----Original Message-----

Sent: Tuesday, 16 October 2018 11:55 AM  
To: Records <Records@qprc.nsw.gov.au>  
Cc:  
Subject: McDonalds DA and Poplars Development

Good morning,

I object to the proposal for a 24 hour McDonalds restaurant in the Poplars Development. The consultation period has been inadequate to allow considered stakeholder and local resident input.

I request an extension to this DA and wider community consultation.

Businesses of this nature will affect traffic flow, bring disturbances and extra traffic throughout the 24 hour period. Additionally, how does the addition of several fast food businesses contribute to the health and wellbeing of local residents? How has Town planning considerations been applied to this development?

I am very disappointed with the councils proposal and imagine that my future vote may be my only recourse.

Regards,



# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Planning and Strategy Committee of the Whole Meeting Attachment**

**12 JUNE 2019**

ITEM 6.1                      DEVELOPMENT APPLICATION 446-2018 - TAKEAWAY FOOD  
AND DRINK PREMISES - 6 FERDINAND LANE,  
JERRABOMBERRA

ATTACHMENT 4      DA 446-2018 - SUBMISSIONS PART 2 - TAKEAWAY FOOD  
AND DRINK PREMISES - 6 FERDINAND LANE

**SUBMISSION by  
2619.**

**DEVELOPMENT APPLICATION LODGED BY MCDONALD'S, for the  
operation of a McDonald's restaurant on Tomsitt Drive, Jerrabomberra**

I object to the development application (DA) in its current form, on the following grounds:

**1. Pedestrian traffic and child road safety**

Jerrabomberra has a large population of older children and young teenagers. McDonald's undertake marketing activities to specifically target these groups of young customers.

It is certain that older children and young teenagers will walk to the McDonald's from their residences in Jerrabomberra, or from the existing shopping village on Limestone Drive. This means they will walk along Tomsitt Drive and attempt to access McDonald's directly via that route.

***I have strong concerns around how pedestrians, in particular children, will access the McDonald's from their residences and the existing shopping village safely on foot.***

It is clear that vehicle access to the McDonald's will be accommodated; however the DA does *not* address how pedestrians will access the McDonalds from Tomsitt Drive, without a vehicle. The DA does not make clear how pedestrian traffic will be facilitated in a safe manner through the use of footpaths, pedestrian crossings etc.

Children will walk to the McDonald's from their homes regardless of whether there are adequate and safe pedestrian walkways. Children do not have the maturity to assess road risk to the same extent as adults. There will be a large volume of vehicle traffic around the McDonald's to navigate, and therefore a higher relative risk to pedestrians.

I submit that the DA does not safely accommodate pedestrian safety when accessing McDonald's without a vehicle, and therefore should not be approved in its current form.

**2. Flow of pedestrians generally**

The flow of pedestrian traffic from the existing shopping village on Limestone Drive to the McDonald's will be a large factor in the extent to which rubbish disposal and crime/anti-social behaviour will affect the residents of Miles Place and surrounding streets.

To protect the amenity of residents, the likely flow of pedestrians should avoid Miles Place and surrounding residential areas when pedestrians walk between McDonalds and Limestone Drive.

At present, there is no clear pathway that would carry the flow of pedestrian traffic from the shopping village on Limestone Drive and other areas.

I submit that as the DA does not address how it is intended that pedestrians will access the McDonalds on foot from Limestone Drive or indeed any other part of Jerrabomberra, it should not be approved in its current form.

### **3. Rubbish disposal**

It is well known that fast food outlets generate large amounts of rubbish that litter the road ways and water ways. This is particularly the case with drive-through takeaway stores that are open 24 hours per day.

In this case, it is reasonable to expect that at least the adjoining roads (e.g. Tomsitt Drive, Lanyon Drive, Edwin Land Parkway) as well as residential streets in Jerrabomberra, will be negatively affected by the increased litter.

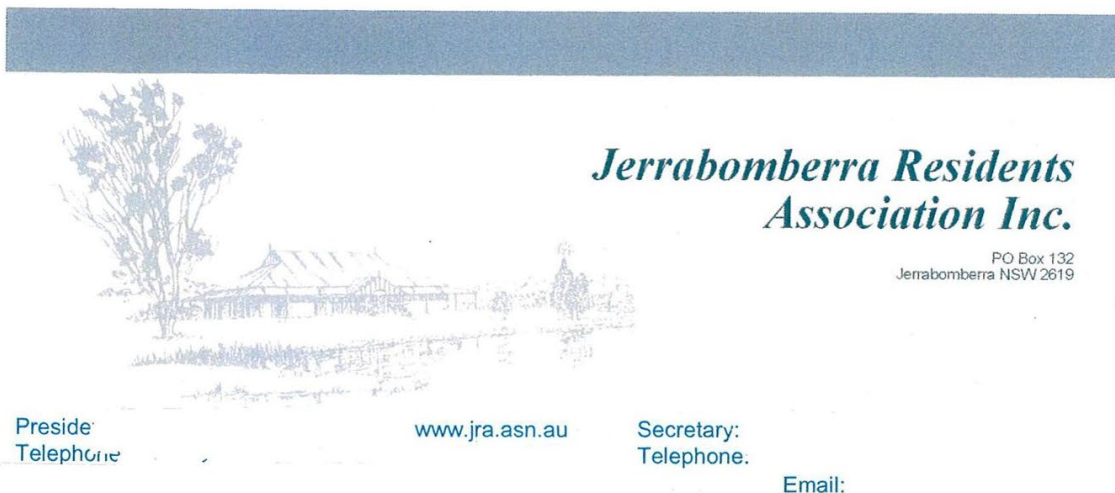
There is concern that the effects of increased litter will be felt by the adjoining streets, e.g. Franklin Court, Stella Place and Miles Place in particular. These streets back on to a common strip of what I understand is Crown land. This runs along the Eastern boundary of the Poplars. It seems highly possible that customers of the McDonald's will walk down that Crown land strip to travel to or from McDonald's, and litter along their way.

There is already an issue with rubbish littering the local community. This will amplify that problem, increasing pollution and detracting from the natural harmony of the environment.

The DA addresses how rubbish will be dealt with on the immediate surrounding location, but it does not address how rubbish will be dealt with in the further reaching areas.

I submit that the DA does not adequately address the impact of rubbish on the Crown strip of land and further reaching areas, and therefore the DA should not be approved in its current form.





Email: [council@gprc.nsw.gov.au](mailto:council@gprc.nsw.gov.au)

**Construction and use of Take Away Food and Drink Premises – McDonalds  
65 Tomsitt Drive Jerrabomberra**

The Jerrabomberra Residents' Association (JRA) has considered the Development Application that is currently on exhibition for the above premise.

Jerrabomberra since its conception in the early 1990's has been built as a Village. It is the view of the JRA that this proposed DA does not fit in with the village style feel of Jerrabomberra. What is proposed would be suited to a main arterial road, not Tomsitt Drive. People opt to live in Jerrabomberra due to the semi-rural feel of the area – a McDonalds outlet will not be welcomed by the majority of residents.

Jerrabomberra proudly has an insignificant litter problem, this can be attributed to factors such as a higher educated population, appealing streetscape and most importantly minimal disposable packaging used by existing businesses. We believe that this establishment will see increased litter, including fast food wrappers, cups, plastic lids and straws being blown around our suburb. The Werribee River Association have been recording where they find most of take away food rubbish as part of a study called "Circles of litter". They found most litter was between 1.2 and 2.5 kilometres from a fast food restaurant. (<http://www.abc.net.au/news/2017-06-01/circles-of-rubbish-ring-fast-food-restaurants-says-riverkeeper/8578876> )

Jerrabomberra is situated in an environmental corridor and the DA borders environmentally significant lands. We do not want the native wildlife to be consuming food and litter that isn't part of their natural diet.

The JRA are opposed to the 24/7 operation of this establishment. Nothing in Jerrabomberra trades later than 11pm. Even aircraft traffic tapers off at this time enabling our suburb to sleep. Some of our members have previously lived nearby one of these 24/7 establishments and can report that late at night they attract undesirables who are not local residents and who are there to cause trouble. As our community backs directly onto this site, we cannot support the premise trading past 11pm and we do not believe that there is any need for 24/7 trading. Furthermore, 24/7 will mean that residents will be subjected to invasive lighting which will impact on their comfort and sleep.

The unpleasant odour of the fatty and oily food being prepared at the outlet will permeate the surrounding area and will be constant and unavoidable. This will degrade the quality of life of close by existing residents (and devalue their properties).

There is no designated crossing or safe way to cross Tomsitt Drive or Edwin Land Parkway from The Park to get to the proposed McDonalds store. This is a particularly important consideration for local school children who attend the Jerrabomberra Public School off Jerrabomberra Parkway.

The proposed nine-metre sign will be ugly, invasive, will not fit in with the village look and feel of Jerrabomberra and will be illuminated during evening hours which could impact on local residents' comfort and sleep. It is the view of the JRA that this sign isn't required. The unique quality of Jerrabomberra is that many of the homes are elevated allowing residents uninterrupted views towards the Canberra Basin and the Brindabellas. The proposed large sign will blot out existing vista and isn't required. The proposed flag poles we consider are sufficient signage.

Jerrabomberra is unique in so much as we now have 3 retail precincts for a population of approximately 10,000. Even with the additional development of South Jerrabomberra we would expect an additional 1500 people to join our community. Our local food businesses are owned by Jerrabomberra residents and profits are kept in the local community. We are concerned that a National Franchisee (with their large financial backing) will have a significant impact on our local businesses and economy.

Australia is currently in the grip of an obesity and diabetes epidemic. The answer lies in prevention – in not giving planning permits to fast food outlets that sell unhealthy food. Federal and state government public health prevention policy should not sit in isolation from planning policy. The latter should inform the former. QPRC in their Sports Facilities' Strategic Plan highlight the need for healthy lifestyles "preventable non-communicable diseases, such as mental illness, obesity, cardiovascular diseases, type 2 diabetes and cancer, remain major factors not only affecting health and well-being, but also driving up the cost of health care and reducing the productivity of the workforce." The establishment of a McDonalds store will contribute to these issues in the local community.

Once again, we are disappointed that QPRC has chosen to put this on exhibition during the school holidays and over a long weekend.

Yours Sincerely



# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Planning and Strategy Committee of the Whole Meeting Attachment**

**12 JUNE 2019**

ITEM 6.1                      DEVELOPMENT APPLICATION 446-2018 - TAKEAWAY FOOD  
AND DRINK PREMISES - 6 FERDINAND LANE,  
JERRABOMBERRA

ATTACHMENT 5      DA 446-2018 - DRAFT CONDITIONS - TAKEAWAY FOOD AND  
DRINK PREMISES - 6 FERDINAND LANE

## **PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING)**

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

**The application must include the following details;**

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

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

*Note: For further information regarding Trade Waste treatment and discharge please contact Council's Trade Waste Officer.*

2. **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

### 3. BUILDING CONTRIBUTIONS TO BE PAID

**Prior to the lodgement of the Notice to Commence Building Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 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)**

### 4. 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)**

### 5. 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)**

### 6. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

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

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

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

7. 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)**

8. SUBMIT AN APPLICATION FOR TRADE WASTE (C4)

**Prior to the commencement of any building work or the approved land use a Trade Waste Application (C4) for disposal into sewer must be submitted to, and approved by, Council.**

REASON: To ensure compliance with Section 68 of the *Local Government Act 1993*, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System. **(57.10)**

9. 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**

10. PROVIDE WASTE STORAGE RECEPTACLE

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

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

11. INSTALL EROSION AND SEDIMENT CONTROLS

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

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



12. HOURS OF OPERATION FOR WORKS

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

<b>Weekdays:</b>	<b>7.00am to 6.00pm</b>
<b>Saturdays:</b>	<b>8.00am to 4.00pm</b>
<b>Sundays and Public Holidays:</b>	<b>NIL</b>

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

13. 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)**

14. 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)**

15. WORKS SITES TO BE FENCED

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

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

16. TEMPORARY VEHICLE ACCESS

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

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

## GENERAL CONDITIONS

### 17. HOURS OF OPERATION

**The approved hours of operation for the use are twenty-four (24) hours a day, seven (7) days a week.**

**All loading/delivery of goods and waste collection is to occur between 7am and 10pm.**

REASON: To provide operating hours for the use. **(59.01)**

### 18. 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

### 19. 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)**

20. ALL WORKS TO BE CONFINED TO THE SITE

**All 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) 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.**
- (c) 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)**

21. SUBMIT SURVEY PLAN SHOWING BOUNDARY SETBACKS

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

REASON: To ensure building has been sited in accordance with the approved plans. **(60.08)**

## **FIRE SAFETY MEASURES**

22. 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)**

23. 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)**

## CARPARKING AND ACCESS

24. CAR PARKING TO COMPLY WITH AS2890

**All car parks must comply with AS2890 – 2004 Parking Facilities.**

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

25. ALL SURFACES TO BE CONCRETE OR BITUMEN SEALED

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

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

## SAFER BY DESIGN

26. LIGHTING IN CAR PARKS AND PUBLIC SPACES

**Lighting throughout the car parking area, in public spaces and illuminated signage must comply with AS 2890.1:2004 – Parking Facilities – Off-Street Car Parking, AS 1158 - Lighting for Roads and Public Spaces, and AS 2482:2019 – Control of the Obtrusive Effects of Outdoor Lighting.**

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

## ADVERTISING AND BUSINESS/BUILDING IDENTIFICATION SIGNAGE

27. REMOVE DAMAGED OR OBSOLETE SIGNS

**The sign(s) allowed by this consent must be removed if the signage becomes obsolete or is in a state of disrepair.**

REASON: To ensure that obsolete signs and signs in poor condition are not left on buildings. **(72.04)**

## LANDSCAPING

28. LANDSCAPING WORKS COMPLETED BY AN ACCREDITED CONTRACTOR

**All landscaping must be completed by a Council accredited Category 1 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.**

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

## FOOD

### 29. 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

### 30. SIGNAGE FOR WASTE STORAGE AREA

**Appropriate signage must be provided in the waste storage area advising of the kinds of waste that can be disposed of in the bins.**

**The sign must be;**

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

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

**The waste storage area is to be secure and not accessible to the public.**

REASON: To provide information to users of the building and reduce the level of contamination found in the waste bins. **(76.02)**

31. **THREE MONTH ACOUSTIC REPORT – COMPLIANCE**

**Within three months of the date of any Occupation Certificate being issued, 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 recommendations of Noise Assessment (MAC170574RP1V01) prepared by Muller Acoustic Consulting Pty Ltd has been 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 recommendations of the acoustic report submitted prior to the issue of the development consent. **(76.05)**

## **PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

32. **SUBMIT FOOD BUSINESS REGISTRATION FORM**

**The proprietor of the food business must complete a Council “Food Registration Form” and submit it to Council prior to sale of food commencing.**

REASON: To ensure 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*. **(78.20)**

33. **DESIGNER’S CERTIFICATION OF STORMWATER MANAGEMENT**

**Prior to the issue of any occupation certificate, certification of the as-built stormwater management system, in accordance with the requirements of Council’s Design Specifications D5 and D7, is to be provided to Council by the system designer.**

REASON: To ensure that the as-built stormwater management system meets the requirements of Council’s design specifications. **(78.01)**

34. INSTALLATION OF LIGHT BARRIER PRIOR TO OCCUPATION

**A suitably designed and constructed light barrier must be installed along the eastern boundary of the lot of an adequate height to prevent light pollution from cars that will be utilising the 24 hour drive through service during night time hours.**

**The barrier may double as an acoustic barrier as long as it is able to maintain both the acoustic reduction and light prevention qualities.**

REASON: To prevent light pollution from the 24 hours drivethrough service impacting local residents . **(78.01)**

## **ON-GOING MANAGEMENT OF THE DEVELOPMENT**

35. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM

**The on-site stormwater quantity (on-site detention) and quality management system is to be maintained such that the system operation is able to meet the requirements of Council's Design Specifications D5 and D7 in an ongoing capacity.**

REASON: To ensure the continual effectiveness of the on-site stormwater management system. **(79.01)**

36. 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)**

37. KEEP CAR PARKING AREAS FREE FOR PARKING

**The operator of the development must ensure that all vehicles associated with the development are parked within the site in the approved car parking area as line marked.**

REASON: To ensure that the car parking provided on site is used for the development. **(79.03)**

38. VEHICLE AND GOODS STORAGE CONFINED TO THE SITE

**All loading and unloading activities in connection with the development must be carried out wholly within the site and all goods and vehicles associated with the development must be accommodated wholly within the site.**

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



39. 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)

40. COMPLY WITH PLAN OF MANAGEMENT

**The development is to comply with the submitted Plan of Management dated August 2018.**

REASON: To ensure the development has a plan of management regarding security and safety, access control, space management and other operating procedures.  
(79.01)

## **PLUMBING AND DRAINAGE**

41. STORMWATER DISPOSAL REQUIREMENTS

**All stormwater from the site must be trapped and piped to the existing stormwater system via an on-site detention system, in accordance with the approved plans, to limit the discharge from the site to the pre-development rates for the 20% and 1% Annual Exceedance Probability storm events.**

REASON: To provide satisfactory stormwater disposal. (80.08)

42. PROVIDE WATER SERVICE AND WATER METER

**A new main water meter and water service shall be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.**

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

REASON: To ensure that the development is appropriately water metered. (80.14)

43. 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)

44. **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)**

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

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

46. **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)**

47. **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)**