



Ordinary Meeting of Council

23 September 2020

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 10.1

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

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**QUEANBEYAN-PALERANG REGIONAL
COUNCIL**

Council Meeting Attachment

23 SEPTEMBER 2020

ITEM 10.1 ASSESSMENT REPORT TO SOUTHERN REGION PLANNING
 PANEL - QUEANBEYAN CIVIC AND CULTURAL
 PRECINCT

ATTACHMENT 1 DA.2020.1022 - ASSESSMENT REPORT TO SRPP -
QUEANBEYAN CIVIC AND CULTURAL PRECINCT



Development Assessment Report

Civic and Cultural Centre

Client: Queanbeyan-Palerang Regional Council

Date: 01 September 2020

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Date	1 September 2020
Version	1.2

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1. Executive Summary and Recommendation

Elton Consulting has been commissioned by the Queanbeyan-Palerang Regional Council (Council) to undertake an assessment of the Development Application (DA) for a civic and cultural precinct in Queanbeyan.

The development is categorised as regionally significant development under the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Schedule 7 of the SRD SEPP provides that any development where Council is the applicant and has a Capital Investment Value (CIV) of more than \$5 million is to be determined by the relevant planning panel, in this instance, the Southern Regional Planning Panel (SRPP) (refer to Schedule 4A(4) of the EP&A Act).

The assessment has been prepared pursuant to section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and provides recommendations for determination of the DA.

1.1 Application Description

Panel Reference	PPSSTH-31
DA Number	DA.2020.1022
LGA	Queanbeyan-Palerang Regional Council (QPRC)
Proposed Development	<ul style="list-style-type: none">» Demolition of an existing substation that serviced the previous Council Administration building at 257 Crawford Street» Decommissioning and removal of existing substation adjacent to the previous Council Administration building» Construction of two new substations» Partial demolition relating to Bicentennial Hall & The Q Foyer / Link» Demolition of existing structures and buildings at 10 and 12 Rutledge Street» Construction of a seven-storey public administration building at 257 Crawford Street (including basement)» Establishment of a new service lane from Crawford Street» Construction of new ground floor linkage Bicentennial Hall / The Q Foyer» Construction of mezzanine level from Bicentennial Hall to the new public administration building» Establishment and landscaping of a Crawford Street Plaza» Establishment and landscaping of The Q Plaza» Subdivision of the site to reconfigure the current lot alignment from six allotments into two allotments.
Street Address	257 Crawford Street, Queanbeyan
Applicant	SMEC prepared the DA documentation on behalf of QPRC
Owner	QPRC
Date of DA lodgement	12 December 2019
Integrated Development	No

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Number of submissions	Nil
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	CIV of over \$5 million The development is to be carried out by Council.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> » State Environmental Planning Policy (State and Regional Development) 2011 » State Environmental Planning Policy No.55 – Remediation of Land » State Environmental Planning Policy No.64 – Advertising and Signage » Queanbeyan Local Environmental Plan 2012 » Queanbeyan Development Control Plan 2012
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> » Conditions of Consent » Assessment Report » Proposed Architectural Plans » DCP Compliance Assessment
Report prepared by	Will Pearson, Elton Consulting
Report date	28 August 2020

Summary of s4.15 matters Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? <i>e.g. Clause 7 of SEPP 55 – Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	Yes
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Yes
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S7.24)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	No
Voluntary Planning Agreements Does the DA propose a VPA?	N/A
Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes

1.2 Summary

The proposed development comprises the following:

- » Demolition of an existing substation that serviced the previous Council Administration building at 257 Crawford Street
- » Decommissioning and removal of existing substation adjacent to the previous Council Administration building
- » Construction of two new substations
- » Partial demolition relating to Bicentennial Hall & The Q Foyer / Link
- » Demolition of existing structures and buildings at 10 and 12 Rutledge Street
- » Construction of a seven-storey public administration building at 257 Crawford Street (including basement)
- » Establishment of a new service lane from Crawford Street
- » Construction of new ground floor linkage Bicentennial Hall / The Q Foyer
- » Construction of mezzanine level from Bicentennial Hall to the new public administration building
- » Establishment and landscaping of a Crawford Street Plaza
- » Establishment and landscaping of The Q Plaza
- » Subdivision of the site to reconfigure the current lot alignment from six allotments into two allotments.

The development will result in a new office building, comprising 8,466m² Gross Floor Area (GFA), for the accommodation of QPRC staff (200 staff +10% future growth) and a lettable or saleable area for occupation by a third party. The building will also accommodate the QPRC shopfront/customer service interface, library, smart hub facilities, public meeting spaces, basement car parking, building plantroom, relevant amenities and a rooftop recreation space.

Alterations and additions to the existing Bicentennial Hall are proposed to expand the facility's functional capability to support conferencing events and provide both the Bicentennial Hall and "The Q" Performing Arts Centre with an expanded foyer visible and accessible from Crawford Street. The embellishment of a new community open space area erected over basement carparking in the forecourt of The Q is also proposed as is a landscaped entry plaza off Crawford Street.

1.3 Recommendation

That the Southern Regional Planning Panel (SRPP) approve DA.2020.1022 for the construction of a public administration building, parking, landscaping, roads, demolition and subdivision at the site located at 257 Crawford Street, Queanbeyan, pursuant to Section 4.16(1)(a), and 4.16(4)(a) of the Environmental Planning and Assessment Act (EP&A Act) 1979 subject to the draft conditions of consent detailed at **Appendix B** of this report.

2 Site Context

2.1 The site

The site is located at 257 Crawford Street, Queanbeyan, within the Queanbeyan-Palerang Regional Council (QPRC) Local Government Area (LGA). The site is currently occupied by several public buildings including The Q Queanbeyan Performing Arts Centre, Bicentennial Hall, the historical administration building a car park and a number of former residential buildings now utilised as Council offices. The site has a frontage to Crawford Street, although site access for vehicles is currently provided via public lanes from Rutledge Street to the southeast and Lowe Street to the southwest. The site is shown in **Figure 1** below.

Figure 1 Aerial photograph of the subject site



Figure 1: Aerial View - Subject Site

Source: SMEC 2020

The site currently comprises six lots, as follows:

- » Lot 1 Deposited Plan (DP) 1179998
- » Lot 2 DP 1179998
- » Lot 5 DP 1179998
- » Lot 1 DP 748338
- » Lot 2 DP 748338
- » Lot 18 DP 548244

The subject site also comprises part of an unnamed public lane, connecting Rutledge Street to the surface car park.

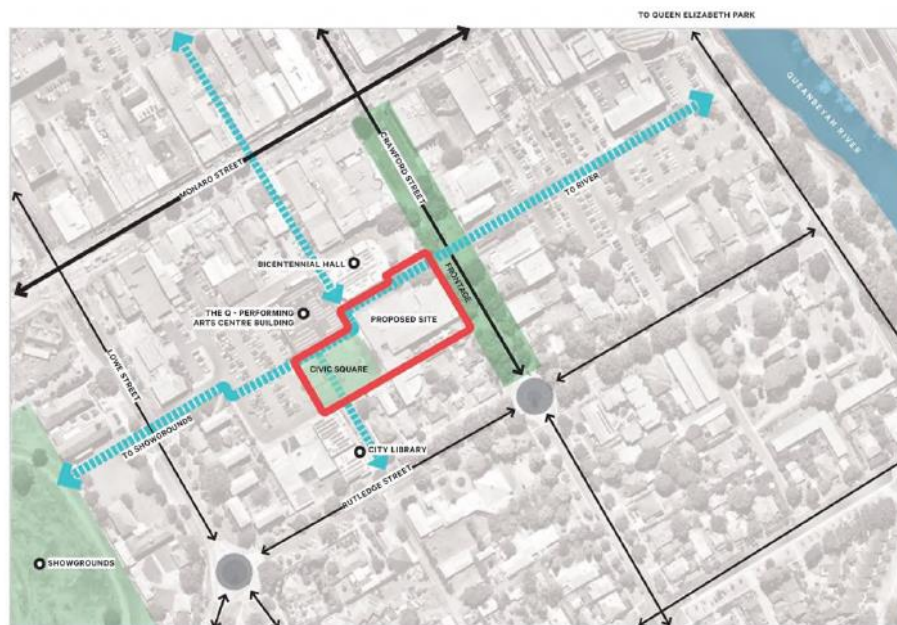
2.2 Description of existing development

The subject site contains several existing buildings and uses as follows:

Table 1 Existing development at subject site

Lot	Buildings and uses
Lot 1 DP 1179998	Former School of Arts building, a historical building with a frontage to Crawford Street. It is currently used as the Council Chambers and Executive Offices. Bicentennial Hall, a community centre located at the rear of the former School of Arts building with no direct street frontage. It hosts large public and private gatherings and is effectively the City's Town Hall. The Q Queanbeyan Performing Arts Centre, located at the rear of the Bicentennial Hall and with no direct street frontage. The building contains a theatre, function spaces and exhibition spaces.
Lot 2 DP 1179998	Former fire station, a historical building with frontage to Crawford Street. Dutton's Cottage, a historical building with frontage to Crawford Street. Former dwellings converted into offices.
Lot 5 DP 1179998	Lowe Street Car Park
Lot 1 DP 748338	No structures
Lot 2 DP 748338	Two storey building, used for offices
Lot 18 DP 548244	Former two storey residential building, converted into offices (Queanbeyan Multilingual Centre)

Figure 2 Site Context Plan



Source: Oxygen, 2019

2.3 Surrounding development

The subject site is located within the southeast corner of the Queanbeyan Central Business District (CBD). Monaro Street, the main street within the Queanbeyan CBD, is located to the northwest and northeast. Monaro Street contains various commercial uses such as offices and retail premises, as well as pubs, restaurants and cafes. Development along Monaro Street is generally two storeys, with buildings built to lot boundaries.

Crawford Street, on which the site is located, contains commercial and community uses such as banks, churches, offices and the existing Council administration building. Crawford Street contains lower density development compared to Monaro Street, with a greater mix of single storey buildings, greater separation between buildings and wider footpaths with street trees.

Surrounding development further south and east is increasingly residential and includes additional community uses such as the Queanbeyan Uniting Church and Saint Benedict's Community Centre.

Figure 3 Surrounding development character



3 Proposed development

The DA proposes the construction of a seven-storey office building, referred to as the Civic and Cultural Centre, as well as ancillary development, including public realm improvements, roadworks, demolition works, and subdivision.

The proposed development comprises the following:

- » Demolition of an existing substation that serviced the previous Council Administration building at 257 Crawford Street
- » Decommissioning and removal of an existing substation adjacent to the previous Council Administration building
- » Construction of two new substations
- » Partial demolition relating to Bicentennial Hall & The Q Foyer / Link
- » Demolition of existing structures and buildings at 10 and 12 Rutledge Street
- » Construction of a seven-storey public administration building at 257 Crawford Street (including basement)
- » Establishment of a new service lane from Crawford Street
- » Construction of new ground floor linkage Bicentennial Hall / The Q Foyer
- » Construction of a mezzanine level from the Bicentennial Hall to the new public administration building
- » Establishment and landscaping of a Crawford Street Plaza
- » Establishment and landscaping of The Q Plaza
- » Subdivision of the site to reconfigure the current lot alignment from six allotments into two allotments.

The development will result in a new office building, comprising approximately 8,466m² GFA, for the accommodation of QPRC staff (200 staff +10% future growth) and a lettable or saleable area for occupation by a third party. The building will also accommodate the QPRC shopfront/customer service interface, library, smart hub facilities, future provision for the public meetings, basement car parking, building plantroom, relevant amenities and a rooftop recreation space.

Alterations and additions to the existing Bicentennial Hall are proposed to create a new foyer to expand the facility's functional capability to support conferencing events and provide both the Bicentennial Hall and "The Q" Performing Arts Centre with an expanded foyer visible and accessible from Crawford Street. A mezzanine level of the proposed building will connect to the existing Bicentennial Hall structure. The embellishment of a new community open space area erected over basement carparking in the forecourt of The Q is also proposed as is a landscaped entry plaza of Crawford Street

The proposed building footprint only impacts Lots 1, 2 and 5 DP1179998, although a component of the DA proposes a consolidation of the six lots into two new lots.

A Landscape Plan was prepared by Oxygen and includes a site analysis incorporating design principles and design intent/desired character for the landscape area and public realm, including the identification of three precincts, as follows:

- » an entry forecourt, which fronts Crawford Street.
- » a 'Civic Square', which is located to the rear of the proposed building and forms a public square with the Q Theatre.
- » passages and laneways, which link the forecourt to the civic space and provide access for pedestrians and vehicles.

3.2 Vehicular Parking, Access, and Loading

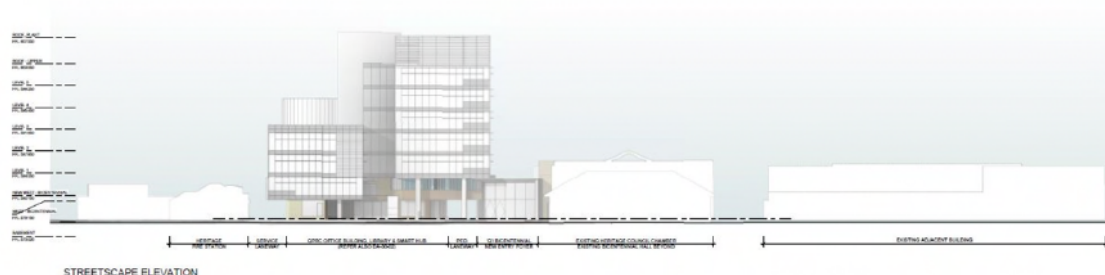
3.2.1 Parking

The proposal includes construction of a basement car park comprising 108 parking spaces, and the upgrade of an existing street level car park to the west of the proposed building, known as the Lowe Street Car Park. Overall, more than 200 parking spaces will be provided between the basement and upgraded surface car park.

3.2.2 Access

The subject site has several entry points; a driveway from Rutledge Street provides entry and exit for the basement as well as access to the Lowe Street surface car park. This carpark can also be accessed via the Lowe Street entrance, which remains unchanged as part of the proposed works. A new service laneway is proposed from Crawford Street to provide access for service vehicles, including waste collection vehicles, goods loading and delivery vehicles. The service lane will be one way off Crawford Street and have restricted access via a boom gate.

Figure 4 Streetscape elevation



Source: SMEC 2019

3.3 Internal Referrals

Table 2 Internal Referrals

Authority	Comment
Environmental Health	<p>Referral response dated June 2020.</p> <p>The referral considered the proposal in terms of issues relating to construction activities (including noise impacts), operation of food premises, public health, waste/trade waste and contamination.</p> <p>The proposal was supported subject to the following recommended conditions:</p> <ul style="list-style-type: none"> » Preparation of a Construction Management Plan prior to commencement of works, which should also be updated prior to the release of any Construction Certification (Building). » Preparation of a sustainability schedule to ensure that the intended 5 Star Green Star rating is achieved. » Provision of a kitchen layout plan for the proposed café to be provided to support the release of any Construction Certification (Building). » Proper disposal of construction waste and excavated material. » Preparation of an acoustic report following building occupancy. » Replacement of proposed Eucalypt species with endemic species to the Queanbeyan region. <p>The conditions have been considered and incorporated into the recommended conditions of consent.</p>
Heritage	<p>The QPRC Heritage Advisory Service provided its referral response on 27 February 2020.</p> <p>The proposal was supported subject to the following recommendations:</p> <ul style="list-style-type: none"> » Realignment of western boundary to provide additional space around the heritage fire station. » Separation of vehicles between the fire station wall and service laneway to be kept to 1.2m at a minimum. » Preparation of a dilapidation report on adjacent heritage buildings to determine existing condition and determine extent of any potential damage caused by the proposed construction. » Garden beds/raised planter beds around existing trees on Crawford Street to be installed in accordance with advice from suitably qualified arborist. » External cleaning of adjacent heritage building to be undertaken following completion of construction. » Interpretation signage to be installed to provide information on the social and architectural history of Crawford Street. <p>The conditions have been considered and incorporated into the recommended conditions of consent.</p> <p>The proposal was also discussed at the Heritage Advisory Committee meeting on 20 February 2020, noting the following:</p> <ul style="list-style-type: none"> » That the Committee supports measures 5 – 9, 11 and 13 of the Heritage Impact Statement in regards to measures proposed to reduce heritage impact on the surrounding area, and that these be included as conditions as part of the consent of the DA. » That the Committee's preference arising out of the measure 2, was for the laneway immediately to the north of the fire station to be pedestrian only with access for emergency vehicles only.

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Authority	Comment
	<p>It is noted that some of the recommendations from the Heritage Advisory Committee have implications for the functionality of the proposed building, particularly the operations of the service lane on the eastern boundary of the site, between the proposed building and the heritage fire station. A separation of 1.2m between the fire station wall and the kerb of the laneway is not practical and would not enable sufficient laneway width for the types of vehicles required to use it (e.g. delivery vehicles and garbage trucks). The laneway is approximately 4.5m wide. Shifting it off the boundary with the fire station is expected to restrict the operational service functions that are proposed to open on to the pedestrian portion of the laneway. Service functions include fire stairs and building plant, such as the hydrant booster room and waste enclosure. Further, shifting the laneway would impact the easternmost street tree of Crawford Street (identified as tree No. 5 on the Landscape Plans), likely necessitating its removal. It is intended that this tree will be retained.</p> <p>Restricting the use of the laneway to emergency vehicles and pedestrians only is not supported as a condition of approval. The laneway is proposed as a service vehicle path for deliveries and waste collection. We note the use of access control from the Crawford Street entrance will prevent its use as a thoroughfare for private vehicles. Similarly, restricting the service lane to one way access will reduce the impacts of the lane on the tree.</p>
Engineering	<p>Referral response dated 28 July 2020.</p> <p>Water</p> <p>The referral noted that several potable water connections are available to service the proposed development and that several other existing connections will become redundant as a result of the proposal. The size of the proposed water service required for the multi-level building is to be calculated by a specialist hydraulic consultant specifying the required service size suitable for functionality and firefighting abilities.</p> <p>Sewer</p> <p>The referral noted that several potable sewerage connections are available to service the proposed development and that that several other existing local sewerage mains will become redundant as a result of the proposal. The proposed provision of a new 150mm sewer main to service the development is considered adequate.</p> <p>Storm water</p> <p>The referral noted that the proposed development is considered to likely increase runoff, thus a stormwater management plan demonstrating the proposed development can maintain pre-development runoff flow for both 20% and 1% storm events is required.</p> <p>The Portfolio General Manager for Community Connections in his letter dated 2 December 2019 (Doc Set ID: 518408) has provided specific dispensations regarding building over stormwater, water and sewer mains.</p> <p>Erosion and Sediment Control</p> <p>An Erosion and Sediment Control Plan should be submitted with the construction certificate. A Soil and Water Management Plan will be required to be implemented for any works causing cover disturbance.</p> <p>Traffic and Parking</p> <p>The referral noted that the provision of parking exceeds the requirements under the Queanbeyan DCP by an additional 14 parking spaces, and that the basement car park includes 2 accessible parking spaces located opposite the lifts.</p> <p>The referral also noted that further information was provided by the applicant on 26 June 2020, after Transport for NSW (TfNSW) expressed concern regarding the accuracy of the original Traffic and Parking Assessment lodged with the application.</p>

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Authority	Comment
	<p>The Local Development Committee reviewed the Traffic and Parking Assessment on 17 June 2020, prior to receiving the applicant's updated report. The Committee made the following recommendations:</p> <ul style="list-style-type: none"> a. The busy Pedestrian Crossing on Lowe Street (in front of St Gregory's Catholic School) should be modified to a flagged pedestrian crossing and create a 'Keep Clear' zone in front of the Lowe Street car park access. b. The existing traffic study lacks detail; clarification and modelling as to how recommendations were reached, as well as existing and DA traffic generation data calculations, with a 10 year scenario. c. Numerous traffic issues in the last 12 months. d. The Lowe Street car park is currently used for parents and carers due to it being an infant school requiring adult accompanied drop off. e. There was a question about the loss of 60 car parks, but it was confirmed that there should only be a temporary reduction during the construction phase. The total car park capacity will actually increase as a result of this development. f. Left turn only into Lowe Street to minimise the school pedestrian crossing exposure to cars g. Ellendon Drive extension (EDE) is due to open in July and will likely reduce some traffic in the area. However, it was noted that this will not reduce the school related traffic. h. RMS main concern is the resultant impact to traffic flow from Lowe Street to Canberra Avenue. <p>The referral notes that the additional information received from the applicant is sufficient to address all concerns from the Committee.</p> <p>Entrance and Access</p> <p>The referral notes that the underground car park demonstrates two way access and egress, as required under the Queanbeyan DCP 2012. Access provides appropriate manoeuvrability for passenger/private vehicles, including functionality of car parking areas, and can accommodate B99 vehicles. The delivery access (service lane) from Crawford Street has demonstrated appropriate access and manoeuvrability for a heavy rigid 12.5m vehicle.</p> <p>The referral also noted potential impact on the Lowe Street pedestrian crossing adjacent to Saint Gregory's Primary School. However, the additional information from the applicant regarding traffic impacts (e.g. movement, volume, generation) is understood.</p> <p>Bushfire</p> <p>Not applicable.</p> <p>Flooding</p> <p>The referral notes that the subject site is located in the Flood Planning Area and acknowledged that the proposed building had been designed with a ground floor level of RL567.02 to comply with the flood planning level and 500mm freeboard. The access restrictions and hydraulic system to manage potential flooding in the basement car park was also noted, but the referral officer was unable to locate the stormwater pump out details on the car park design.</p> <p>A dispensation was provided by the Portfolio General Manager for Community Connections exempting the basement car park from achieving floor levels more than 2m below the flood planning level.</p> <p>Section 64 Contributions</p> <p>Based on the gross floor area for the proposed building, the following Section 64 contributions were calculated with reference to the NSW Water Directorate Determinations of Equivalent Tenements – April 2017 for office/administration</p>

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Authority	Comment
	<p>developments on page 32. Before applying any credit, 51.51 E.T.s were calculated for this development. Factoring the 5.22 E.T. credit, the water and sewer headworks contributions for Queanbeyan are calculated at 46.28 E.T. and 46.28 E.T. respectfully for the following amounts;</p> <ul style="list-style-type: none"> » Water – Queanbeyan Zone for 46.28 E.T.s = (\$4,475.26 x 46.28) = \$207,115. » Sewer – East Zone for 46.28 E.T.s = (\$1,501.47 x 46.28) = \$69,488.
Contamination	<p>Referral response dated 6 April 2020.</p> <p>The proposal includes a Preliminary (Phase 1) Site Investigation and Soil Contamination Assessment which were assessed by Council as part of this referral. It was considered that the proposed use of the site for a public administration building is consistent with previous use of the site for commercial purposes, and the proposal is satisfactory in terms of remediation and contamination, subject to the recommended conditions of consent.</p>
Trade Waste	<p>Referral response dated 10 February 2020.</p> <p>The referral noted the proposed café will require a grease arrestor and must submit a Liquid Trade Waste application as part of the building approval.</p>
Tree Management	<p>Referral response dated 20 February 2020.</p> <p>Council's Tree Protection Officer provided a Construction Impact Report that was commissioned by Council in September 2019. It includes a Tree Protection Plan. The Report includes recommendations for the retention of the two pin Oaks in Crawford Street (trees 1 and 2 in the report) and the London Plane tree (tree 4 in the report). Conditions of consent will be included to ensure the protection of these trees.</p> <p>It is also noted that access via the lane has been made one way off Crawford Street. This will prevent left turns from the lane into Crawford Street which will significantly reduce the impact on tree no.1.</p>

3.4 External referrals

The following external referrals were also undertaken:

Table 3 External Referrals

Authority	Comment
NSW Police (CPTED)	<p>Referral response dated 13 March 2020.</p> <p>The referral was generally supportive and included general advice and recommendations for materials, finishes and operation of the building post-construction, as follows:</p> <ul style="list-style-type: none"> » Consideration of graffiti resistant paint or materials. » Shatter resistant glass. » Installation of bollards or similar structures on the Crawford Street frontage to prevent vehicle movement onto the forecourt area. » Installation of skate stoppers on the street furniture or other structure to prevent skateboarders using them. » Installation of 'Alcohol Free Zone' signs in the outdoor area. » Use of street lighting and surveillance (e.g. CCTV monitoring)

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Authority	Comment
TfNSW	<p>Referral response dated 3 March 2020.</p> <p>TfNSW noted that it was unclear how the traffic generation volumes in Table 3 and Table 4 of the Traffic and Parking Assessment Report have been calculated. Further information was requested to provide a detailed description of existing and predicted traffic movements, including traffic modelling if there is a likely to be an increase in traffic generated by the proposed development (e.g. SIDRA modelling).</p> <p>The applicant provided further information on 26 June 2020 which was referred to TfNSW for comment. On 10 August 2020, TfNSW confirmed it had reviewed the further information and was satisfied that the proposed development and associated traffic generation and movements will not have a significant impact on State roads.</p>
Essential Energy	<p>Referral response dated 27 August 2020.</p> <p>An email response was received providing comments that 'Strictly based on the documents submitted and provided that the existing powerlines are relocated to a location suitable to Essential Energy in accordance with the usual Contestable Works process, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.' but has provided general comments.</p> <p>Comments provided from Essential Energy will be placed on the development consent (if granted) as advisory notes.</p>

4 Assessment

The proposed development has been assessed in respect of the relevant matters for consideration under section 4.15 of the EP&A Act.

4.1 Environmental Planning Instruments

The following sections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with Section 4.15(1)(a) of the EP&A Act 1979.

4.1.1 State Environmental Planning Policies

State Environmental Planning Policy (State and Regional Development) 2011

Part 4 Regionally Significant Development of the SEPP SRD provides that development specified in Schedule 7 is declared to be regionally significant development for the purposes of the EP&A Act 1979.

Schedule 7(3) provides that the development with a capital investment value of more than \$5m is regional development if:

(b) the Council is the owner of any land on which the development is to be carried out or

(c) the development is to be carried out by the council.

As the proposed development has a CIV of approximately \$74m, Council is the owner of the subject land and the development is to be carried out by Council, the development is regionally significant development. It therefore requires consent by the SRPP under Section 2.12 of the EP&A Act 1979.

State Environmental Planning Policy No.55 (SEPP 55) Remediation of Land

According to clause 7 of State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55) Council may not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out.

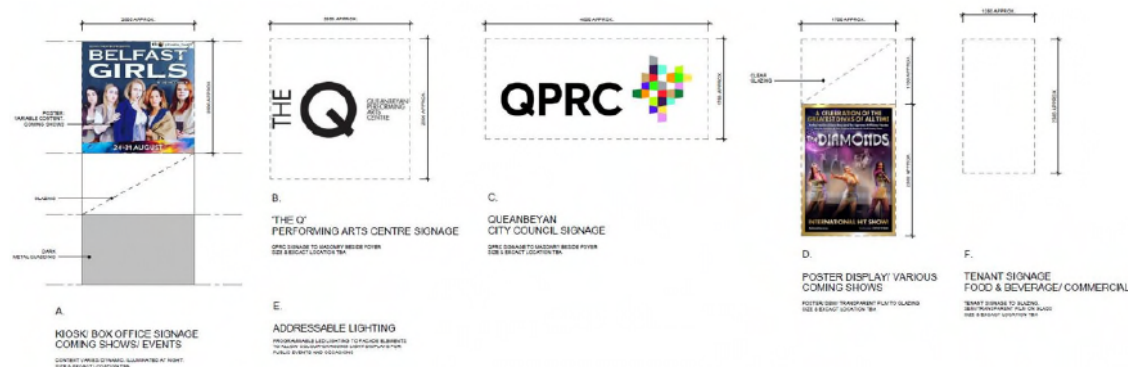
A Preliminary (Phase 1) Site Investigation (PSI) and Soil Contamination Assessment (SCA) were undertaken as part of the application. Both reports found that there is low potential risk to human health or the environment of the site, from soil or groundwater contamination.

The potential site contamination was considered by Council as part of the internal referrals. It was considered that the proposed use of the site for a public administration building is consistent with previous use of the site for commercial purposes, and the proposal is satisfactory in terms of remediation and contamination, subject to the recommended conditions of consent.

State Environmental Planning Policy No.64 – Advertising and Signage

Any proposed signage will need to demonstrate consistency with the assessment criteria included in Schedule 1 of State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64). The proposal includes signage for the proposed public administration building (e.g. Council logos), signage for proposed commercial uses (e.g. tenant signage) and promotional and advertising signage related to the 'The Q' Performing Arts Centre. Signage will be located at the Crawford Street forecourt and the public plaza at the rear of the building. Proposed signage types are shown in Figure 5.

Figure 5 Proposed signage



Source: SMEC 2019

Table 4 Consistency with SEPP 64

Assessment Criteria	Applicant Response	Compliance/Response
1 Character of the Area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and likely future character of the area which is primarily commercial.	Complies. Proposed signage is compatible with the surrounding desired character of locality (based on Queanbeyan CBD Master Plan) and appropriate to the proposed use of the site.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?		Complies. Proposed signage is consistent with existing commercial signage in the immediate vicinity and greater CBD area.
2 Special Areas		
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?	The signage is integrated into the design of the building and will not detract from the heritage character of the surrounding streetscapes.	Complies.
3 Views and Vistas		
Does the proposal obscure or compromise important views?	The signage does not dominate the skyline or compromise views.	Complies. Proposed signs are located on building facades and are not considered to comprise or obscure important views.
Does the proposal dominate the skyline and reduce the quality of vistas?		Complies.

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Assessment Criteria	Applicant Response	Compliance/Response
Does the proposal respect the viewing rights of other advertisers?		Complies.
4 Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale of signage is in scale with the building and clearly identifies each tenant. By integrating signage and key corporate colours into the materials and finishes (e.g. face brick building base), signage clutter is reduced and the intended tenant/services are clearly communicated.	Complies. Sizes of proposed signage are considered proportionate to the building and the intent of information displayed.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?		Complies.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?		Complies.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?		Complies.
5 Site and building		
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?	The proposed signage is compatible with the scale, proportion and character of the proposed building. The signage does not dominate the character of the building however works to clearly define the uses of the site.	Complies. Sizes of proposed signage are considered proportionate to the building and the intent of information displayed.
Does the proposal respect important features of the site or building, or both?	The signage is not particularly innovative however it incorporates the key defining colours of the key tenant and reduces the need for large areas of signage.	Complies.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?		Complies.
6 Associated devices and logos with advertisements and advertising structures		
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?	There are no safety devices required.	Complies.
7 Illumination		
Would illumination result in unacceptable glare?	The proposed signage is to be internally illuminated to assist with wayfinding. The illuminated signage is proposed on facades facing the civic public plaza, with the proposed illumination to be adjustable to ensure there is no nuisance to nearby residential properties.	Complies.
Would illumination affect safety for pedestrians, vehicles or aircraft?		Complies. Signage is designed to assist pedestrians in wayfinding. Signage is setback from roadways and is not expected to impact vehicles or aircraft.

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Assessment Criteria	Applicant Response	Compliance/Response
Would illumination detract from the amenity of any residence or other form of accommodation?		Complies.
Can the intensity of the illumination be adjusted, if necessary?		Complies.
Is the illumination subject to a curfew?		Not applicable There is no curfew.
8 Safety		
Would the proposal reduce the safety for any public road?	The signage will not adversely impact pedestrian and vehicular safety. The signage will assist with wayfinding to these public administration uses.	Complies.
Would the proposal reduce the safety for pedestrians or bicyclists?		Complies.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?		Complies.

Based on the table above it is considered that the proposal complies with the SEPP 64.

4.1.2 Queanbeyan Local Environmental Plan 2012

The provisions of the Queanbeyan Local Environmental Plan (QLEP) 2012 apply to the development.

The land is zoned B3 Commercial Core zone under the QLEP. The development can be characterised by the dominant use as a public administration building under the QLEP.

Public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

The proposal includes community space and a library and ground floor retail premises as secondary uses. All of these secondary uses are permissible in the B3 Commercial Core zone.


The objectives of the B3 Commercial Core zone are:

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

The development is consistent with the objectives of the B3 Commercial Core zone.

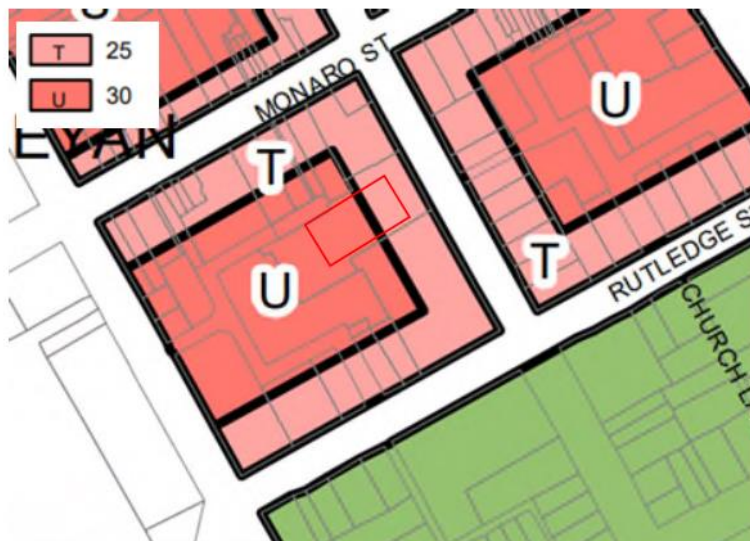
Following, is a summary table indicating the performance of the proposal against relevant statutory standards.

Table 5 QLEP Assessment

Control	Comment	Compliance
Zoning	<p>The proposal includes a public administration building and various ancillary uses such as commercial premises (café and office premises) and information and educational facility (library).</p> <p>All proposed uses are permitted in the B3 zone.</p> 	Complies
Clause 2.6 Subdivision – consent requirements	<p>The proposed Subdivision Plan includes the consolidation of lots as follows:</p> <ul style="list-style-type: none"> » Lots 1, 2 (part) and 5 DP1179998 and Lot DP748338 » Lot 18 DP548244 and part Lot 2 DP748338. <p>The overall intent of the Subdivision Plan is supported, noting the heritage implications under Clause 5.10.</p> <p>It is noted that there is no minimum lot size for the subject site.</p>	Complies
Clause 2.7 Demolition requires development consent	<p>The proposal includes demolition of the following structures:</p> <ul style="list-style-type: none"> » Demolition of an existing substation that serviced the previous Council Administration building at 257 Crawford Street » Decommissioning and removal of existing substation adjacent to the previous Council Administration building » Partial demolition relating to Bicentennial Hall & The Q Foyer / Link including removal of stairs on the southern side of the Bicentennial Hall and removal of the entrance ramp at The Q Theatre foyer » Demolition of all structures and buildings on Lot 2 DP748338 (10 Rutledge Street) » Demolition of structure on Lot 18 DP548244 (Land 12 Rutledge Street) <p>Development consent for the demolition can be provided as part of this application.</p>	Complies
Clause 4.1 Minimum subdivision lot size	There is no minimum lot size.	Complies
Clause 4.3 Height of buildings	<p>The proposed building has two maximum heights (HOB):</p> <ul style="list-style-type: none"> » 25m HOB along Crawford Street, to a depth of approximately 40m. 	Variation justified under

Control	Comment	Compliance
(show on Figure)	» Beyond the 40m line (mid-block), the HOB increases to 30m. The variation in the HOB in the LEP reflects the desire to ensure that buildings with a zero front setback within the CBD are designed with some articulation in height to reduce the overall bulk of the development.	Clause 4.6 variation

Figure 6 LEP height controls



The proposed building has a maximum height of 32.97m and while this is only a minor encroachment on that part of the site with a 30m HOB limit, part of the building, at this height, is within the 25m HOB limit. The exceedance here is 32%.

The highest point of the building is the central services core.

The proposal seeks justification to exceed the height limit using Clause 4.6 to vary the development standard which has been considered as part of this assessment.

The proposed building is intended to be a landmark building for the CBD and demonstrates a significantly taller structure than the surrounding development, despite the 25m and 30m height limit.

The proposed 32.95m building is considered consistent with the Clause 4.3 objectives as follows:

- The building design at street level complements the historical Crawford Street streetscape character, as discussed in Clause 5.10. The building is setback from Crawford Street and behind the building lines of the adjacent Heritage Items.
- The building materials and urban realm improvements complement the adjacent Heritage Items, such as the Former School of Arts and Former Fire Station, as discussed in Clause 5.10. Building materials include brickwork similar to the surrounding buildings. The public forecourt and retention of the street trees serves to create a visual break between the ground level character elements and the contemporary structure on the upper levels.
- The building transitions in bulk and scale as it rises to avoid dominating the subject site. The overall design appears as two buildings, a seven storey northern tower and a four storey southern

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Control	Comment	Compliance
	tower, connected by a services core. The smaller southern tower is adjacent to two Heritage Items and reflects the lower density of the lower character of the southern end of Crawford Street. The taller northern tower creates an elegant structure that reflects its proximity to the Monaro Street and bulkier buildings of the Bicentennial Hall and The Q Theatre.	
Clause 4.4 Floor Space Ratio	<p>The subject site has a maximum Floor Space Ratio (FSR) of 3:1 in accordance with Clause 4.4 and the FSR map.</p> <p>The subject site includes several lots that will be partially redeveloped as part of the construction of the proposed building. As a result, it is difficult to determine a precise area from which to calculate the FSR. The proponent has based the lot area on the proposed Subdivision Plan (DA-10-02), which creates a consolidated lot (Lot A) with a total area of 13,748m². This lot area was used to calculate the FSR.</p> <p>The GFA Schedules plan (DA-90-01 Rev.7) states a total GFA of 8,466m². Based on the lot area of 13,748m², the proposed development has a total FSR of 0.62:1 which is acceptable under Clause 4.4.</p> <p>It is noted that the SEE states a FSR of 0.798:1 (10,004m²) based on a site area of 12,533m², however these figures do not relate to the Subdivision Plan or GFA Schedules. The area on the Subdivision Plan prevailed for the purpose of calculations.</p>	Complies
Clause 4.6 Exceptions to Development Standards	<p>As noted in Clause 4.3, the proposed development exceeds the maximum height. The proposal seeks to justify an exceedance to the maximum height limit using Clause 4.6 to vary the development standard.</p> <p>Under clause 4.6, the applicant is required to make a written request to vary the development standard which was received with the DA.</p> <p>In accordance with Clause 4.6(1)(b), the proponent has demonstrated the proposed variation to building height creates a better outcome for the building. The overall scale and balance of the building would be diminished if it were to comply with the height limits. This is particularly relevant to the 25m height limit, which would result in a staggered building height that would not effectively achieve the overall landmark building design intention. In essence, it would not be as visually interesting if the proposed building were to comply with the height controls as per Clause 4.3.</p> <p>The Clause 4.6 Variation Request has been addressed (3)(a) and the proposal has demonstrated that it is unreasonable or unnecessary to comply with the standard given the circumstance. It incorporated the relevant principles identified in LEC judgements, notably <i>Whebe v Pittwater Council</i> [2007] NSW LEC 827, which established the following tests for 'unreasonable or unnecessary' development standards:</p> <ol style="list-style-type: none"> 1. The objectives of the standard are achieved notwithstanding the non-compliance with the standard; 2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary; 3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable; 4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable; 	Complies

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Control	Comment	Compliance
	<p>5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable and unnecessary. That is, the particular parcel of land should not have been included in the particular zone.</p> <p>The assessment against Clause 4.3 demonstrates the proposal has met the objective of the clause, as per Test 1.</p> <p>Similarly, for Test 2, the proposal has demonstrated that the objectives of Clause 4.3 are met, and compliance with the height control is unnecessary and/or unreasonable in this circumstance. The intent of achieving a consistent height limit with the surrounding area is not relevant as the surrounding development has not yet taken advantage of the height limits, or are Heritage Items that will not be redeveloped to realise additional height.</p> <p>The Clause 4.6 Variation Request has been addressed (3)(b) and the proposal has demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard. The visual impact of the building height has been considered in the context of the surrounding Heritage Items. The proposed ground floor and mezzanine design has consciously reduced the size of the building footprint compared the upper floors to enable greater provision of public space and separation between surrounding buildings. The overall building design includes visually separate elements of the two towers and central core to give the appearance of multiple buildings to reduce the overall scale and bulk of the development. Further, the solar diagrams demonstrate that the additional building height does not create unreasonable overshadowing to new public spaces, such as the proposed public plaza at the rear of the building.</p> <p>The Clause 4.6 Variation Request is considered to have sufficiently addressed (4)(a). The argument presented in the Variation Request is accepted, and, based on the above discussion, the proposal has demonstrated that the building height exceedance is in the public interest. The proposed building seeks to become a landmark of the Queanbeyan CBD and will serve as the city's main public administration building. It is consistent with the overall character of the Queanbeyan CBD, and provides an example for future activation of redevelopment sites. The proposal meets the intent of the subject site as per the CBD Master Plan. It will contribute to a broader civic precinct that incorporates public spaces, social services, entertainment and recreation.</p>	
Clause 5.10 Heritage Conservation	<p>The Site is adjacent to three Heritage Items, all of which front Crawford Street:</p> <ul style="list-style-type: none"> » Former School of Arts building (Item I47) » Former fire station, a historical building with frontage to Crawford Street (Item I50) – see Figure 7 » Dutton's Cottage, a historical building with frontage to Crawford Street (Item I51) <p>The proposed development successfully integrates architectural styles that respect the surrounding heritage items at ground level whilst also achieving a contemporary style for the upper floors, with glazed facades and off-form concrete, as well as metal trim and louvres. The overall design merit of the building is acknowledged, and it is considered to provide a high-quality built form outcome. The prominent nature of the building, both in terms of height and design, is considered appropriate for</p>	Complies

Control	Comment	Compliance
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its purpose as a public administration building, and will provide a positive contribution to the redevelopment of the CBD in association with the public plaza.

Figure 7 Former fire station



At the ground level, the proposed building attempts to achieve a pedestrian scale in terms of materials, setback and overall building form. The ground floor and mezzanine level feature external brickwork to tie in with adjacent heritage items. The building entrance on Crawford Street is setback from the building line of the adjacent heritage items to provide a public forecourt which retains street trees and provides relief for the height of the upper floors. The overall visual impact on adjacent Heritage Items is considered acceptable.

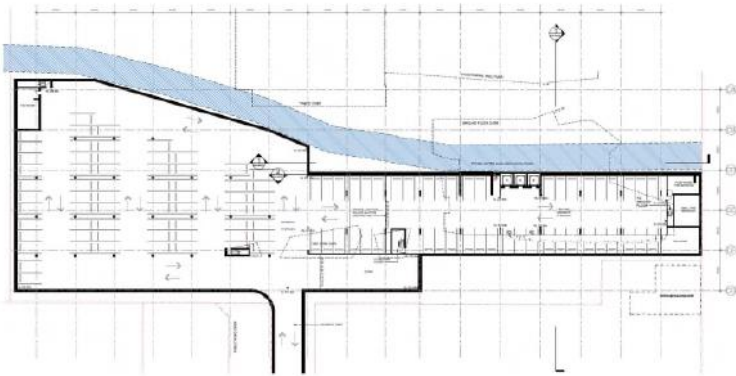
The proposed Subdivision Plan seeks to consolidate several lots to create a large lot that will contain the Former School of Arts, Bicentennial Hall, Q Theatre, Lowe Street Car Park and the subject proposed building and public plaza. A second consolidation will occur which includes the Former Fire Station, Duttons Cottage and creates a lot taking in the corner of Crawford and Rutledge Streets.

The proposed consolidated lot containing the proposed building has a frontage to Crawford Street that occupies approximately half the length of the street. Despite this, individual buildings are broken up by laneways to create legibility and human scale. The overall impact of the proposed subdivision on the adjacent Heritage Items is considered acceptable.

It is noted that the proposal includes a Statement of Heritage Impact which was generally accepted by the Heritage Committee, subject to conditions which have been considered as part of this assessment.

Clause 7.1 Earthworks	<p>The proposal includes bulk excavations to construct the basement, which requires consent in accordance with Clause 7.1.</p> <p>The Civil Works package includes details of site preparation, including bulk excavations for the proposed basement. Based on the information in the Civil Works package, including the Site Management Plan, Erosion and Sediment Control Plan, Bulk Excavation Plan, and Site Works Plan, the proposal is considered to have met the requirements under Clause 7.1</p> <p>The proposal includes ancillary earthworks in regards to the excavation of basement car parking and requires consideration under Clause 7.1 of the QLEP 2012. Measures will be in place during excavation works to minimise impact on nearby development and to maintain existing drainage. As discussed in the SEPP 55 assessment above, testing of soil will be</p>	Complies
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Control	Comment	Compliance
	undertaken prior to works commencing to ensure excavated soil is suitably classified for disposal off-site in accordance with NSW EPA requirements.	
Clause 7.2 Flood planning	<p>The subject site is identified in the Flood Planning Area on the Flood Planning Map and must be assessed against Clause 7.2. The associated flood planning level is RL575.51. The proposed building has been designed to provide a 500mm freeboard to the ground floor level to RL576.02.</p> <p>The proposed basement carpark will be lower than the flood level, although the basement entrance is above the 1 in 100 year ARI plus a 500mm freeboard, and a flood gate is proposed to restrict flood water entering the basement.</p> <p>Council granted an exemption to permit the proposed development to construct its basement more than 2m below the flood planning level.</p> <p>The proposal includes an Upstream Stormwater Diversion Plan which demonstrates stormwater management around the proposed building and public plaza. Stormwater is diverted to the pipes around the perimeter of the subject site.</p> <p>The proposal has located the building footprint around the Council stormwater main that traverses the subject Site. The shape of the proposed basement follows the line of the stormwater pipe and is conscious of the surrounding exclusion zone, as shown in Figure 8. The portion of the building over the stormwater pipe comprises the building core. An exclusion zone around the existing stormwater main is proposed to protect this asset whilst allowing construction over it.</p>	Complies
<p>Figure 8 Basement plan and stormwater main location</p> 		
Clause 7.8 Active Street Frontages	<p>This clause was not directly addressed in the proposal.</p> <p>The subject site is identified on the Active Street Frontages Map.</p> <p>The ground floor includes uses that promote an active frontage, including the proposed Council shopfront, a cafe and a smart hub.</p> <p>The proposed forecourt provides an area to encourage pedestrian activity, and includes a ticket kiosk for the nearby Q Theatre.</p>	Complies
7.9 Essential Services	<p>This clause was not directly addressed in the proposal.</p> <p>The proposal includes a Services Plan demonstrating sewerage infrastructure and a Concept Stormwater Management Plan.</p> <p>The proposal includes the provision of a new substation, located on the southern side of the building.</p>	Complies

4.2 Development Control Plans

The proposal has demonstrated consistency with the Queanbeyan Development Control Plan (QDCP) 2012, as shown in Table 6. A full assessment indicating the performance of the proposal against relevant non-statutory standards of the QDCP 2012 is included at **Appendix A**.

Table 6 QDCP Assessment

Control	Comment	Compliance
2.2 Car Parking	<p><u>The car parking associated with the original DA documentation has been updated and clarified through the the Traffic Report dated 26 June 2020 and prepared by Taylor Thompson Whittling (refer also section 5.1.2 Traffic and parking).</u></p> <p><u>Based on the characterisation of land uses in the QDCP being a public administration building and community facilities, the development generates demand for 70 additional car parking spaces. The proposal will result in the provision of 161 spaces including basement parking for 108 vehicles and car parking that will be reinstated in the Lowe Street Car Park and additional parking provided at basement level in the building. Bicycle Parking</u></p> <p>The proposed development demonstrates a commitment to reducing car dependency and includes a bike storage area with capacity for 68 bicycles. End of trip facilities are also provided to encourage ridership.</p> <p>Summary</p> <p>The development generates the need for an additional 67 car parking spaces. The proposal will deliver a total of 75 spaces which is 8 more than required in the QDCP. The operation of the community aspect of the development will include the use of the facility outside the peak demand period 9am-5pm Monday to Friday and 9am to 1pm Saturday for typical parking in the CBD. A combination of the parking proposed in addition to the public parking that is already available in the vicinity of the development is considered more than adequate.</p>	Partially Complies
2.3.3 Energy Efficiency and Conservation	The building has been designed to achieve a 5-star Green Star energy rating and has been designed with consideration to the NABERS Energy (Base Building) Commitment Agreement.	Complies
2.3.5 Waste and Recycling	<p>Relevant plans include an Operational Waste Management Plan (Drawing SK004) and Site Management Plan (C020).</p> <p>Waste room accommodates five 1110L recycling bins and four 1500L waste bins. All bins are noted as being collected twice weekly.</p> <p>Sweep paths provided via further information demonstrate that the proposed waste enclosure and associated service lane provides adequate access and manoeuvrability for a garbage truck (HRV 12.5m). The proposed location of the waste enclosure on the southern side of the building ensures it is out of site when viewed from Crawford Street. It is at grade with the service lane.</p> <p>A response to the internal referral to Council's Waste Officer has not yet been received.</p>	Not Determined
2.3.5 Noise and Vibration	<p>The proposed development is not considered to be a noise generating use. The location of the plant on the rooftop is appropriate.</p> <p>The proposal integrates with the existing entertainment venue of The Q but does not expand these facilities.</p>	Complies

Figure 9 Civic Square landscape plan



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Control	Comment	Compliance
	» The Sustainability Report (Appendix H) indicates that the landscape irrigation will comply with drip irrigation with moisture sensor override or use non potable water. The Landscape Plan does not include specific waste management plan for public realm, however, given the location of the development and its context in the CBD, the waste management will be undertaken as part of the existing civic waste management program.	
2.7 Erosion and Sediment Control	The Civil Works Package includes all relevant details and plans such as Erosion and Sediment Control Plan, Construction Management Plan and an Upstream Stormwater Diversion Plan	Complies
2.9 Safe Design	<p>The proposal has been referred to the NSW Police for CPTED assessment and has been determined to be acceptable with some recommendations for conditions of approval.</p> <p>The proposal demonstrates appropriate provision of landscaping, urban design and external lighting to promote safety and casual surveillance for pedestrians and cyclists. The Crawford Street forecourt and new pedestrian plaza at the rear of the building will be overlooked by building occupants during the day time.</p> <p>Public and private spaces are clearly defined in terms of urban design, landscaping and physical access control.</p>	Complies
2.12.6 Controls - Land Zoned Residential (R1 to R4 and RU5), Business (B1 to B5), Industrial (IN1 to IN3), Special Use (SP1 to SP3) and RE1 Public Recreation	<p>Insufficient detail is included to determine heights and canopy spread of trees proposed for removal. Pear tree adjacent to Bicentennial Hall appears to have a canopy spread greater than 3m.</p> <p>Council's Tree Protection Officer provided a Construction Impact Report that was commissioned by Council in September 2019. It includes a Tree Protection Plan. The Report included recommendations for the protection and retention of the trees fronting Crawford Street, including the London Plane tree that is within the site boundary.</p>	Not Determined
4.4.13 Signage Panels	<p>Council logo signage is proposed, facing into the forecourt and within the above building overhang. The proposed signage location is not considered to have a negative impact on the heritage character of surrounding buildings or the Crawford Street streetscape.</p> <p>Commercial signage is proposed for parts of the windows of commercial tenancies at the rear of the building, facing the public plaza.</p> <p>This location, size and semi-transparent nature of signage is considered appropriate.</p>	Complies
4.5 Alterations and Additions to Heritage Items and to All Places in the Heritage Conservation Area and the Vicinity	<p>The proposal does not propose any alterations or additions to heritage items. It does propose works in the immediate vicinity of two heritage items.</p> <p>The proposed office building is linked via a mezzanine pavilion which connects to the Bicentennial Hall, which is not a heritage item.</p> <p>Ground floor materials include red brick to reference the surrounding heritage items. The intent and treatment of the proposed forecourt, to setback the proposed building and include softer urban design works, is considered an appropriate measure to reduce visual dominance at street level. The original form of the adjacent heritage items remains clearly identifiable and physically separated from the proposed building.</p>	Complies

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Control	Comment	Compliance
	<p>The proposed structure is significantly larger in terms of scale, height and bulk when compared to adjacent heritage items. However, it has been assessed as not having adverse impacts on the adjacent heritage items as discussed in Clause 5.10 of the QLEP 2012.</p> <p>The proposal includes a Statement of Heritage Impact which was generally accepted by the Heritage Committee. The request for greater separation from the fire station and restricted use of the service lane is noted.</p>	
4.6 New buildings in the vicinity of a Heritage Items	<p>The proposed building has been assessed against the controls of Part 4.6 and is considered consistent, noting the following:</p> <ul style="list-style-type: none"> » The proposed structure is significantly larger in terms of scale, height and bulk when compared to adjacent heritage items. However, it has been assessed as not having adverse impacts on the adjacent heritage items as discussed in Clause 5.10 of the QLEP 2012. » The proposed consolidation of blocks and large frontage across Crawford Street is balanced with the width of existing and proposed structures. The proposed building has a similar width to the adjacent School of Arts building and includes visual breaks to punctuate the streetscape and identify separate buildings. <p>The proposal includes a Statement of Heritage Impact which was generally accepted by the Heritage Committee. The request for greater separation from the fire station and restricted use of the service lane is noted.</p>	Complies
4.9 Subdivision of land	<p>The proposed consolidation of blocks and large frontage across Crawford Street is balanced with the width of existing and proposed structures. The proposed building has a similar width to the adjacent School of Arts building and includes visual breaks to punctuate the streetscape and identify separate buildings.</p> <p>The Heritage referral is noted requesting greater separation from the fire station and restricted use of the service lane.</p>	Justified inconsistency
6.2.1 Site Design and Sense of Place	<p>The proposed building has a high-quality design that responds to its prominent location and role. The main role of the proposed building is public administration and a hub for community activities. It proposes to establish a central civic square and forecourt to provide spaces for people to engage in public life, and creates a high level of pedestrian amenity.</p> <p>The subject site is not identified for a 'gateway' development. However, the proposal is considered to represent outstanding architectural merit.</p>	Complies
6.2.2 Building Height Limits and Setbacks Design for Buildings	<p>The proposal provides sufficient environmental grounds and demonstrates cohesiveness with the objectives of Clause 4.3 of the QLEP 2012 as discussed in the LEP assessment, including the Clause 4.6 variation request.</p> <p>The QDCP includes setbacks to Crawford Street based on the number of storeys of the building from zero for up to two storeys to 20m for buildings with 3-8 stories.</p> <p>The proposal includes a variable front setback ranging from 4.93m at the closest point of to 14.7m to create the civic forecourt and entry to the building. The fire station adjoins the site to the east and Council Chambers to the west are both at a zero setback. Only a small portion</p>	Complies

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Control	Comment	Compliance
	<p>(less than 10%) of the Crawford Street frontage is setback at 4.93m. The remainder of the built form achieves a setback of at least 14.7m at ground level.</p> <p>The reduced setback is considered appropriate given the associated public realm enhancements and overall architectural merit.</p>	
6.2.3 Architectural Character	<p>The proposal includes horizontal articulation between windows to indicate level changes. Windows are generally on the same plane as the main façade, but are broken up with frames, louvres and sunshades.</p> <p>The proposed building includes a several roof levels which incorporate visually interesting elements such as a rooftop garden, screening for rooftop plant, and the potential for photo voltaic plates.</p> <p>A variety of materials and texture have been incorporated into the design including brick, off form concrete, glass and steel. Materials and finishes selection include appropriate low maintenance materials.</p>	Complies
6.2.4 Floor Space	As per the QLEP 2012 assessment, the proposed development has a total FSR of 0.66:1 which complies with the maximum 3:1 FSR for the subject site.	Complies
6.2.5 Robust Building Design	<p>The proposed development is considered a landmark building and will be prominent in terms of height and scale. It is a purpose built public administration building that is intended to service the needs of Council and the public in terms of the services shopfront and smart hub.</p> <p>It is conceivable that building could accommodate general office use in the future, and alternative ground floor uses.</p>	Complies
6.2.7 Awnings and Verandahs	The proposed development does not have a continuous street frontage and its adjacent buildings do not incorporate verandahs and awnings as part of the streetscape. However, the building design incorporates overhangs to provide weather protection for pedestrian entrances.	Complies
6.2.8 Active Street Frontages	<p>The proposal has been assessed against Clause 7.8 of the QLEP 2012 and is considered to comply.</p> <p>The proposal includes a large public forecourt on the Crawford Street frontage to encourage pedestrian activity. It includes a ticket kiosk associated with 'The Q' theatre.</p> <p>The ground floor of the proposed building includes angled walls to direct pedestrians towards the entrance which includes active uses such as the Council shopfront and a café.</p>	Complies
6.2.9 Colour and Materials	<p>The External Finished Schedule includes neutral colours for metal and concrete finishes. Red brick and dark metal cladding provide contrast accents.</p> <p>The proposal includes form cast concrete for some feature walls and the structural columns. These materials are considered consistent with the overall palette of the building and contribute to the contemporary architectural character of the building.</p>	Partially complies
6.2.11 Open Space and Civic Spaces	<p>The proposed development includes the provision of a public forecourt on Crawford Street and the public plaza at the rear of the site.</p> <p>The Shadow Diagram demonstrates minimal overshadowing of the public plaza on the winter solstice. The proposed forecourt benefits from a north east orientation and has minimal overshadowing.</p>	Complies

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Control	Comment	Compliance
	The creation of the Civic Square is consistent with the intent of the CBD Spatial Master Plan.	
6.2.12 Streetscape s and Frontage Works	Kerb and gutter treatments along the service lane are unclear in the Civil Works package. Further, the proposal utilises an existing unnamed lane from Rutledge Street for general vehicle access. Pedestrian movement and footpaths are unclear. The proposed service lane from Crawford Street has access control to manage vehicle movements but details are unclear from the DA package.	Partially complies
6.2.13 Advertisements and Signage	The proposed signage has been assessed against SEPP 64 and is considered to comply.	Complies
6.2.14 Heritage Sites	The proposal is considered to have an acceptable impact to Heritage Items as per the assessment of Clause 4.10 of the QLEP 2012, and is considered to be consistent with Part 4 of the QDCP 2012.	Complies
6.2.15 Connectivity	The proposal has maintained the existing pedestrian laneway from Crawford Street through to the Lowe Street Car Park. Laneways are integrated into the urban design approach and Landscape Plan. The proposed pedestrian laneway has a minimum width of approximately 5m.	Complies
6.2.16 Safety and Security	The proposal complies with CPTED principles as considered by the NSW Police.	Complies
6.2.17 Buildings Near Public Places	The proposal establishes a major public plaza adjacent to the Lowe Street Car Park. The Shadow Diagram demonstrates minimal overshadowing of the public plaza on the winter solstice.	Complies
6.2.19 Solar Access and Overshadowing	The Shadow Diagram demonstrates minimal overshadowing of the public plaza on the winter solstice. The proposal features curtain glass to maximise solar access into the building.	Complies
6.3.4 Pedestrian Access and Mobility	The proposal demonstrates consideration for pedestrian movement and access at the ground floor and throughout public spaces. The public realm works include wayfinding, lighting and suitable paving and grades for people with limited mobility. Floor plans include annotations for AS1242 (stairs and ramps) and AS1735 (lifts).	Complies
6.3.5 Site Facilities and Services	Regarding communications structures, air conditioners and service vents, all building plant and equipment is located in a rooftop plant room which has been integrated into the built form and incorporates visually interesting features so as not to detract from the façade. Regarding waste and recycling storage and collection, the proposal, including the provision of further information, has demonstrated adequate access and manoeuvrability for a garbage truck (HRV 12.5m) through the associated service lane. The proposed location of the waste enclosure on the southern side of the building ensures it is out of site when viewed from Crawford Street. It is at grade with the service lane.	Complies

4.3 Planning Agreements

The proposed development is not subject to a planning agreement under Section 7.4 of the EP&A Act.

4.4 Development Contributions

Non-residential development is generally excluded from the application of the Queanbeyan Section 94 Contributions Plan.

The proposed development is not expected to generate additional demand for public facilities or services. It is acknowledged that the proposed development includes significant public realm improvements and will upgrade the Lowe Street Car Park while also providing basement parking to be used by building tenants.

4.5 Submissions

Pursuant to Section 4.15(1)(d) of the EP&A Act, any public submissions made in accordance with the Act or Regulation have been considered. The application was then publicly notified for 28 days from 18 February to 17 March 2020 on Council's website. No public submissions were received.

4.5.1 Community consultation

While not forming part of the development assessment process, the Concept Plan for the proposed development was placed on public exhibition between 28 October and 29 November 2019. The following engagement activities were then undertaken by Council to promote awareness and seek feedback on the Concept Plan:

- » Documentation on Council's Your Voice engagement hub
- » Documentation available at Council's Customer Service Centres and Libraries
- » Media release
- » Included in Council's fortnightly advertisement in Queanbeyan Age/Chronicle, Braidwood Times and Bungendore Weekly
- » Mentions in the Mayor's Column in local newspapers
- » Coverage in QPRC News which is delivered to 30,000 households
- » Various social media posts
- » Distribution via various e-newsletter lists, including economic development list and general Council e-newsletter subscribers
- » Information stall in Riverside Plaza on 7-8 November (approx. 100 interactions)
- » Community information session on 20 November
- » Discussion at Council's Community Meetings on 19 November (Braidwood), 26 November (Queanbeyan) and 3 December (Bungendore – after comments had closed).
- » Staff information sessions and staff-focused content

Over the course of this consultation period a total of 37 submissions were received by Council, including nine submissions from internal stakeholders within Council. General feedback from the public was positive, and comments can be summarised as follows:

- » Support for the architectural style of the building as modern contribution to the Queanbeyan CBD.
- » Support for the creation of new public spaces, including the rooftop garden.
- » Concern over the provision of parking, and loss of surface parking in the Lowe Street Car Park.

- » Concern about the impact to surrounding heritage buildings.
- » Encouragement for public art, murals and the like to reflect the unique character and culture of Queanbeyan.

It is understood that the proposed design as submitted in the development application is consistent with the Concept Design as exhibited as part of the community consultation period.

4.6 Public Interest

In accordance with Section 4.15(1)(e) of the EP&A Act, the consent authority is required to consider whether the proposed development is in the public interest. The public interest is an overarching requirement which includes consideration of the matters discussed in this report. Implicit to the public interest is whether the proposed development adequately responds to and respects the desired outcomes expressed in relevant EPIs and whether, on balance, the impacts of the development can be appropriately mitigated or managed.

The proposed development is considered to be in the public interest as it will provide for a high-quality, visually prominent and well-designed public administration building and cultural centre for Queanbeyan residents. The building is complemented by proposed public realm improvements including a new public plaza and forecourt to Crawford Street. The public realm connects with the surrounding buildings including the Bicentennial Hall and Queanbeyan Performing Arts Centre to create a cultural precinct and centralised location for engaging in public life. It represents a major upgrade to an underutilised site in Queanbeyan's CBD and is generally in accordance with the provisions of the QLEP 2012 and QDCP 2012, whilst minimising adverse environmental impacts on the surrounding built form and natural environment, including heritage items.

5 Environmental Assessment

The following subsections assess the key impacts of the development in accordance with Section 4.15(1)(b) of the EP&A Act to the extent they have not been addressed elsewhere in this assessment report.

5.1.1 Built form and streetscape

The proposal will not have an adverse impact on the streetscape of Crawford Street as follows:

- » Creation of a pedestrian forecourt provides a positive contribution to public realm and streetscape.
- » The proposal includes ground floor uses, which are consistent with achieving active frontages and encouraging pedestrian activity.
- » Existing trees are to be retained and enhanced with additional hard and soft landscape treatments.

The proposal will not have an adverse impact on the surrounding built form as follows:

- » It will provide a new high-quality public building comprising a public library, a Council shopfront and customer service centre, publicly accessible smart hub facilities, administrative offices for up to 200 staff, and public meeting spaces.
- » The ground plane of the development is visually permeable and encourages access through and around the building to the public plaza at the rear of the development.
- » The proposed development will create a new built form for the Queanbeyan CBD, reflecting its image as a contemporary regional city.
- » The scale and height of the building is considered appropriate considering its role of public administration and provision of community services.
- » The proposed building presents as two different towers and creates diversity in height and architectural style of the Queanbeyan skyline.
- » The architectural style of the building is respectful of surrounding heritage items while still representing a modern, functional and visually interesting building.

Queanbeyan CBD Spatial Master Plan

The CBD Spatial Master Plan (the Master Plan) was completed in May 2019. It establishes a strategic framework for decision making, urban design and redevelopment of the Queanbeyan CBD over a 10 year period. The Master Plan identifies the Lowe Street Car Park as the preferred location for mixed use redevelopment, including a redeveloped Council Headquarters and Civic Square.

The proposed development is considered to be consistent with the intentions of the Master Plan.

Building Height

The proposal has been designed as a prominent public building for the Queanbeyan CBD and will be taller than the surrounding development. The height of the building extends beyond the permitted height limit for the site for part of the site as discussed above, as prescribed by the QLEP 2012, by approximately 3m at its highest point. However, the scale of the building is not considered out of character or overbearing in context with surrounding development, including heritage items.

The proposal seeks to alter the development standard relating to height (Clause 4.3), pursuant to Clause 4.6(b) of the QLEP 2012, as follows:

- » Over the 25m portion of the site, the proposed building envelope has a maximum height of 32.97m, resulting in a maximum non-compliance of approximately 8m or 32%.

- » Over the 30m portion of the site, the proposed building envelope has a maximum height of 32.97m, resulting in a maximum non-compliance of approximately 3m or 10%.

The justification to alter the development standard is considered acceptable and the proposal has demonstrated that the impact of the bulk and scale of the development on the surrounding area, is minimised, particularly in term of solar access and overshadowing.

The proposed design has sought to locate higher elements, such as the lift overrun, towards the centre of the northern town to reduce potential overshadowing on the public plaza to the south and west. By locating the lift overrun towards the centre of the building, it is acknowledged that the proponent has also sought to minimise the visual impact of the increased height when viewed from the surrounding streets. It is accepted that the increased height above the maximum permitted allows the proposed building to create an elegant and proportionate design that would otherwise not be achieved by complying with the height control.

5.1.2 Traffic and parking

Traffic

A Traffic and Parking Assessment was provided by Taylor Thomson Whitting and details the provision of car parking, service vehicle movements and the expected peak traffic generation and volumes for the surrounding streets.

The Traffic and Parking Assessment was referred to TfNSW and comments were received on 3 March 2020.

TfNSW noted that it was unclear how the traffic generation volumes in Table 3 and Table 4 of the Traffic and Parking Assessment Report have been calculated. Further information was requested to provide a detailed description of existing and predicted traffic movements, including traffic modelling if there is a likely to be an increase in traffic generated by the proposed development (e.g. SIDRA modelling).

The applicant provided further information on 26 June 2020 which was referred to TfNSW for comment. On 10 August 2020, TfNSW confirmed it had reviewed the further information and was satisfied that the proposed development and associated traffic generation and movements will not have a significant impact on State roads.

Parking

A Traffic and Parking Assessment (including further information provided 26 June 2020) was provided by Taylor Thomson Whitting and including assessment of parking requirements.

The proposal will deliver 161 parking spaces as follows:

Table 7 QDCP Assessment

Description	GFA (m ²)	Provision Rate	Spaces required	Spaces provided
Community facility	1,442	Individual assessment (1 space per 140m ²)	Individual assessment	11
Public administration	5,602	1 space per 100m ²	56	56
Service vehicles	8,466	1 space per 4,000m ²	2.2	3
Replacement of existing public parking spaces	N/A	1 for 1 replacement	91	91
TOTAL			150	161

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The proposed basement can accommodate all parking generated by the proposed development, with additional space to absorb some of the loss of surface parking from the Lowe Street Car Park. Of the 91 public parking spaces being replaced, 52 will be located as new surface parking in the redesigned Lowe Street Car Park.

The proposed parking arrangement utilises a basement to locate approximately half of the required parking. This is considered an efficient use of space, and enables the proposal to create a public plaza which enhances public amenity and is considered a positive contribution to the surrounding environment with the introduction of landscaped areas to replace a portion of surface car parking.

5.2 Suitability of the site for Development

Pursuant to Section 4.15(1)(c) of the EP&A Act, the Site is considered to be suitable for the proposed development as the site is being redeveloped to accommodate existing uses.

The Site is zoned B3 Commercial Core and the proposed development is consistent with the zone objectives as listed in the QLEP 2012.

The Site is centrally located within the Queanbeyan CBD, and located immediately adjoining the existing Council Chambers. It is accessible for pedestrians, cyclists and vehicles from the Crawford Street frontage and the Lowe Street Car Park at the rear. The Site is surrounded by complementary public buildings, such as the Bicentennial Hall and Queanbeyan Performing Arts Centre, both of which will be integrated in the proposed development with physical connections and public realm improvements.

6 Conclusion

Approval is being sought for a civic and cultural precinct in Queanbeyan. The proposed development has been characterised as a public administration building and has a capital investment value of \$75.7 million. It will be developed by Council, therefore it is deemed to be regionally significant development pursuant to 7(3) of SRD SEPP. The Southern Regional Planning Panel is the determining authority.

This assessment has been undertaken under section 4.15 of the EP&A Act and taken into consideration the submitted plans, Statement of Environmental Effects, additional information and all other documentation supporting the application. The assessment concludes that the development will not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

The proposal is considered to be consistent with the:

- » objects of the EP&A Act 1979
- » objectives of the relevant EPIs
- » aims of the LEP and objectives of the B3 zone
- » objectives of the DCP

The proposed development represents an appropriate design response in consideration of the site constraints and local heritage context. It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

6.1 Recommendation

The proposal is recommended for approval subject to the Draft Conditions of Consent at **Appendix B**.

Appendices

- A DCP Compliance Assessment
- B Draft Conditions of Consent

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A DCP Compliance Assessment

Provided under separate cover.

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B Draft Conditions of Consent

Provided under separate cover.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 SEPTEMBER 2020

ITEM 10.1 ASSESSMENT REPORT TO SOUTHERN REGION PLANNING
 PANEL - QUEANBEYAN CIVIC AND CULTURAL
 PRECINCT

ATTACHMENT 2 DA.2020.1022 - DRAFT CONDITIONS OF CONSENT FOR SRPP
 - QUEANBEYAN CIVIC AND CULTURAL PRECINCT

CONDITIONS OF CONSENT
DA.2020.1022

Proposed development

Development Application for the approval for a public administration building, basement carparking, public domain elements, landscaping, public library, demolition and construction of a new public laneway.

Property Description

Lots 1, 2 and 5 DP 1179998, Lots 1 and 2 DP 748338, and Lot 18 548244 at 257 Crawford Street.

Date {INSERT}

GENERAL CONDITIONS

1. Scope of Consent

This consent relates to the Statement of Environmental Effects and includes the following drawings/details submitted to Council with the development application as shown in Schedule 1, subject to compliance with any other conditions of this consent requiring amendments to the proposal.

The consent approves the consolidation of Lots 1, 2 and 5 DP 1179998, Lots 1 and 2 DP 748338, and Lot 18 548244 and subdivision into new lots to accommodate the development.

Reason: To specify the documentation that is approved as part of this consent.

2. Obtain Subdivision Works Certificate and Construction Certificate

Obtain a subdivision works certificate from Queanbeyan-Palerang Regional Council before undertaking any subdivision construction work.

Obtain a construction certificate from Queanbeyan-Palerang Regional Council, or an appropriately accredited private certifier before undertaking any building work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least two (2) days before undertaking any building work in accordance with that construction certificate.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

3. Obtain Occupation Certificate

Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.

Reason: Ensure that the building complies with relevant standards.

4. Comply with the Building Code of Australia

All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

5. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

6. 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.

7. Disposal of Surplus Excavated Material

Prior to the disposal of any surplus excavated material from the site, all soil requiring off site disposal must be assessed and classified prior to being transported to an appropriately licenced landfill in accordance with NSW EPA *Waste Classification Guidelines*.

Reason: To implement the recommendations on pages 20-21 of the Preliminary Soil Contamination Assessment prepared by Ballpark Environmental Ref BPE19094-R01 dated 2 December 2019.

8. Acoustic Report

Within six months of the date of building occupation, an Acoustic Report is to be prepared by a suitably qualified, experienced and independent person to be submitted to Queanbeyan-Palerang Regional Council. The report must:

- a) Assess how compliance with the recommendations of the Noise Impact Assessment prepared by WSP and dated August 2019 have been achieved.
- b) Include an assessment of the level of noise generated from and within the site, and
- c) Identify reasonable measures that could be implemented on the site to reduce noise impacts.

Reason: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receivers.

9. Landscaping

Prior to provision of landscaping, the Eucalypt species indicated on the Landscape Plan are to be replaced with endemic species. All landscaping, plants, verge treatment and/or irrigation are to be installed and thereafter maintained in accordance with the approved landscaping and irrigation plan to the satisfaction of the Manager Urban Landscapes.

Reason: To ensure landscaping is appropriate and future maintenance of the development is not impaired.

10. Sustainable Building Policy

The proposal is to achieve a Green Star rating of 5 star Best Practice Certification as required under Council's Sustainable Building Policy. The proposal must incorporate passive design strategies and active strategies. External consultant must be appointed to coordinate the review and certification process. Internal review and consultation to include Council's Sustainability Officer.

Key objectives to be included include but are not limited to:

- a. Indoor Environment Quality
- b. Energy Efficiency

- c. Water Resources
- d. Stormwater Management
- e. Building Materials
- f. Transport
- g. Waste Management
- h. Urban Ecology
- i. Innovation
- j. Building and Site Management

Reason: To ensure compliance with Council's Sustainable Design Policy for Council Buildings.

11. Waste Storage Area

The waste storage area loading facility must provide sufficient ventilation a grade to the driveway which does not exceed 1:14 and with no steps and a concrete floor graded and drained to a sump connected to the sewer with a stop cock for wash down.

Reason: To ensure the efficient use and management of the waste storage area.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

12. Submit Flood Engineer's Certificate

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

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

Reason: To ensure the structural stability of the building during a flood event.

13. Water & Sewer Compliance Certificate - Design

Prior to the release of a Section 68 application for development works or a Subdivision Works Certificate a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

A water and sewer compliance certificate is to be applied for in conjunction with application for the Section 68 application or Subdivision Works Certificate.

Reason: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications.

14. Disposal of Contaminated Material

All contaminated material removed from the site must be disposed of to a licensed disposal facility or as otherwise specified in the remedial action plan. Evidence of the location, date and quantities of material disposed of must be submitted to Council prior to the issue of a Construction Certificate (Building) or Subdivision Works Certificate.

Reason: To ensure that contaminated material removed from the site is disposed of in an environmentally safe manner.

15. Subdivision Works Certificate

The Subdivision Works Certificate or Section 68 Development Works Application and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works for a subdivision stage.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage;

- a) A Certification Report in accordance with Council's DQS Quality Assurance Design Specification, Clause DQS.04,
- b) This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications,
- c) Detailed Pavement design conforming to the procedures set out in Council's Design and Construction Specifications and/or relevant RMS specifications.

Reason: To provide design certification of the subdivision works.

16. 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 plans.
- f) address the management of the following potential environmental hazards:
 - public safety, amenity and site security
 - operating hours
 - noise and vibration controls
 - air and dust management
 - stormwater and sediment control
 - vehicle tracking of mud onto roads
 - waste and materials reuse and
 - traffic management

NOTE: Particular emphasis should be made to control runoff and pump out from basement excavation during and after storm events.

The Construction Management Plan is also to include an "unexpected finds protocol" to assess potential unexpected sources of contamination encountered during the excavation of the site and in particular the basement car parking. This should include an asbestos and hydrocarbon finds protocol in the event that these materials are discovered. Any recommendations resulting from an investigation into finding these unexpected sources of contamination shall be implemented by the applicant.

Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works and to implement the recommendations on pages 20-21 of the Preliminary Soil Contamination Assessment prepared by Ballpark Environmental Ref BPE19094-R01 dated 2 December 2019.

17. Submit a Waste Management Plan

Prior to any demolition works or the release of a Construction Certificate for building works, a Waste Management Plan for the management of waste generated during the construction shall be submitted to, and endorsed by, Council. The plan must;

- a) Demonstrate how waste will be separated into streams such as reuse, recycling and landfill.
- b) Include the method for containment of litter on site during construction.
- c) Provide for a Waste Storage Room
- d) Include a detailed Waste Management Plan for the operational phase of the development that shall address:
 - i) Details and location of waste stations
 - ii) Management of commercial/office waste
 - iii) How the operation waste management practices will be implemented with the tenants and end users of the building including education and training

Reason: To ensure adequate waste management practices are in place to satisfy Council requirements.

18. Vegetation Management Plan

Prior to release of any Construction Certificate a Vegetation Management Plan for the management and retention of trees during the construction phase of the development shall be submitted to and endorsed by, Council.

Reason: To ensure that trees, including street trees, are protected from damage during construction.

19. Sediment and Erosion Control Plan

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to the issue of a Construction Certificate. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication *Managing Urban Stormwater -Soils and Construction* (4th Edition 2004- "Blue Book").

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

20. Protection of Council Sewer/Stormwater Easements

Prior to the issuing of a Construction Certificate (Building) structural plans must be provided to Council for concurrence as the sewer and water authority. The plans are to demonstrate that the footings of the structure will not be located within the zone of influence of Council's sewer and stormwater easements.

Reason: To allow for safe access and maintenance of services within the easements by Council personnel.

21. On-Site Detention System Design

Prior to Construction Certificate being issued, an on-site detention system design conforming to Council's Development Design specification shall be submitted to Council. The design shall be accompanied by a certification from a suitably qualified hydraulics engineer.

Reason: To ensure on site detention is designed in accordance with the Council's specification.

22. Café Layout Plan

Prior to release of any Construction Certificate (Building) a "kitchen" location and base layout plan for proposed café is to be submitted to Council and approved by the Service Manager Natural Landscapes and Health.

Reason: To ensure the food preparation areas comply with the Food Act 2003 and Regulations 2010, Food Standard Code and relevant Australian Standards.

23. Submit an Application for Trade Waste (C4)

Prior to the issue of the Construction Certificate (Building) a Trade Waste Application (C4) for disposal of liquid trade waste of 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.

24. 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) Café
- b) 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.

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

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

25. Appoint Principal Certifying Authority (Building)

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least two (2) days prior to any work being undertaken.

Reason: To provide for supervision of the building works.

26. Development Contributions to be Paid

Unless Council otherwise determines that contributions are not payable the contributions specified in Schedule 2 of this consent must be paid to Council prior to the lodgement of the Notice to Commence Work and Appointment of a Principal Certifying Authority 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.

27. Traffic Management

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*. Where occupancy of the road reserve is required, a Section 138 application shall accompany the Traffic Management Plan for Local Roads or an approved Road Occupancy Licence (ROL) from Transport for NSW (TfNSW) for State Roads.

Reason: To ensure that works carried out comply with the Roads Act.

28. Submit Notice of Commencement of Subdivision Work

A notice to Commence Subdivision Works must be submitted to Council at least two (2) days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

Reason: To provide for supervision of the subdivision works.

29. Inspection and Test Plans

Prior to the commencement of works a Project Quality Plan shall be submitted to Council. The Project Quality Plan shall include inspection and test plans detailing witness points covering at least the following aspects of the works. Witness points shall be signed off by the site foreman or other nominated to do so in the Project Quality Plan:

- installation of sediment and erosion control devices,
- site clearing,
- site regrading,
- preservation measures installed for trees and vegetation,
- culvert location and installation including preparation of base, bedding and backfill,
- earthworks including longitudinal drainage and subgrade preparation,
- pavement materials and construction,
- sealing where applicable,
- fencing, signs, guideposts and line markings installation.

Advice: If Queanbeyan-Palerang Regional Council is nominated principal certifying authority for the work include as a minimum the following hold points for inspection and release by the principal certifying authority:

- Culvert/drainage line location and bedding,
- Sewer main location and bedding,
- Water main location and bedding,
- Subgrade preparation prior to placement of pavement materials,
- Pavement prior to sealing,
- Final inspection of completed works.

Release of the above hold points prior to commencement of the next stage of the works will require that the work be acceptable on the basis of visual inspection by the Principal Certifying Authority and satisfactory test results supplied by the applicant's Project Superintendent.

Reason: To ensure that the works are carried in accordance with quality assurance principles.

30. Detailed Schedule

Prior to the commencement of work a detailed schedule all sustainability requirements are met and these features are clearly and accurately documented in the building plans, specifications and working drawings / schematics before the project goes to tender.

This includes provision for recycled materials and non-toxic finishes to be used where appropriate in the construction of the development, with highest energy and water efficient equipment to be submitted to the Council prior to lodgement of an application for a construction certificate to the satisfaction of the Portfolio General Manager Natural and Built Character.

Reason: To ensure Green Star rating of 5 and compliance with Council's Sustainable Design Policy for Council Buildings

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

31. Sediment and Erosion Controls

Install and maintain sediment and erosion controls, prior to and during construction activities, in accordance with the approved Sediment and Erosion Control Plan, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows,

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

32. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

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

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

33. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

34. All Works to Be Confined to the Site

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

- a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.
- b) Comply with the requirements of AS 2601-2001 - The demolition of structures.
- c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.
- d) Be kept clear of stormwater, sewer manholes and service easements on the site.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

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.

35. Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

36. Protection of Adjoining Structures

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
- (b) if necessary, must underpin and support the building in an appropriate manner, and
- (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- (d) satisfy the requirements of SafeWork.

The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason: Excavations relating to building work do not pose a hazard to adjoining properties.

37. 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.

38. 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.

39. Inspections - Water & Sewer Authority

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

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

Council's Development Branch must be given 24 hours notice of the need for these inspections.

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

Reason: To ensure that hydraulic services are constructed in accordance with Council requirements.

40. Electrical Services in New Buildings (Flooding)

All electrical power connections, switch boards and transformers must be installed at a level above RL576.02mAHD.

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

41. Ground Floor Level above the 1% AEP Flood Level

The ground floor level of the building must be 500mm above the 1% AEP flood level (RL575.52mAHD) which for this allotment is at RL576.02mAHD. A survey plan that identifies the height of the finished ground floor must be prepared by a Registered Surveyor upon completion of the ground floor and then submitted to the Principal Certifying Authority.

Reason: To ensure that the floor level of the building is set at or above the 1% AEP flood level so as to minimise the risk of flood damage to the building and its occupants.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR SUBDIVISION CERTIFICATE

42. Occupation Certificate

The occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

43. Sewage Connection

Prior to occupation connect the premises to Queanbeyan-Palerang Regional Council's sewerage infrastructure.

Reason: Premises are connected to available domestic sewerage system.

44. Sewage Reflux Valve

A sewer reflux valve shall be fitted in accordance with AS/NZS 3500 - Plumbing and Drainage to the internal sewer drainage system upstream of the property boundary trap / shaft so as to prevent the backflow from the sewer from the authority's sewer entering the building.

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

45. Lighting in Car Parks and Public Spaces

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

Lighting of the underground car parking area must comply with AS/NZS 1680.2.1-2008 - Interior and Workplace Lighting - Specific applications - Circulation spaces and other general areas.

Reason: To ensure the provision of adequate lighting within the development.

46. Stormwater Disposal Requirements

All stormwater from the site must be captured and piped to the street gutter/stormwater pit/other via an on-site detention system to limit the discharge from the site to the pre-development rate in accordance with Council's D5 and D7 Design Specification.

Access to the underground car park to be above the 1% AEP flood level and freeboard and include a battery backup flood gate to restrict any flood water over the 1% AEP flood level.

The underground car park to have a battery backup hydraulics pump out system with a suitable discharge rate as determined by a hydraulics engineer, and have an external outlet above the 1% AEP flood level.

Reason: To provide satisfactory stormwater disposal.

47. Car Parking to Comply with AS/NZS 2890

The development will provide for an additional 70 car parking spaces. All car parks must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking, AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bays.

Access to the underground car park to be above the 1% AEP flood level and freeboard and include a battery backup flood gate to restrict any flood water over the 1% AEP flood level.

A car parking plan shall be provided illustrating the number of location of all car parking provided within the site including the number of accessible and service delivery spaces.

Reason: To provide adequate off-street car parking.

48. Bicycle Parking to Comply with AS/NZS 2890

All bicycle parking must comply with AS/NZS 2890.3-2015 Bicycle Parking Facilities.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bays.

Reason: To provide adequate and appropriately sized bicycle parking.

49. Provide Water Service and Water Meter

A new main water meter and water service shall be installed by Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant..

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

Reason: To ensure that the development is appropriately water metered.

Note: The water meter configuration is to be an 'In-Series water meter layout' as shown in Attachment A of Council's 'Water Meters and Water Supply Policy' - available on the Queanbeyan Palerang Regional Council website.

50. Works as Executed - On-Site Detention System

Prior to Occupation Certificate, Work as Executed drawings of the constructed on site detention system certified by the designer are to be submitted to Council accompanied by evidence of restriction of land use of the land and positive covenant over the lot in favour of Council.

Reason: To ensure on site detention is constructed in accordance with the designed system and that its ongoing maintenance is enforceable by law.

51. 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.

52. Fire Safety Certificate

Prior to obtaining the final occupation certificate, provide the final fire safety certificate to Queanbeyan-Palerang Regional Council (and to the principal certifying authority if not Queanbeyan-Palerang Regional Council). A final fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note: The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

- a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and
- b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

53. Water & Sewer Compliance Certificate - Construction

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

Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications.

54. Flood Management Plan

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

Reason: To protect goods and equipment in the event of a flood.

55. Application and Final Survey

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

- a) A final survey plan of subdivision and three copies;
- b) Any Section 88B instruments required by these conditions of consent
- c) A letter outlining how compliance with each condition of this development consent has been achieved; and
- d) Engineering Construction Certificate Report in accordance with specifications.

Reason: To enable registration of the subdivision and to ensure compliance with conditions of consent. To provide sufficient signed copies of the subdivision plan for Council, the applicant and the NSW Land and Property Information.

56. Statement from Surveyor

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

Reason: To ensure works are completed in accordance with Council's requirements.

57. Water and Sewer Compliance Certificate - Service

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

Reason: To ensure compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.

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

58. Electricity Supply

Prior to Council issuing a subdivision certificate, a Notice of Arrangement (NOA) shall be requested from the electricity authority which states that satisfactory supply arrangements have been made for the provision of electricity to the proposed development.

Reason: Ensures that satisfactory supply arrangements have been made and that all of the lots in the subdivision are suitably serviced.

59. Subdivision Works Defects Liability Period - Bond

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

The Subdivider must:

- a) Lodge a cash bond with Council with regard to the defects liability period in an amount as calculated from fees set by Council's Management Plan and current at the time of issue of the Subdivision Certificate; and
- b) Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council's Design and Construction Specifications (Version 3.2, dated January 2013) / Googong Design and Construction Specifications (Version 1, dated June 2011), Council may enter the subject land and undertake rectification work and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.

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

Reason: To ensure works are completed in accordance with Council's requirements.

60. Separate Connections & Services

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

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

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

Reason: To provide access to services for each allotment.

61. Submission from Service Authority

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

Reason: To satisfy relevant utility authority requirements.

62. Covenant On The Land

Apply covenants under section 88B of the *Conveyancing Act 1919* to the new lots incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenants.

- a) All requisite sewerage easements;
- b) Drainage easements shall be created over all existing and proposed drainage lines including inter-allotment drainage;
- c) Compliance with the recommendations of the geotechnical report prepared by D & N Geotechnical dated 6 June 2019;
- d) All easements specified below and contained in the subdivision must benefit Council as well as particular lots;
 - i. easements to drain water,
 - ii. easements to drain sewer,
 - iii. easements for water supply,
 - iv. easements which Council may require to provide or maintain other services, and
- e) Nominating Council as the name of the person/authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.
- f) Plantings on the entire site, including within the building envelopes, are to exclude species listed on the regional weeds lists.

Reason: To ensure public utility services, access and restrictions are legalised over the land.

63. All Surfaces to be Concrete or Asphalt Surfaced

All car parking spaces, loading bays, driveways and turning aisles must be either concrete or asphalt surfaced, with all car parking spaces line marked.

Reason: To ensure car parking spaces are functional prior to use of the premises.

64. Certification of Completed Works

At the completion of works the superintendent of works shall present to Queanbeyan-Palerang Regional Council a Certification Report for civil works and is to include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans, inspection test plans, and results are to be included in the report. The superintendent of works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in Council's Specification.

Reason: To ensure compliance of the works with the terms of the development consent and quality control requirements defects.

65. Work in Accordance with Engineering Specifications

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's Design and Construction Specifications.

Reason: To ensure construction and restoration work is in accordance with Council's requirements.

66. Disposal of Material

All material removed from the site must be disposed of to a licensed disposal facility. Evidence of location, date and quantities of material disposed must be submitted to Council prior to issue of Occupation Certificate.

Reason: To ensure that material removed from the site are disposed in a safe and environmentally responsible manner.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

67. 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.

68. Storage of Dangerous Substances is Prohibited (Flooding)

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

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

Reason: To ensure that substances that are extremely vulnerable to flood conditions are not stored in quantities that will cause adverse impacts in the event of a flood as the land is located within a "designated flood" area as defined in Section 2.5 "Flood Management" of Queanbeyan Development Control Plan 2012.

69. Equipment Storage below Flood Planning Level

All electrical and mechanical services and equipment that have to be installed below RL576.02mAHD must conform to the following:

- *Equipment*

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

- *Services*

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

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

70. 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, including pavement line marking

Reason: To ensure car park areas are useable.

71. 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.

72. 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. 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 such areas are available for occupants and visitors of the site and parking on site is used for the development.

73. Surface Water

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties.

OTHER APPROVALS (Section 4.12(5) *Environmental Planning & Assessment Act 1979* as amended):

Section 68 Local Government Act 1993

CARRY OUT WATER SUPPLY, SEWERAGE & STORMWATER DRAINAGE WORK, CONDITIONS TO BE SATISFIED FOR PLUMBING AND DRAINAGE

74. 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.

75. 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.

76. 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.

77. 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.

Advisory Notes:

NSW Police recommendations:

Due to the nature of the development, identified crime risks and issues, we recommend the following:

- Ensure all door locks and window locks are of excellent quality and complies with the Building Code of Australia.
- Consideration to the use of graffiti resistant paint or materials for the outer walls, in particular at the ground level of construction.
- Ensure the glass panels is of high quality and has shatter resistant qualities
- The development of a maintenance plan, incorporating a graffiti management plan, as research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally within a 48 hour period. In addition to the graffiti management plan, it is suggested to create a landscape maintenance & management plan.
- Furthermore on landscaping it should be noted and to be taken into consideration that although landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved in criminal behaviour and also restrict natural surveillance. Some predatory and opportunistic offenders seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment (ie. keep under 70cm of height). Street trees should not be placed directly under street lighting. When they mature they can block areas of light, creating shadows and dark spaces.

- It should be noted that there is a nearby taxi rank (intersection of Crawford and Monaro St). This taxi rank is often utilised by members of the public particularly after a night out at the local pubs and clubs. Crawford Street is also a main thoroughfare for pedestrian traffic from the pubs and clubs area to their place of residence. There is a high likelihood that these people will be intoxicated and therefore potentially be drawn to the outdoor area of this new precinct where street offences and other offences may occur. To counteract this possibility, it is suggested to have street lighting covering the building and all outdoor areas from dusk to dawn, taking care not to inadvertently cause shadows ie. areas of concealment. The presence of lighting will increase natural surveillance of the area which would lead to a higher likelihood of offences being reported to police thereby leading to a speedy resolution.
- Lighting between dusk to dawn will also deter offenders who wish to frequent the outdoor area to deal drugs. It is a well known fact that offenders do not want to be noticed and a good lighting system will definitely deter this from happening.
- It is also suggested that this whole precinct should be covered and motored by CCTV system. The Queanbeyan-Palerang Regional Council Office Building would be of a political and cultural significant importance to the Queanbeyan area. I feel that 24 hour monitoring, both in the form of static and roaming security guards would be instrumental in significant crime prevention of the protection of such an asset.
- Installation of bollards (or other structures that could service the same purpose of a bollard) on the Crawford Street side of the building frontage to prevent vehicular movement on the footpath area.
- Restricted hours for the public toilet (suggested for day time or special event only).
- Installation of skate stoppers on the street furniture or structures to prevent skateboards using them.
- Installation of an excellent quality back to base intruder system.
- Installation of 'Alcohol free zone' signs in the outdoor area.

Essential Energy

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and
3. In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.
4. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
5. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Please Note:

Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

Schedule 1 – Documents Approved as Part of This Consent

Document Name	Document Reference
Statement of Environmental Effects	Statement of Environmental Effects
Demolition Plan – Supplementary	Demolition Plan – Supplementary
Civil Plans <ul style="list-style-type: none"> - Cover Sheet/Locality Plan/Notes/Legend - Erosion and Sediment Control Plan - Site management Plan - Bulk Excavation Plan - Upstream Stormwater Diversion Plan - Site Works Plan Sheet 1 - Site Works Plan Sheet 1 - Site Works Plan Sheet 1 - Basement Plan - Site Works Details - Turning Vehicle Demonstration – B99 - Turning Vehicle Demonstration – HRV 12.5m - Bin Layout 	<ul style="list-style-type: none"> - C001 - C010 - C020 - C030 - C040 - C041 - C042 - C043 - C050 - C060 - C080 - C082 - SK004
Architectural Plans <ul style="list-style-type: none"> - Subdivision Plan Existing - Subdivision Plan New - Site Plan - Staging Plan - Demolition Plan - Basement Plan - Ground Plan - Mezzanine - Level 1 Plan - Level 2 Plan - Level 3 Plan - Level 4 Plan - Level 5 Plan - Plant – Mech and Services - Roof Plan - Elevations - Elevations 	Appendix A <ul style="list-style-type: none"> - DA-10-01 - DA-10-02 - DA-11-01 - DA-13-01 - DA-15-01 - DA-21-01 - DA-21-02 - DA-21-03 - DA-21-04 - DA-21-05 - DA-21-06 - DA-21-07 - DA-21-08 - DA-21-09 - DA-21-10 - DA-30-01 - DA-30-02

<ul style="list-style-type: none"> - Elevations - Site Elevation - External Finishes Schedule - Sections - Sections - Solar Study - Shadow Diagrams – Summer Solstice - Shadow Diagrams – Equinox - Shadow Diagrams – Winter Solstice - Perspective View – Crawford Street - Perspective View – Civic Plaza - GFA Schedules - Signage Schedule 	<ul style="list-style-type: none"> - DA-30-03 - DA-31-01 - DA-32-01 - DA-40-01 - DA-40-02 - DA-70-01 - DA-71-01 - DA-71-02 - DA-71-03 - DA-80-01 - DA-80-02 - DA-90-01 - DA-94-01
Landscape Plan	Appendix B
Preliminary Site Investigation	Appendix C
Geotechnical Report	Appendix D
Traffic and Parking Impact Assessment (including update from 26 June 2020)	Appendix E
BCA Ability Assessment	Appendix F
Heritage Impact Assessment	Appendix G
Sustainability Report	Appendix H
Preliminary Cost Estimate	Appendix I
Concept Stormwater Master Plan	Appendix J (C040-C)
Waste Management Plan	Appendix K (C020-B)
Noise Assessment	Appendix L
Preliminary Soil Contamination Assessment Report	Appendix M

Schedule 2 – Notice of Contributions & Charges Associated with Development

PROJECT ADDRESS	257 CRAWFORD STREET QUEANBEYAN NSW 2620 Lots 1, 2 and 5 DP 1179998, Lots 1 and 2 DP 748338, and Lot 18 548244
PROJECT DESCRIPTION	Public administration building including civic and cultural precinct, basement car parking, subdivision and ancillary infrastructure
APPLICATION NO	DA.2020.1022
NAME OF APPLICANT	Smec Australia

Important

The following contribution rates are those that apply at the date of issue of this consent. Rates are reviewed quarterly. Contributions will only be accepted at the rate applying at the date of payment. Council's Natural and Built Character section should be contacted to receive a current contribution notice of charges.

Fee Description	Fee Due
Section 64 Water and Sewer Contributions	
Water (Queanbeyan)	\$207,115.00
Sewer (East Zone)	\$69,488.00
Total Contributions Payable	\$276,603.00

Relevant Criteria on which these calculations were made:

46.28 equivalent tenements have been credited to this development.