



Planning and Strategy Committee of the Whole

10 November 2021

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 8.1

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

ATTACHMENTS – 10 November 2021 Page i

Item 8.1	Development Application - DA.2020.1481 - Adaptive Reuse of Benedict House as a Childcare Facility, Associated Additions, Demolition of an Outbuilding and Basement Carparking - 39 Isabella Street, Queanbeyan	
Attachment 1	DA.2020.1481 - Section 4.15 Assessment Report - Matters for Consideration - 39 Isabella Street.....	2
Attachment 2	DA.2020.1481 - Architectural Drawings - 39 Isabella Street....	60
Attachment 3	DA.2020.1481 - Redacted Submissions on Original Proposal.	97
Attachment 4	DA.2020.1481 - Draft Conditions of Consent - 39 Isabella Street.....	103
Attachment 5	DA.2020.1481 - Heritage Statement and Access Statement - 39 Isabella Street.....	122

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

10 NOVEMBER 2021

ITEM 8.1 DEVELOPMENT APPLICATION - DA.2020.1481 - ADAPTIVE
REUSE OF BENEDICT HOUSE AS A CHILDCARE
FACILITY, ASSOCIATED ADDITIONS, DEMOLITION OF
AN OUTBUILDING AND BASEMENT CARPARKING - 39
ISABELLA STREET, QUEANBEYAN

ATTACHMENT 1 DA.2020.1481 - SECTION 4.15 ASSESSMENT REPORT -
MATTERS FOR CONSIDERATION - 39 ISABELLA
STREET



DELEGATED REPORT - DA.2020.1481

SUMMARY

Proposal:	Change of use to childcare facility for 115 children, alterations and additions to existing building, demolition of cottage to rear, underground parking and new structure with link to main building over carpark..
Address:	39 Isabella Street QUEANBEYAN NSW 2620
Property description:	Lot 1 DP 801099
Applicant:	Capital Region Planning
Owner:	Jam St Investments Pty Ltd
Date of lodgement:	29/09/2020
Notification period:	15/10/2020 to 02/11/2020
Submissions received:	Renotification 3 submissions against the original proposal 0 submissions received for amended proposal
Assessment officer:	Jacinta Tonner
Estimated cost of works:	\$1,250,000
Zoning:	R2 – Low Density Residential
Heritage:	I91 – St Benedict's Convent – Local Significance Local Conservation Area
Flood affected:	No
Bushfire prone:	No
Recommendation of officer:	Approval subject to Conditions

EXECUTIVE SUMMARY

The proposed development includes the adaptive reuse of a listed heritage item Benedict House as a childcare facility for **115 children**.

The proposed works include:

- alterations and additions to existing building,
- demolition of cottage to rear,
- basement parking
- Construction of new structure over basement parking
- link to main building over carpark
- access ramps, lifts and fire stairs

Three submissions were received against the original proposed development. Issues raised were predominantly related to traffic. Amended plans were renotified and no submissions received.

The principal planning issues relate to traffic, carparking and demolition of cottage at rear.

Variations to the QDCP are sought for site coverage and carparking. The variations are supported.

The application is recommended for approval.

BACKGROUND

The building on the site was constructed for the purposes of a convent with ancillary cook house at the rear of the site (known as the cottage in this report).

The Statement of Significance (State Heritage Inventory), 2021 documents the following:

Example of a substantial Victorian period convent building with elements of the Italianate style. Part of the surviving late nineteenth century building fabric of the town, that contributes to the town's historic character. Comprises St. Benedict's Convent and Kitchen Block. St Benedict's Convent is historically significant as the third country community established by the Sisters of the Good Samaritan and only their seventh community in all. The sisters were the first congregation of nuns founded in Australia. The building is also significant as a product of the nineteenth century conflict between church and government authorities over the control of school education in New South Wales. The establishment of St Benedict's reflects the importance that the Irish Catholic community in Queanbeyan attached to education and to the social and economic advantages it bestowed. The convent also played an important role in reducing long standing sectarian enmity in the town (Criterion A.4). St Benedict's forms with the 1870s public school on the adjacent corner an important element of the local streetscape. With its imposing stature and distinctive Victorian Free Gothic architecture, the convent is also a striking landmark feature in Queanbeyan. St Benedict's and the Hotel Queanbeyan, each standing on a hill at opposite ends of Crawford Street, constitute the two most prominent and familiar landmarks in the city (Criterion E.1). St Benedict's reflects well the characteristics of Victorian Free Gothic style architecture (Criterion D.2). St Benedict's is valued by the community because of its religious, educational and social associations (Criterion G.1).

Existing development on the site comprises the former convent with the most recent use as arts and craft gallery, studio and café and dwelling house on the first floor.

Subsequent uses of the convent included educational, religious and community uses.

More recent development approvals include:

- DA-139/2006 - Change of use from offices to arts and craft gallery.
- DA- 62/2008/A Arts and craft galleries, art workshops, studio and kitchen. Modifications to use the site for a restaurant and deletion of condition requiring the on-site car parking to be sealed and line marked.

DESCRIPTION OF THE SITE AND LOCALITY

The site is a corner site situated on the south eastern corner of Isabella Street and Thorpe Avenue.

The site is rectangular in shape and an area of 1,5961m² and falls from north to south by approximately 2 metres and west to east by approximately 1 metre.

Vehicular access is provided to the site via a driveway from Thorpe Avenue. There is informal parking along Isabella street for approximately 8 cars.

Existing development within the locality consists of Isabella Street primary school, dwelling houses, townhouses other child care centres including a special needs facility.

Immediately to the east of the subject site is a group of townhouses, to the south is a special needs facility (Treehouse), to the north are residential dwellings and to the west is primary school.



Figure 1 Locality plan



Figure 2 Front elevation of Benedict House - to be retained



Figure 3 Rear of Benedict House showing the small cottage proposed to be removed and 1 large strawberry tree to the right of the cottage.

PROPERTY BURDENS AND CONSTRAINTS

A sewer easement is in the south eastern corner of the site which could affect development on the site. The proposed development has taken the easement into consideration ensuring the basement parking does not impinge on the easement.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the adaptive reuse of the existing building for use as a centre based child care facility with a maximum capacity of **115 children**.

Original plans were submitted on 29 September 2020. The original plans retained the cottage at the rear of the building and proposed a new structure extending from the cottage and car parking area for 6 vehicles between Thorpe Avenue and the cottage.



Figure 4 Original proposal with retention of cottage

Due to the development not meeting the carparking requirements for a child care facility the proposal was not supported.

The applicant reconsidered the design and submitted a concept plan on 2 March 2021. The concept plan showed the demolition of the rear cottage and the provision of basement carparking. This option was supported by staff as 75 % of carparking could be met with the formalisation of carparking on Isabella Street. A full detailed set of revised architectural plans were received on 31 August 2021 and renotified with no submissions received.

The proposed operating hours are 7.00am to 7.00pm Monday to Friday.

Details of proposal

Original plans submitted on 29 September 2020

The specific elements of the proposal include:

- Internal alterations to the building to make it fit for purpose:

Ground floor

- Refurbish northern part of ground floor to incorporate an entry, reception area and office;
- Fit out activity rooms for children aged 2-3 years, total of three rooms;
- Fit out activity room for children aged 3-4 years
- Installation of lift for accessibility and refurbish original stairs to the first floor;
- Installation of a number of WC and nappy change / changing areas on both sides of the ground floor;
- Installation of a kitchen room and food preparation area;
- Installation of a ground floor interaction space;
- A number of storage rooms and cupboards are proposed throughout the ground floor; and
- Additions to the rear part of Benedict House includes changes to rear central area of the building.

First Floor

- Activity room for children aged 0-1 with connected cot room, WC / Changing room and bottle preparation room and storage cupboards;
- New WC. Accessible WC, laundry, planning room, staff room and central connecting corridor;
- Activity room for children aged 1-2 includes a connected cot room, WC/Change room, bottle preparation room and storage cupboard;

- Addition of first floor outdoor play area with outdoor storage area.

- External alterations

Replace dilapidated metal roofing consistent with the original colour pallet and finishes;

- Undertake works to the building to eliminate rising damp issues for the site;
- Upgrade existing roof gutters to treat stormwater within the building;
- Repoint of existing brickwork and mortar by an experienced trades person;
- Alterations to the front entry porch and construction of an accessible ramp; and
- New decking around rear and eastern sides of the ground floor additions and new accessible ramps.
 - Operation hours are Monday to Friday 7.00am – 6.00pm with staff arriving by 6.30am and departing by 6.30pm
 - Provision of waste area

The following elements of the original plans are superseded by amended plans.

- Provision of indoor and outdoor play spaces
- Provision of on 6 hard stand carparking spaces with access from Thorpe Avenue
- Formalise the existing carparking off Isabella Street and utilise these 11 spaces as a drop off facility
- Provision of one accessible car parking space

Amended plans submitted 31 August 2021

The application was amended to facilitate carparking requirements and expand the maximum capacity to **115 children**.

- Same internal floor plans as the original plans for the principal building (see above) and
- Demolition of the cottage to the rear
- Construction of a basement carpark (20 spaces + 1) with access from Thorpe Avenue.
- Proposed west wing extension of the ground floor level of existing building over basement carparking
- New outdoor play area platform over basement parking
- Detailed floor plan showing ramp access from basement carparking
- Removal of landscaping at the front to provide for new ramp and children's play area including decks, climbing wall
- Tree Removal x 1 high retention value tree (Arbutus unedo – Strawberry tree) and 3 small low retention trees.
- Formalised 45 degree carparking on Isabella street for 8 car spaces.

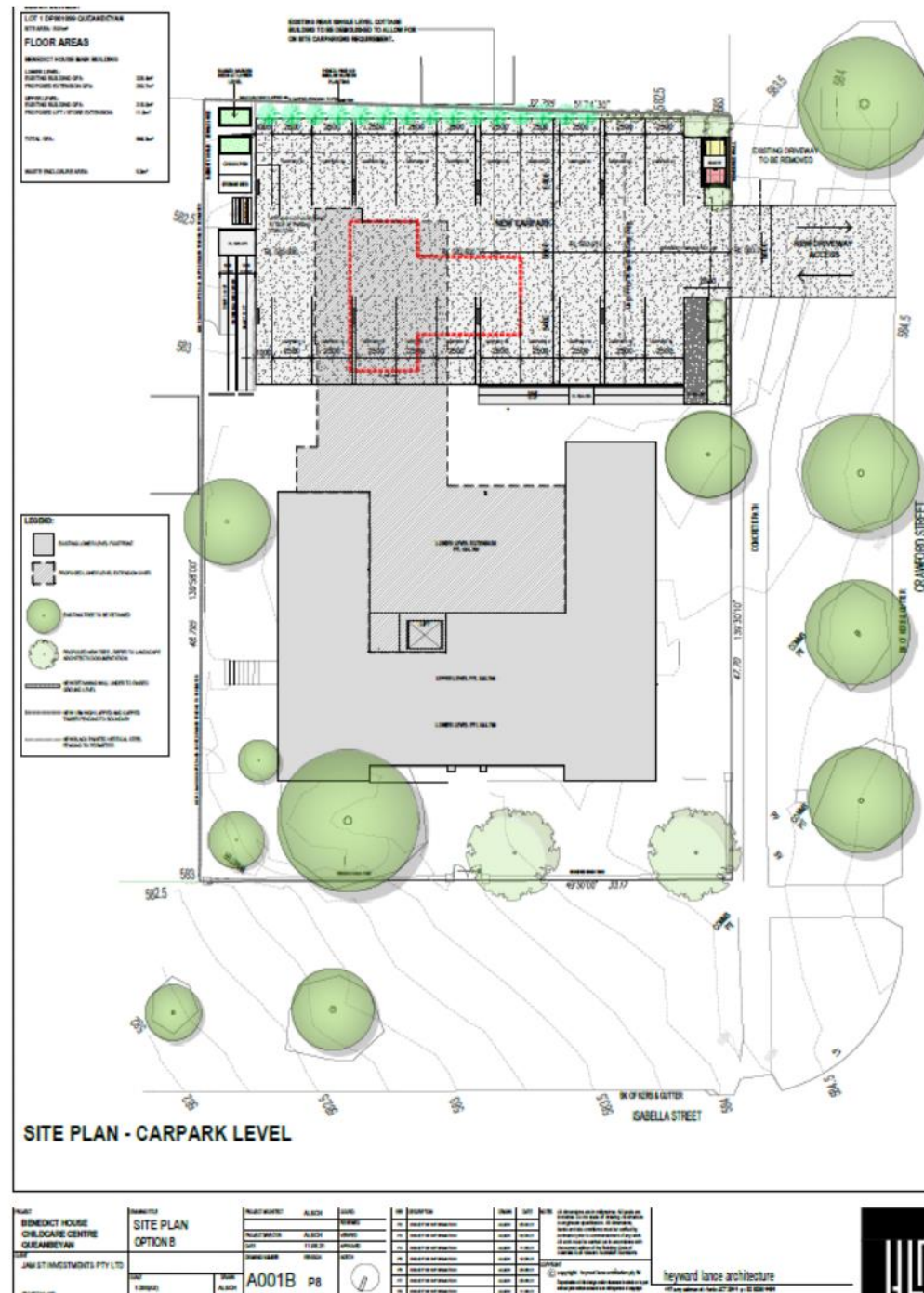


Figure 5 revised plans showing car park level

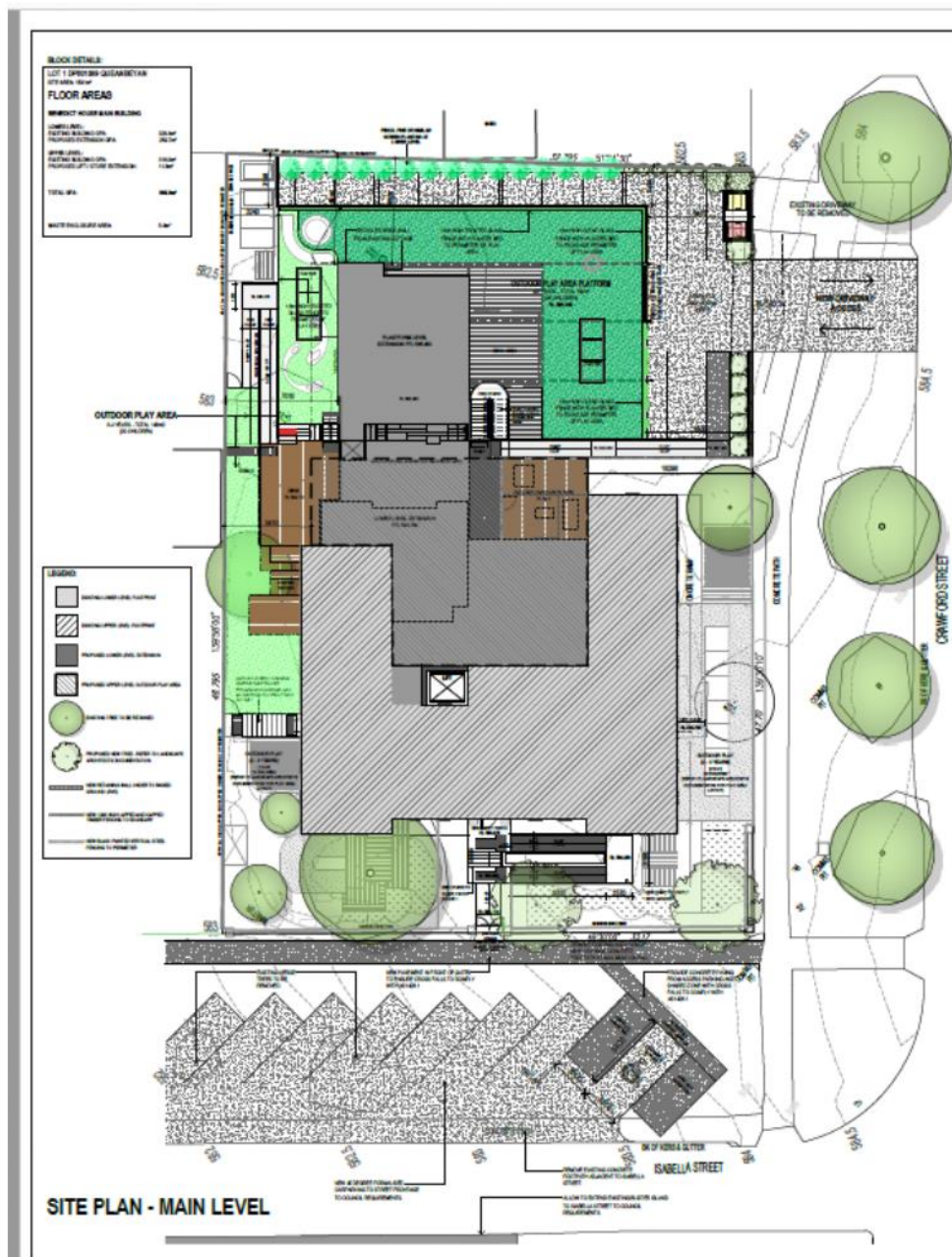


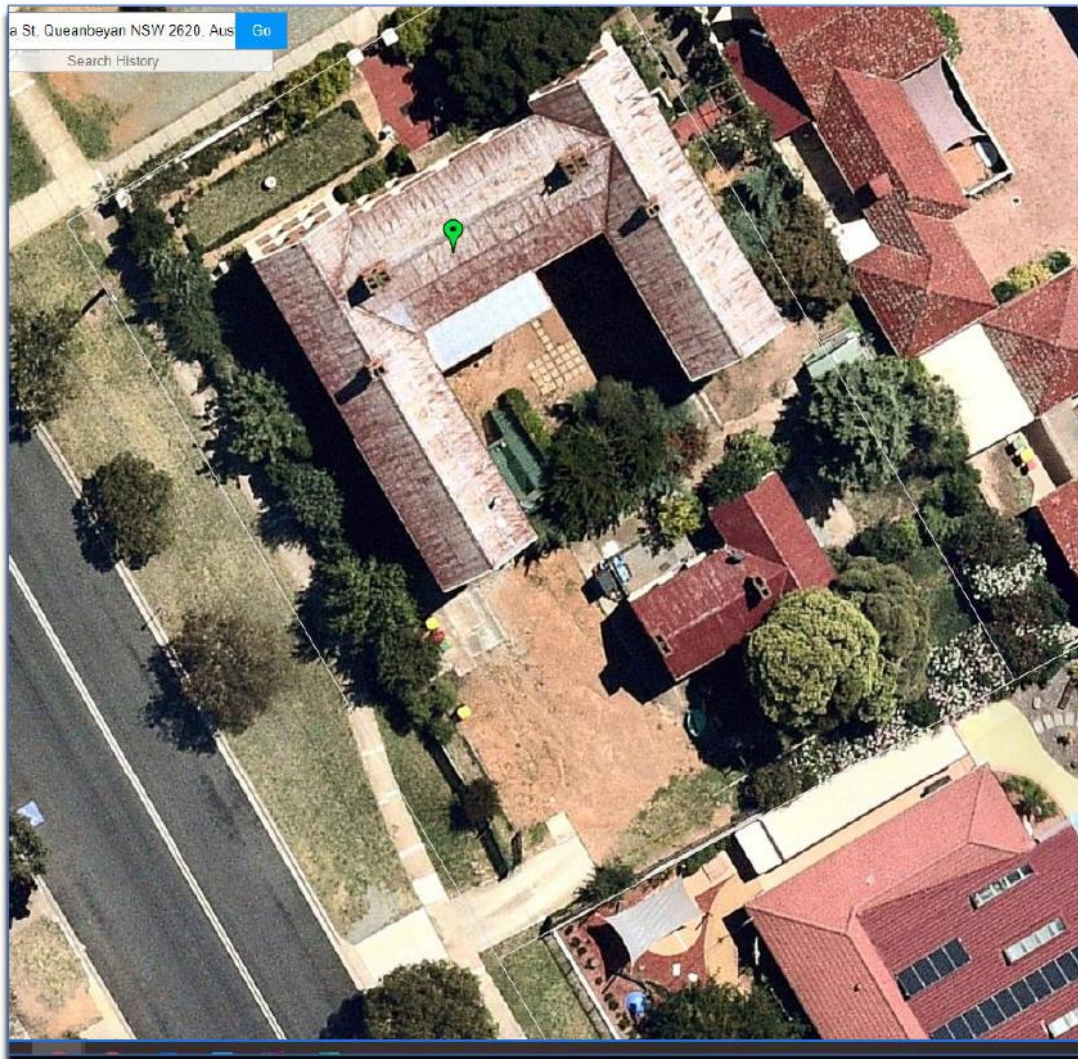
Figure 6 Site Plan Main Level



Figure 7 Elevations of amended proposal



Figure 8 Perspective



CONSENT AUTHORITY

In accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) the proposal is considered to be local development and Council is the Consent Authority.

SECTION 4.10 DESIGNATED DEVELOPMENT – EP&A Act, 1979

The proposal is not designated development.

SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal is not integrated development:

REFERRALS

INTERNAL REFERRALS

Heritage Adviser Comments

Original plans

This proposal will have some impacts on the heritage attributes of the building, most notably with upper level play area to the main building, some new internal openings and possibly the revised entry stairs and ramp at the front of the building. However the proposed adaptation of the building will see the conservation of the significant exterior on the important north, east and western elevations and, as a consequence, this proposal is considered to be acceptable in principal from a heritage point of view.

Issues that need further clarification:

- Detailed design drawings of the landscape treatment between the Isabella Street gate and the front door, including steps, ramp, decorative urns, handrails and retention or otherwise of existing plants. My feeling here is that the entry needs to reflect good historic characteristics.*
- Confirm that existing timber windows will be retained and repaired, while allowing for child-proof adaptations.*
- No rock climbing handholds to be fixed to the external brick wall.*

Amended plans

This proposal demolishes the rear cottage, constructs a basement carpark, and adds an enclosed space and play area over the carpark. Further detail is also included for other parts of the project.

The loss of the rear cottage is a relatively minor impact in comparison to the restoration and re-use of Benedict House. Furthermore, the footprint of the cottage is to be reflected in the ground floor podium and an infill wall will feature recycled bricks to reflect the cottage's historic patina.

The extension of roofed area and covered play space uses the same black space-frame concept previously proposed for the upper level and provides a distinctly modern architectural language to the extensions. This is handled elegantly and in a way that clearly distinguishes new from old, but retains significant references to the historic building by aligning the space frame to Benedict Houses' floor plates and ensuring that structural members sit off the wall. The prominent 'quoins' detailing is respected by setting vertical members in from the outside edge of the wall.

Major modification to the front of Benedict House relates to the entry ramp and stair, however the treatment is sympathetic and proposes to reuse historic urns that are part of the current arrangement.

Other changes to the exterior of Benedict House relate primarily to windows and doors, although again these seem to be handled sensitively.

Overall the proposal is a good heritage outcome that sees the exterior of Benedict House sensitively conserved with a modern and elegant extension to the rear that respects key attributes of the parent building. It reinstates a teaching role that is consistent with the original building and importantly provides an economic stream that will serve the building's current and future conservation.

The proposed amendments are supported from a heritage perspective.

Engineering Comments

Council's Development Engineer raised concerns about insufficient carparking for the original proposed development and held the position that the application would not be supported. Based on this position the applicant redesigned the development and proposed basement parking and removal of the cottage at the rear. The following is a commentary from the Engineers with final support for the amended proposal and recommended conditions of consent.

The Initial Assessment

In summary, the proposed development initially could not be supported by Development Engineering and Community Connections. The development had failed to provide sufficient on site car parking along with its proximity to an existing primary school is cause for concern to Council staff.

Council staff have observed high usage of the existing on street parking that is proposed to be used by the centre and have observed peak morning drop offs at childcare centres and primary schools to be closer together or coinciding, contrary to the traffic consultants advice. Whilst the childcare guideline allows the approval authority to consider reduction in on site parking requirements on the grounds of re-use of a heritage item, the deficit in on site parking is too great to be considered in this application, especially when considering during peak drop off times most centres can actually require greater than the 1 space per 4 place requirement specified in the Childcare Guideline.

The following specific comments are made in relation to the initial proposal and supporting traffic report:

- *-The proponent proposes to formalise on street parking along the frontage of the lot on Isabella Street to use to meet their parking demand, however, even with the 11 perpendicular spaces on the street bringing the total number of spaces provided by the development to 17, the parking provided remains 2/3 the required 28 spaces.*

It should be noted that Council has required on site parking for childcare centres and in fact when challenged by this requirement has had this policy confirmed by the Land and Environment Court. Consideration of an application that fails to meet required parking demand and relies so heavily on on-street parking (only 6 on site parking spaces provided) could undermine the Council's position in relation to insisting on off street parking for childcare centres.

- *Council staff have some concern with some of the on street perpendicular parking being so close to the intersection of Isabella and Crawford Street. Formalisation of these spaces will likely see vehicles turning over double white lines adjacent to the intersection to manoeuvre into the spaces with the potential for collisions where vehicles are backing out of spaces.*
- *-The traffic consultant appears to be using an outdated version of the Development Control Plan (DCP), as the current DCP does not distinguish parking rates between CBD & other areas. The Current DCP in fact refers to the SEPP, which by default, will guide one to the 1 space for every 4 places that is put forward in the Childcare Guideline. This has been historically used by Council as a standard rate for assessment of parking based on the guideline.*

- *-It is asserted that the Childcare guideline should take precedence over Council's DCP, primarily to rebuke Council's requirement for off street parking to be provided by the proponent of the facility. Attention is drawn to C31 of the Guideline which states;*

Off street car parking should be provided at the rates for child care facilities specified in a development control plan that applies to the land.

Where a development control plan does not specify car parking rates, off street car parking should be provided at the following rates:

...In other areas:

-1 space per 4 children.

Therefore, the requirement for off street (on site) parking is actually backed up by the NSW guideline and the notion presented is completely false.

The guideline continues to state;

A reduction in car parking rates may be considered where:

-the proposal is an adaptive re-use of a heritage item...

The proposal would otherwise require 28 onsite parking spaces and whilst it does fall into the category mentioned above, the proposal only provides 6 parking spaces, which do not appear to meet AS2890 requirements, lacking manoeuvrability. This is less one quarter of the requirement with poor justification that Council staff are unable to support.

- *Council disagrees with the assertion that the traffic/parking generation occur at different times in the mornings, i.e. 7.30 to 8.30am for child care and 8.25 to 8.55am for primary school. This discussion has been thoroughly debated in the past. In the referring officer's experience childcare centres and schools alike can have varying time of demand. Comparisons to a child care centre in the South West of Sydney where typical commute times can be significantly higher than regional centres are not thought to be indicative of local behaviours. Within Queanbeyan, we see little activity at childcare centres prior to 8am, morning activity typically builds up to an approximate peak at approximately 8.30am but activity does not typically drop off until after 8.45am. Whilst the peak traffic/parking generation does not align with the school which typically peaks around 8.45am, there is a clear cross over in "medium to high" activities of both the school and the childcare centres.*
- *Contrary to observations made by the consultant, Council staff have visited the site during the morning drop off and observed quite heavy usage of the parking in front of 39 Isabella Street by both staff of the school for all day parking and by parents utilising the recently installed crossing on Crawford Street. These spaces are almost entirely used during the pickup and drop off times and It is difficult to see how Council could "reserve" these public spaces for the sole use of the childcare centre. Further, when these spaces are occupied forcing young children to cross the street, as the opposite side of the street is potentially hazardous and is typically avoided for sensitive users using onsite parking.*

Revised layout assessment

Water

The site is currently serviced by a potable supply a Hydraulic consultant will be required to assess the supply requirements through flow demand analysis taking into consideration the use and any fire protection measures that would need to be introduced to the site.

Sewer

The site has a current connection the connect to the line extended from S653.

The current connection and its configuration will require a trade waste connection and application to be made by the applicant.



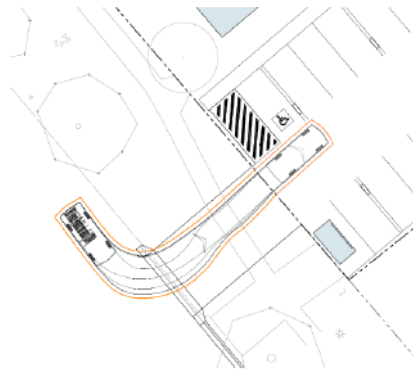
(Sewer Layout)

Storm Water

The site has a current kerb out let connection the application proposes a 10 000 litre on sire detention tank, prior to the building CC the applicant must provide calculation to ensure the sizing meets a the requirements for a 1% event with a 20% discharge rate. A condition for the calculations and sizing of the OSD tank to meet 1% AED and a 20% discharge.

Access

The site has current access off Thorpe Ave, the access to the site is now proposed to enter an underground 21 space carpark.



Proposed site access off Thorpe Ave.

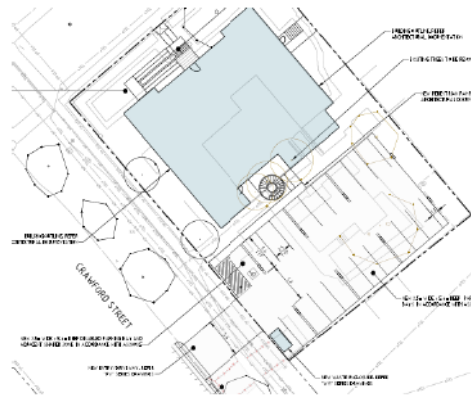
The meeting of the local development committee recommended that a hard median be installed at this location to ensure that only left and left out access was the only available means to the site. The reason is the access location is adjacent to the kiss and drop location of the public school and right hand turns into the development site will conflict with traffic flows and safety of the public-school site. A condition for left in and left out access with the installation of a hard median will be applied.

Parking

After several meetings with the applicant it was agreed by Council that in the interest of the reuse of a heritage item that the applicant if meeting the requirement for no less than 75% of onsite parking requirements Council could look to conditionally support the application.

The site requires if meeting the SEPP and DCP requirements 28 spaces.

The applicant provided a parking layout showing an underground parking layout meeting the 75% threshold set by Council.



Plan showing proposed onsite parking

The local development committee held on the 9 June conditionally supported the proposal. It was discussed that the site still lacked adequate parking and posed a serious risk to children in the vicinity if not mitigated. It was discussed that the shortfall could be supplemented by formalising the parking on Isabella Street in front of the development site. The conditions outlined by Councils community connections team, Traffic for NSW and NSW Police entailed off:

- 1. Formalisation of on street parking by the applicant to supplement shortfall in SEPP requirements, and close footpath in adjacent on street parking bays.*
- 2. Widen footpath in front of centre to first driveway to 1.5m.*
- 3. Condition left in, left out, from Thorpe Ave and investigate viability of a hard median*

Conditions to be applied to formalise on street parking out the front of the development by extending the kerb blister and extending on street parking bay to the driveway of 43 Isabella St and seal and line mark. The parking will be time limited.

The second condition will be to close the foot path at the rear of the current informal on street parking and widen the foot path at the front of the development.

A design will be required along with a section 138 roads act application prior to the building CC.

Local Development Committee Minutes

39 Isabella Street, Queanbeyan

OVERVIEW:

- Development application (DA) received for a 120-place early learning centre (childcare).
- Site is located directly opposite Queanbeyan Public School (QPS).
- Heritage item at the rear to be demolished and replaced by an underground park with pedestrian ramp (meeting AS 2890) and provision of one accessible parking space.
- There is some support to see re-use as the building is a heritage item that has been dormant for some time. There have been several failed businesses on this site in the past.
- Our advice to date has been to encourage use of the building, but not for childcare given its proximity to the public school and constraint of limited onsite parking.

ACCESS/EGRESS:

- Existing pick up/drop off zone (Thorpe Avenue) for QPS would be affected by main access to proposed development site
- Intensification of Thorpe Avenue is acknowledged, can we consider left in, left out, supported by a rubber median and line marking within development site (before exit onto Thorpe Avenue) to guide traffic left, and a solid median strip on Thorpe Avenue? Engineers will review the impact on existing QPS drop off/pick up zone.

PARKING:

- Traffic studies provided are very CBD focused ie. alternate transport modes bus routes, easy pedestrian access
- Acknowledgement of co-trips (school and childcare drop off) allow for a percentage of dispensation of onsite parking requirements.
- State Environmental Planning Policy (SEPP) requires one car space/per four children, which for this development = 30 spaces, but the SEPP is silent on staff parking
- Full capacity would allow 20-30 educators at any one time, but it is noted that there may be less staff rostered on at peak school drop off times.
- It has been suggested by the applicant that staff would park elsewhere (off site) to keep children safe.
- 2.5m wide (Category B) parks are required to allow parents to get children out of cars
- 6m isle width
- Min. 5.5m driveway access
- Pick up and drop off is proposed to occur within the onsite carpark
- Slope of block means the rear of the carpark would be underground and this slope would start just after entry
- Jerrabomberra childcare have designated and painted 'parent parking' supported by 15min parking limit signage. Consider conditioning 'parent parking only' but need keep in mind QPS parents may then use this parking area
- QPS have made comment on proposed development and are not in support
- 75% of SEPP required parking came about regarding reviews of four or five centres in Googong and Jerrabomberra – with a focus on movements (rather than numbers) over a 45 minute period for drop offs/pick-ups – core traffic was around the 75% mark, and timings were an average of five minutes per park.
- QPRC staff were not keen to support formalisation of on street parking (Isabella Street) due to close calls in this area and the design not meeting road design principles, but discussion about this suggested risks could be mitigated by realigning the pedestrian path and erecting signage for verge parking, possibly

at a 45 degree angle and lengthening the intersection blister to make the area comply with design requirements.

- *Community Connections deducted that that the development should formalise on street angle parking (Isabella Street) with bollards (for the blister) and signage, remove existing footpath adjacent travel lane on Isabella Street and widen footpath at front of the property boundary.*
- *The development has the potential increase safety concerns without mitigation measures as there have been near misses here in the past with pedestrian movements.*
- *On street parking out the front of the development site to be made safe and formalised by the applicant. Extension of intersection blister and the sealing and line marking of the spaces to the first driveway will be required allowing for 10 formal spaces to be created the only other alternative this area is to bollard and block off the informal parking.*
- *Council will look to fund, through section 7.11 contributions, the duplication of carparking spaces from the first driveway to the second driveway (Between 43 and 45), increasing on street parking to 20 spaces that can be utilised by both the school and ECEC (Early Childhood Education Centre).*

RESULTANT ACTIONS / DECISIONS (item 2c):

- i. Formalisation of on street parking by the applicant to supplement shortfall in SEPP requirements, and close footpath in adjacent on street parking bays.*
- ii. Widen footpath in front of centre to first driveway to 1.5m.*
- iii. Condition left in, left out, from Crawford Street and investigate viability of a hard median*
- iv. Consider impacts of hard median to QPS pick up/drop off zone*

Conclusion

The development is conditionally supported by the subdivision program, there will be conditions applied around parking and access provisions on site.

These conditions are required to be completed prior to OC with design requirements met prior to CC.

Building Comments

The building for a childcare centre is considered to be a class 9b building under the BCA. A BCA report was submitted with the application indicating that the building can comply with the BCA although it might be necessary to develop some performance solutions mixed with Deemed to satisfy requirements to achieve compliance.

As there is substantial work being undertaken to the existing building, clause 94 of EP&A Regs needs consideration and as such, a condition has been included requiring the existing building to be upgraded to meet current BCA requirements.

Health Referral

Original plans

Contaminated land:

The Environmental Site Assessment by Agon Environmental, dated 14 August 2020 (ref. JC0578.ESA/01) was submitted with the DA. This document meets the requirements of a preliminary site investigation and has identified the following potential sources of contamination:

- Asbestos materials, heavy metals and hydrocarbons in imported fill*
- Pesticides and metals from historic pest management*
- Asbestos containing materials and lead in the present building*

Agon Environmental undertook a desktop study as well as preliminary soil sampling across the site. None of the samples had contaminants of concern that exceeded the NEPM HIL-A criteria for residential soils (the most sensitive NEPM criteria). Agon Environmental then came to the conclusion that

“site soils are chemically suitable to remain on the site and do not pose an ongoing health risk to site users under the proposed use of the site as a childcare centre”.

This wording does not specifically state that the site is suitable for the use as a childcare centre and seems to avoid addressing potential sources of contamination that were identified for the existing building. SEPP 55 refers to suitability of the “land” but doesn’t specify whether the land includes the building. The Childcare Planning Guidelines state that when selecting a site for a childcare centre, ensure there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed. Because of the age of the building, it is possible that it contains both asbestos and lead containing paint. The presence of lead in the building is a significant hazard for children because of the impacts of lead on neural development and the high-touch behaviours of children.

To satisfy that there are no environmental hazards the applicant needs to provide additional information that confirms:

- That the site is suitable for the use as a childcare centre (not just that the soils are suitable to remain at the site)*
- That there are no potential contaminants, such as lead and asbestos containing material, in the existing building that could be hazardous to children. This could be addressed through a hazardous materials survey*

Amended plans

Amended plans were refereed to Council’s Environmental Health Officer. The proposal is supported subject to the following comments:

The recommendations of the acoustic report state the fence height must be at least 1.8m but better if 2.2m. Council has conditioned the fence to be 2.2m for an extra 2dB noise reduction.

The applicant must provide details about what action is to be taken to address the hazardous building material noted in the environmental site assessment as these materials can have a significant impact on the health of children if not controlled/removed. The applicant must provide Council with a plan of action/remediation/description of how they plan to address these materials onsite.

Relevant conditions of consent have been included into the recommended conditions of consent.

Waste Referrals

Original plans

Council's Waste Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Please provide a waste management plan that includes:

- Frequency of servicing of the two skips.
- How the skips will be accessed by waste truck. Showing how the trucks will access the site from the road.
- How waste will be separated during the renovations (recycling, reuse, etc) and where the material will be taken for recycling or landfill.
- provide signage in the waste area that explains what waste type goes into which bin
- Ensure the bin enclosure is kept secure and not accessible to the general public.
- Utilise the free council offered ACTsmart business recycling program to assist with the reduction of waste and training of staff. NSW Bin Trim is also another option to assist the business in the reduction of waste

Amended plans

Council's Waste Officer offered no objections to the proposal, subject to the imposition of amended recommended conditions of consent and the following comments:

- Concern regarding access to the site for servicing of the waste and recycling bins. Traffic may also have some input into this area.
- A waste management plan will need to be provided for the demolition of any structures stating what will happen with the materials including reuse, disposal options and recycling options.
- The waste management plan is to include how waste will be separated during build and how materials will be sorted and disposed of to ensure high diversion ratios of materials and ensure materials are going to legal disposal/recycling/ reuse sites.
- A waste management plan post construction must be submitted detailing how much waste and what types of waste have been disposed of. Frequency of collections, options for reuse, recycling of waste materials, organic waste options.
- Signage to be installed in the waste area to inform staff where to put the different waste streams.
- Utilise the assistance of The Free NSW BIN Trim program to reduce waste to landfill.
- <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/bin-trim>

EXTERNAL REFERRALS

Heritage Advisory Committee Minutes

Original plans

QPRC HAC 06/20

The Committee held on 19 November 2020 support the adaptive reuse for the building, subject to:

- 1) *the upper courtyard being amended to be in line with the west side of the building and not to protrude.*
- 2) *reconsideration of the need and materials for the solid screening panels on the upper courtyard.*

Concept plans

QPRC HAC 04/21

The Committee noted that it would prefer the Cottage to be retained, but agreed that if it came down to having to make a decision about refusing the application on parking grounds or achieving the adaptive reuse of the convent (which would result in the demolition of the Cottage), then the demolition of the Cottage would be supported subject to:

- 1) *The construction of the proposed replacement building above the basement carparking incorporating stone and brick elements salvaged from the demolished Cottage.*
- 2) *The plans for the replacement building being resubmitted to the Committee for comment when received.*
- 3) *The submission of a Heritage Impact Statement detailing the impacts of demolishing the existing Cottage.*

Detailed revised plans

On Thursday 21 October revised plans were resubmitted to the Committee for comment. The HAC unanimously supported the proposed development. At the time of writing this report the minutes of that meeting were not available until ratified by Council on 10 November 2021.

CONSIDERATION OF THREATENED SPECIES

Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats.

The site does not propose removal of native vegetation and therefore this consideration is not relevant.

SECTION 4.14 CONSULTATION AND DEVELOPMENT CONSENT – CERTAIN BUSHFIRE PRONE LAND – EP&A ACT, 1979

Section 4.14 of the EP&A Act requires an assessment to be made of the proposal against the requirements of the Rural Fire Service document 'Planning for Bushfire Protection 2006'.

The site is not mapped as bushfire prone land and there is no risk of bushfire in the urban setting therefore this consideration is not relevant.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 - REMEDIATION OF LAND

Clause 7(1) prescribes that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Though there are no records of the site being previously used for any potentially contaminating uses Council's Health Officer has provided relevant conditions of consent with regard to previous use of lead based paints and asbestos containing material.

To satisfy the requirements in the SEPP 55 and *Childcare Planning Guidelines* recommended conditions of consent require that the applicant provide the following details:

- That the site is suitable for the use as a childcare centre (not just that the soils are suitable to remain at the site)
- That there are no potential contaminants, such as lead and asbestos containing material, in the existing building that could be hazardous to children. This could be addressed through a hazardous materials survey

Amended plans

Amended plans were refereed to Council's Environmental Health Officer. The proposal is supported subject to the following comments:

The recommendations of the acoustic report state the fence height must be at least 1.8m but better if 2.2m. Council has conditioned the fence to be 2.2m for an extra 2dB noise reduction.

The applicant must provide details about what action is to be taken to address the hazardous building material noted in the environmental site assessment as these materials can have a significant impact on the health of children if not controlled/removed. The applicant must provide Council with a plan of action/remediation/description of how they plan to address these materials onsite.

STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the associated Child Care Planning Guideline establish several development standards for development for the purposes of childcare centres such as the subject application. A detailed assessment of the proposed development against the relevant provisions of the SEPP and associated *Childcare Planning Guidelines* is provided in the attached Appendix 1.

In summary the proposed development meets the requirements in the SEPP and the Guidelines, except for onsite carparking requirements.

A variation is proposed to the number of onsite carparking spaces. The centre provides for 115 children. Under the Child Care Planning Guidelines the parking rate is 1 space per 4 children generating a requirement for 29 ($115/4=28.75$) on site car spaces. The basement carpark provides 19 spaces. The proposal also includes the formalisation of 8 car spaces on Isabella Street. With the 19 on-site spaces and 8 on-street spaces the total number of spaces proposed is 27. As a consequence the development does not meet the minimum number of carparking spaces.

Council's Development Engineer and the Local Traffic Committee reviewed the proposal and have made the following comments.

After several meetings with the applicant it was agreed by Council that in the interest of the adaptable reuse of a heritage item that a concession for on-site carparking would be granted in this case on the basis that no less than 75% of the parking requirements could be achieved on site. This concession was arrived at because following a review of four centres in Googong and Jerrabomberra – with a focus on movements (rather than numbers) over a 45 minute period for drop offs/pick-ups – core traffic was around the 75% mark, and timings were an average of five minutes per park.

The applicant came back to Council with a proposal for 20 basement parking spaces however, this was reduced to 19 spaces to provide for disabled parking. This constitutes 65% of the required parking on site.

The matter was further reviewed by the Local Traffic Committee who commented that if the formalisation of the on-street parking out the front of the development site in Isabella Street could be increased from the proposed 8 spaces to 10 spaces then this would be acceptable. i.e. 19 on-site spaces + 10 on-street spaces = 29 spaces. Increasing the on-street spaces from 8 to 10 spaces was considered reasonable considering the development could not meet the 75% threshold agreed to.

The Committee also commented that formalising the carparking and replacing the existing footpath would improve pedestrian safety in the area, particularly during the peak drop off and pickup times at the adjacent school.

As such the Local Traffic Committee supported the development subject to the following:

- Formalisation of the on-street parking by extension of intersection blister and the sealing and line marking of the spaces to the first driveway, allowing for 10 formal spaces to be created.
- The footpath in front of the centre needs to be widened to 1.5m to the first driveway.

With these matters conditioned objections relating to parking were overcome and a variation to the carparking standards can be supported.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The provisions of this Policy have been considered in the assessment of the application. The site is not located in or adjacent to road corridor nor does it have a frontage to a classified road. The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services.

In summary the proposed development meets the requirements in the SEPP and it is considered that this policy is satisfied.

STATE ENVIRONMENTAL PLANNING POLICY NO. 64 - ADVERTISING AND SIGNAGE

No signage is proposed as a part of the development application.

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (QLEP) 2012

An assessment of the proposal against the general aims of QLEP 2012 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	To facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles.	Yes
(b)	To provide for a diversity of housing throughout Queanbeyan.	N/A
(c)	To provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community.	Yes
(d)	To recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek.	Yes
(e)	To protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra.	Yes
(f)	To maintain the unique identity and country character of Queanbeyan.	Yes
(g)	To facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land.	N/A

Comments: The proposed development is consistent with the general aims of the QLEP 2012.

Suspension of Covenants, Agreements and Instruments

Under Clause 1.9A, no covenants, agreements and instruments restricting the development have been identified.

A sewer easement 3m wide is located in the southern eastern corner of the subject site.

Permissibility

The subject site is Zoned R2 Low Density Residential zone under Queanbeyan Local Environmental Plan 2012.

Development for the purposes of a **centre based child care facility** is permissible within the R2 Low Density Residential zone with consent and is defined under QLEP 2012 as follows:

centre-based child care facility means—

- (a) a building or place used for the education and care of children that provides any one or more of the following—
 - (i) long day care,
 - (ii) occasional child care,
 - (iii) out-of-school-hours care (including vacation care),
 - (iv) preschool care, or
- (b) an approved family day care venue (within the meaning of the [Children \(Education and Care Services\) National Law \(NSW\)](#)),

Zone Objectives

An assessment of the proposal against the objectives of the R2 Low Density Residential zone is included below:

Objectives	Complies
➤ To provide for the housing needs of the community within a low density residential environment.	Yes
➤ To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Yes
➤ To encourage development that considers the low density amenity of existing and future residents.	Yes
➤ To encourage development that is designed to recognise the bushland character of the locality where appropriate and to minimize the impact of urban development, particularly on the edge of the urban area.	N/A

Comments:

The proposal is generally consistent with the objectives of the Zone in that:

- The development provides for the housing needs of the community within a low-density residential environment.
- The development enables other land uses that provide facilities or services to meet the day to day needs of residents.

Demolition

Under Clause 2.7 of the QLEP 2012, the proposal involves the demolition of the cottage at the rear of the site.





A Statement of Heritage Impact statement was submitted for the demolition of the cottage by Eric Martin and Associates Architects on 20 April 2021. A summary of the comments are as follows:

“Demolition will have some impact on the heritage significance of the site as it removes part of the history and how the site operated. However given the condition of the building and changes to it over the years it is not the best representative example of its original use. The previous proposal with the use some street parking is a better heritage outcome. Removal is not a major impact and should it be the one QPRC requires then the existing measured drawings and a detailed photographic recoding should be prepared and archived There should also be some interpretation material presented about the cottage (as well as Benedict House) and this could include some details in an information sign beside the Crawford Street footpath” and

The architect has considered the reuse of materials from the cottage into the new build to reflect the Cottage building. The architect has provided the following comments:

Material re-use and heritage approach to the original cottage building

Whilst the existing rear Cottage Building does not have the same aesthetic or social values of the main Benedict House building (as noted in the attached Supplementary Statement of Heritage Impact as prepared by Eric Martin and Associates dated 07/03/2021), it has been considered important that the new design proposal incorporates design elements that reflect the Cottage Building and acknowledge it's value in the history of the site.

Consultation with Eric Martin was undertaken during the design phase to identify design solutions that can incorporate the history and building fabric of the existing cottage. The proposal includes the following design elements to reflect the Cottage Building which have been reflected on the proposed plans submitted as part of the development application:

- 1. Re-use of existing Cottage Building brickwork to the western side of the new outdoor play area as a feature wall on the face of the play area.*
- 2. Re-use of existing Cottage Building brickwork to the perimeter of the new Bathroom / Craft Storage Area within the new Activity Room Extension.*

3. Flooring material change to new internal Activity Room Extension and external Outdoor Play Area to reflect the original cottage building footprint.
4. Placement of skylights within the new Activity Room Extension to reflect the original Cottage building fireplace and perimeter building junction locations.
5. Incorporation of new wall mounted interpretive panels to the Entry Area and Interaction Space of the main building to visually reflect historic images of the Cottage Building as well as the main Benedict House Building and its previous uses.

In addition to the above, existing measured drawings including floor plans and elevations of the original Cottage Building have been prepared and will be available for archiving along with a detailed photographic record of the building for archiving with the QPRC, Queanbeyan Library and the Historical Society as recommended by Eric Martin and Associates.

Planning Comment

Benedict House is listed as a heritage item in the QLEP. The statement of significance supporting the heritage listing refers to the two-storey brick building and its social and cultural significance to Queanbeyan. Except for stating the date and the purpose of the cottage little mention is made of the cottage itself.

While the loss of this small cottage building is unfortunate the ability to provide a functional and appropriate adaptive reuse of the principal building makes sound economic sense. The original proposal submitted to Council with the retention of the cottage also provides for adaptive reuse of the buildings but its functionality as a child care facility was compromised with insufficient carparking on site and exacerbation of traffic conflicts with the adjoining public school.

The proposed demolition of the cottage, new basement parking with structure over is considered an appropriate level of change to the site. Though the loss of the cottage and the surrounding landscape will be compromised, the loss is not so substantial to the heritage item or heritage conservation area that the application warrants refusal or further redesign.

As such the demolition of this small building is supported.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the QLEP 2012 is provided below.

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	8.5m	Proposed new build over basement – 6.1m	Yes

Comments: The new building work is within the height controls.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the QLEP 2012 are addressed below as part of this assessment:

5.10 Heritage conservation

The site is heritage listed and is within a Heritage Conservation Area.

(1) **Objectives** *The objectives of this clause are as follows—*

- (a) to conserve the environmental heritage of Queanbeyan,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposed development meets the above objectives specifically (a) and (b) in that the principal building (Benedict House) is conserved and the significance of the item including its associated fabric and settings is retained. The proposed adaptive reuse of the building retains the cultural significance of the building as a learning institution.

In accordance with 5.10(4) the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.

Planners Comment

A Statement of Heritage Impact (Martin, E, 2020) and a supplementary report submitted (Martin, E, 2021) supports the proposed adaptive reuse of the principal building and provides the following conclusion for the original proposal:

“The change of use will see the building put back into good condition and main elevations to Isabella St and Crawford St enhanced which are positive outcomes. The minor changes to these facades have minimal impact. The major change to the courtyard has an impact aesthetically but is considered to be an appropriate contemporary response to minimize or clash with the Victorian design and detail. The cottage will be conserved and will also have a simple elegant contemporary addition complimentary to the addition to the main building. The overall will be a dramatic change to the courtyard side but one that is considered an acceptable and modern adaptation/extension”.

And after a revision of the plans the following supplementary conclusion was made:

“Demolition of the cottage will not have a major impact on the heritage significance of Benedict House. If it is supported in principle then the design will need to be development further and a new expanded Statement of Heritage Impact prepared for the amended DA.

A recommended condition of consent requires a final Heritage Impact Statement (HIS) of the works to be undertaken to ensure the long term conservation of the building and ensure that any future work and decisions are carried out in accordance with the HIS.

Council's Heritage Adviser and Heritage Advisory Committee supported the original proposal and the amended proposal. There was some reluctance in supporting the demolition of the rear cottage but it was acknowledged that to provide for adequate onsite parking and to ensure the long term conservation of the principal building a site compromise was required to ensure a viable, safe and functioning development.

In accordance with Clause 5.10 of the QLEP 2012, the adaptive reuse of the building is sympathetic to the existing development on the site. The new structure is subservient to the Benedict House. The new works are visible from Thorpe Avenue and will impact on the appearance from this elevation however the bulk of the new work is set back from Thorpe Avenue and the play area over the basement will reduce the appearance of the built form. In this way the west elevation of Benedict House will be maintained as the dominant structure.

The proposed development meets the controls set out in 5.10 of the QLEP.

Part 7: Local Provisions

The relevant provisions contained within Part 7 of the QLEP 2012 are addressed below as part of this assessment:

7.1 Earthworks

Clause 7.1 of the QLEP 2012 establishes a number of matters requiring consideration for development involving earthworks. Earthworks associated with the development are proposed and form part of this application.

The construction of the basement carpark will require substantial earthworks. The preparation of the dilapidation survey report is recommended as a condition of consent to determine the structural state of adjoining buildings.



Figure 9 Existing west elevation and entry to rear of the building showing that extensive earthworks will be required.

7.2 Flood planning

Clause 7.2 of the QLEP 2012 makes provision for developments within the flood planning area. The site is not identified as “flood planning area” on the Flood Planning Map, and is not at or below the flood planning level.

7.3 Terrestrial biodiversity

Clause 7.3 of the QLEP 2012 makes for provision for developments that impact on terrestrial biodiversity. This clause **is not** considered relevant to the proposed development as the site **is not** identified as “Biodiversity” on the Terrestrial Biodiversity Map.

The proposed development results in the removal of one tree of value and 3 small trees that are identified as low value. The removal of trees is not considered to have a detrimental impact on terrestrial biodiversity.

7.4 Riparian land and watercourses

Clause 7.4 of the QLEP 2012 makes provision for developments within riparian land and watercourses. This clause **is not** considered relevant to the proposed development as the site is not identified as “Watercourse” on the Riparian Land and Watercourses Map”.

7.5 Scenic protection

Clause 7.5 of the QLEP 2012 makes provisions for developments impacting on scenic protection land. This clause **is not** relevant to the proposed development as the site **is not** identified as "Scenic Protection Area" on the Scenic Protection Map.

7.6 Airspace operations

Clause 7.6 of the QLEP 2012 makes provisions for developments located in areas that are affected by airspace operations and aircraft noise. The proposed development **will not** penetrate the Obstacle Limitations Surface of -690m for the Canberra Airport. The existing building is higher than the proposed new building.

The application **was not** required to be referred to the relevant Commonwealth body for comment.

7.7 Development in areas subject to aircraft noise

Clause 7.7 of the QLEP 2012 makes provisions for developments subject to aircraft noise. This clause **is** considered relevant to the proposed development as the site **is not** located near the Canberra Airport or within an ANEF contour of 20 or greater.

7.8 Active street frontage

This clause **is not** considered relevant to the proposed development as the site **is not** identified as "Active street frontage" on the Active Street Frontages Map".

7.9 Essential services

Clause 7.9 of the QLEP 2012 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access.

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) *the supply of water,*
- (b) *the supply of electricity,*
- (c) *the disposal and management of sewage,*
- (d) *stormwater drainage or on-site conservation,*
- (e) *suitable vehicular access.*

Council's Development Engineer has assessed the proposed development and confirmed that adequate services are available and subject to recommended conditions of consent 75% of the carparking requirement can be met and is satisfactory.

7.10 Development near Cooma Road Quarry

This clause **is not** considered relevant to the proposed development as the site **is not** identified as "Buffer Area" on the Quarry Buffer Area Map".

7.11 Development near HMAS Harman

This clause **is not** considered relevant to the proposed development as the site **is not** located within 2 kilometres of HMAS Harman or within Zone IN1 General Industrial or Zone IN2 Light Industrial.

4.15(1)(a)(ii) any draft environmental planning instruments

There draft Queanbeyan Palerang Local Environmental Plan was exhibited in June 2020. The draft plan has no effect on the proposed development.

4.15(1)(a)(iii) any development control plan

The State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 provides that a development control plan seeking to regulate development for a child care facility will not apply, except for controls relating to building height, rear and side setbacks and car parking rates.

As such the provisions of the Child Care Planning Guideline take precedence over the Queanbeyan Development Control Plan. Nonetheless the general provisions of Part 2 and part 4 of the QDCP 2012 have been addressed below.

QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 2 – ALL ZONES		
2.2	<p>Car Parking Table 1 Required Car Parking controls for Child Care centres are deferred to the Child Care Guidelines.</p> <p>The Guidelines require 1 space per 4 children. For the proposed 115 children (1 child/4 spaces) 29 spaces are required. The child care planning guidelines specify a reduction in carparking may be considered where the proposal is an adaptive re-use of a heritage item. The reduced rate is considered appropriate for the site and the spaces on Isabella Street (which can be dual usage) account for the shortfall.</p> <p>19 on-site car parking spaces (basement carparking) and 8 on street parking spaces are proposed.</p> <p>Council's Development Engineer and Local Development Committee have deemed that the number of onsite spaces is deficient but would accept the formalisation of an additional 10 parking spaces at the front of the premises in Isabella Street to supplement the parking requirement. This brings the total parking spaces to 29 as required.</p> <p>Access, manoeuvring, and treatment are subject to conditions of development consent including formalisation of 10 car spaces on Isabella Street.</p> <p>The reduced rate is considered appropriate for the site and the spaces on Isabella Street (which can be dual usage) account for the shortfall. Variation to required on-site parking requirement supported.</p>	Variation to on-site carparking. Condition.


2.4	Contaminated Land Management The proposal is considered generally satisfactory with respect to State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) and therefore also with respect to DCP clause 2.4. If consent is forthcoming recommended conditions of consent request additional detail with regard to asbestos and lead paint and other potential hazardous materials.	Yes
2.6	Landscaping A suitable landscaping plan was submitted with the original proposal. This plan is to be adapted and a final of the plan submitted to Council before issue of construction certificate prepared by a suitably qualified landscape architect.	Yes
2.7	Erosion and Sediment Control Standard conditions relating to site management will be imposed should development consent be granted.	Yes
2.8	Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land	N/A
2.9	Safe Design The proposed development generally satisfies the relevant provisions of this clause. The application was referred to Police for Safe Design input. The application will be conditioned accordingly when received however NSW Police has advised Council that due to resourcing issues comments are unlikely. The proposed design incorporates adequate security and safety from a building perspective. The existing perimeter fencing will be retained to the west and north (front) elevation. New timber lapped and capped facing is proposed to the eastern and southern elevation. Basement parking area to be secure to prevent intruder's day and night	Yes
2.11	Airspace Operations and Airport Noise The proposed development complies with the requirements prescribed for the site in Clause 7.5 Airspace Operations and 7.6 Development in areas subject to Airport Noise. of the QLEP 2012 – see previous discussion in this assessment.	N/A
2.12	Preservation of Trees and Vegetation The proposed development requires the removal of 4 trees. Council's Tree Management officer provides the relevant comments: One 'High' retention value <i>Arbutus unedo</i> Strawberry tree is present on site; the remaining trees are generally small or self-sown weed species and are of 'Low' retention value. Eight council street trees of varying size and condition are located on the front verges of Isabella St and Crawford St. Relevant conditions of development consent are to be imposed as required by Council's Tree Management Officer.	Yes

QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 4 – HERITAGE		
4.4.1	ANCILLARY DEVELOPMENT	
4.4.4	<p>Driveways</p> <p>a) The retention of traditional driveways of gravel, paired concrete strips, recycled brick and similar materials is encouraged.</p> <p>b) Existing single-width driveways should be retained, with widening only occurring behind the building line.</p> <p>c) Existing wheel strips forward of the building line should be retained.</p> <p>d) Driveway turning areas should not be installed in the front of the building (between the building and road).</p> <p>e) Driveways should not extend the full width between the dwelling and the boundary; rather they should be set back a minimum of 450mm from either side to allow for planting beds etc.</p> <p>f) Plain concrete is highly reflective and generally not consistent with Queanbeyan's historic cottages when used other than as paired strips. Large expanses of concrete used for driveways and turning circles are not appropriate and are to be avoided.</p> <p>g) Suitable driveway surfaces include: gravel, paired concrete strips, recycled or new bricks, clay or other pavers and bitumen (tarmac). Tinted concrete and surfaces using several materials, for example brick or paver edging with bitumen infill, may meet the objective if suitably designed. Patterned and stamped concrete is not a traditional process and is not appropriate in the Conservation Area.</p> <p>N/A – as controls relate to residential developments</p>	N/A
4.4.9	<p>Vegetation Screens</p> <p>a) Trees and vegetation screens on land adjacent to heritage items should be retained to provide a visual filter between the old and new.</p> <p>b) Vegetation screens are not to be used as an excuse to permit poor or unsympathetic development within close proximity of a heritage boundary</p>	N/A
4.4.10	<p>External Fixtures</p> <p>a) External fixtures should not be located on primary (front) or publicly visible facades.</p> <p>b) Where location on a primary (front) façade is unavoidable and may have an adverse visual impact, the item is to be enclosed in, or behind, a suitably designed screen.</p> <p>Comment – no climbing frames or hand holds on external façade of Benedict House</p>	Condition

4.4.11	<p>Skylights, Solar Panels and Other Technology on Roofs</p> <ul style="list-style-type: none"> a) Skylights, solar panels, solar hot water heaters, satellite dishes, etc. should be designed, selected and located so as to have a minimal impact on the fabric of the building and on its appearance. b) The items above should be located on a non-prominent elevation or roof plane, or on a free-standing structure or garage roof. c) An alternative should be found in those circumstances where new technology would adversely impact on a roof that is considered to be of exceptional significance (e.g. prominent church or a historic slate roof). d) Where there is no feasible alternative to installing solar panels in a prominent location, the items shall sit flush to the roof surface, cover no more than 50% of the prominent roof plane and be set well back (e.g. 0.9m) from ridges, gutters, valleys and barges. <p>Comment Solar panel on roof of new structure and not visible from Isabella Street</p>	Complies
4.4.13	<p>Signage Panels</p> <ul style="list-style-type: none"> a) Corporate colours should not be applied to the whole of the building's exterior, and where approved by Council, will be confined to the non-significant parts of the façade. Corporate signs and colours that do not harmonise with the building's historic character shall be controlled for size and set within a border stripe to separate the sign from the building's body colour. b) Commercial signage, whether painted directly onto the building or to panels that are fixed to the building, needs to be designed in size and proportion to fit with the building's architectural styling. Most commercial buildings include areas on the awning and parapet that are suitable for signage. Signage beyond those areas may not meet the objectives of these guidelines. c) Signs on the edge or face of awnings shall be no greater in height than 50% of the height of the awning and set in from the edge. The surrounding background colour shall be continuous across the whole of the awning. The height of awnings shall not be increased by the addition of false panels etc.(Figure 7) d) Signage panels, brackets, lettering and the like that are attached to a building should be fixed in a manner that can be reversed without scarring or damaging significant building fabric. For example, anchors in a face brick wall should be inserted into the mortar joint rather than the brick. e) Where fixing of signage etc will compromise fabric or the overall appearance of the structure, the signage etc should be attached to a free-standing frame rather than the building itself. f) Signage will also need to comply with State Environment Planning Policy No 64 - Advertising and Signage (SEPP 64). g) Signage is not to cover/obscure architectural detailing or elements 	Not proposed

4.5	ALTERATIONS AND ADDITIONS TO HERITAGE ITEMS AND IN THE HERITAGE CONSERVATION AREA	
4.5.1	<p>Character</p> <p>a) Alterations and additions shall have a style and character similar to the existing. This shall include materials, proportions and details.</p> <p>b) Aspects of work that are not consistent with prevailing character should be confined to parts of the building that are not significant or will not have an impact on the appearance of the place when viewed from the public realm.</p> <p>c) Building additions that have a different character from the existing shall be done as a separate "pavilion" that may be "linked" or sensitively connected to the significant structure.</p> <p>d) Verandah's on the primary face of the building or visible from the public domain shall not be enclosed.</p> <p>e) Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables. Demolition of such elements may not meet the objectives of these guidelines.</p> <p>f) Distinctive elements that contribute to a place's character shall be retained.</p> <p>Comment</p> <p>The development proposes a link like addition to the rear new building. The new building is a contemporary design which is different in character to the existing building but ties sympathetically with Benedict House maintaining the strong horizontal lines. The new structure is subordinate to the existing building and as a result the principal heritage item retains its dominance in the street.</p>	
4.5.2	<p>Siting and orientation</p> <p>a) Additions and alterations should be sited and orientated in a manner that is consistent with the original. For most historic structures in Queanbeyan this will mean additions and new structures should be aligned orthogonally (ie using straight lines and right angles rather than oblique angles and curves).</p> <p>b) Extensions should not be made to the front of heritage items.</p> <p>Comment</p> <p>The extensions to the existing building are to the rear of the subject site and the new structure is aligned orthogonally with the existing building.</p>	Complies

4.5.3	<p>Form</p> <p>a) The form of the original building should remain evident or “legible” after the additions have been completed.</p> <p>b) New work should have similar overall proportions and a similar roof pitch to the original. For example, new windows in a building that has vertical sashes should also have vertical sashes, and extensions to a dwelling with a 25 degree roof pitch should be designed with the same pitch.</p> <p>c) The form of additions should draw on that of the parent structure so that the new work is in harmony with the original.</p> <p>d) Where the form of the addition is not similar to the original, it shall be designed as a separate entity that is linked back to the heritage building.</p> <p>Comment: The form of the principal building is retained and remains the dominant structure in built form. It is intended that the new work does not replicate the proportions of the original structure as it is meant to be a subservient structure. The building materials and solid lines connection of the new building tie into the existing building to link back to the principal building.</p>	Complies
4.5.4	<p>Scale Height and Bulk</p> <p>a) The ridgeline of new development shall generally be no higher than existing.</p> <p>b) Minor increases in ridge height (to a maximum of 750mm) may be acceptable if designed to harmonise with the main roof and not have an adverse impact on the building’s aesthetic proportions when viewed from the street (Figure 13).</p> <p>c) Proposed additions with roof heights higher than the existing should be designed as a separate structure that may be linked to the parent building (Figure 14).</p> <p>d) New work that may increase the apparent scale or bulk of the building or component elements shall be “broken up” and articulated through the use of varied materials, change of colour and tone, use of string-courses, rebates and the like. This is especially important where new work connects to the existing building.</p> <p>g) Second storey additions or freestanding pavilions will generally not meet the objectives of these guidelines. Undercrofts on sloping land may be acceptable if other planning conditions can be met. Materials and colours of undercroft walls shall vary from the wall above to reduce apparent scale.</p> <p>Comment: The height of the new structure sits at the height of the first storey. The upper level 1.8m steel framing extends from the existing building with perforated cladding to side. This steel framing is below the ceiling level of the upper storey level.</p>	Complies

		
4.5.5	<p>Setbacks</p> <ul style="list-style-type: none"> a) Additions shall not be made to the front of individually listed heritage items and/or contributory buildings whether or not in a Conservation Area, other than in exceptional circumstances such as the reinstatement of the building's original form (Figure 15). b) Additions to the street frontage of non-listed buildings shall be consistent with adjacent buildings in the street in terms of setback and streetscape impact. <p>Side Setbacks</p> <ul style="list-style-type: none"> a) Additions to the sides of buildings should be set back from the front façade so that it remains the primary face of the building. b) As a general guide new walls should be set back 900mm or more behind the adjacent front wall and sit behind a line drawn at 45 degrees from the front corner of the dwelling (not including the verandah) <p>Setbacks and Street Pattern</p> <ul style="list-style-type: none"> a) Front and side setbacks should be consistent with the predominant street pattern <p>Comment: The side setbacks of the new build are behind the front façade and set in from the dominant side building setbacks.</p>	Complies

4.5.6	<p>Site Coverage</p> <p>a) The built area should not cover more than 50% of the site area for allotments that are 1,000 square metres or less, and 33% for allotments over 1,000 square metres.</p> <p>b) Hard paving between the dwelling and front boundary shall be limited to a pedestrian path and a driveway. The front garden area shall not be hard-surfaced for any purpose including car parking, vehicle turning, etc</p> <p>The site has an area of 1591m². The site coverage should not cover 33% of the allotment.</p> <p>Comment:</p> <p>In Part 4 of the QDCP (Heritage and Conservation) a built area should not cover more than 33% of the site for allotments greater than 1000m². The site has an area of 1591 m² and the proposed site coverage including the existing building is 40% (approximately 636m²). The existing principal building covers 22% (326m²) of site.</p> <p>The applicant submits the following justification to the variation:</p> <ul style="list-style-type: none"> a) The Site Coverage clause is primarily directed towards dwelling houses which the proposed development is not. b) The proposal does not significantly affect the existing built form site coverage particularly as the main Benedict House structure is retained as part of the development. c) The proposed development includes large areas of outdoor play (including located above built form areas) which include soft fall, and landscaped areas which contribute to the overall landscape and usable outdoor areas across the site. d) Outdoor areas will be much more usable than the current outdoor area arrangement - which is currently dominated by a large gravel carpark and gravel/paved courtyard. e) The proposed development proposes significant improvement to the existing landscape, retention of several established trees as well as providing a high level of well-maintained landscaped and usable outdoor areas to all street frontages <p>The variation is supported as the increase in site coverage is less than 10% and large areas of outdoor play area are over the built area reducing what might otherwise be a bulky appearance as viewed from Thorpe Avenue.</p>	<p>Non compliance</p> <p>Variation requested and supported</p>
4.5.7	<p>Building Materials</p> <p>a) Significant fabric should be retained or restored wherever feasible.</p> <p>b) Materials used for alterations should be very similar to the existing. Where materials have been changed over time, new materials should be consistent with what was likely to have been used historically.</p> <p>c) Materials should be chosen so that alterations blend seamlessly with the original. For example, decayed timber windows should be replaced with new timber windows, not aluminium. Similarly, asbestos fibro sheeting should be replaced with modern fibre cement sheeting, also with battens over the joints if previously existing.</p>	<p>Complies</p>

	<p>d) False brick, “hardiplank” and metal or vinyl weatherboards are unlikely to be original fabric and can be removed and replaced with more sympathetic materials that compliment the heritage values. Note that some versions of false brick are bonded onto an asbestos-rich substrate and should only be removed in an approved manner.</p> <p>e) In the case of linked additions there is more latitude in the selection of new materials although they should be sympathetic to building materials used in the original building or those typically used on the same type of structure (for example a weatherboard extension to an existing brick house can be considered appropriate).</p> <p>f) Full brick extensions to timber-framed cottages are unlikely to be considered “sympathetic” to the original and are unlikely to meet the objectives of these guidelines unless built as a “linked pavilion” not readily visible from the public realm.</p> <p>h) Materials should not be altered unnecessarily. For example, historic face brick walls should not be rendered with cement.</p> <p>Comment:</p> <p>The new level extension proposes the incorporation of building materials from the cottage in conjunction with contemporary building materials to contrast with the existing building. In this respect the fabric of the existing cottage will be recycled where appropriate and used in the new structure to provide effect and to retain heritage value.</p>	
4.5.8	<p>Roofs</p> <p>a) New roofs should match the original in profile, material, pitch and details.</p> <p>b) Extensions to galvanised iron roofs should continue to use galvanised iron. Note that the use of galvanised iron enables existing lead flashing to be re-used and is the preferred heritage conservation product.</p> <p>c) Unpainted galvanised iron should not be replaced with unpainted Zinalume as the latter does not dull down over time or ‘patinate’ to the same degree as galvanised iron.</p> <p>d) Colorbond™ colours need to be carefully selected to ensure that they are appropriate to the building’s period and style.</p> <p>e) Barge boards, barge capping, finials etc should follow details that were used at the time of construction.</p> <p>f) Decorative details such as acroteria (metal scrolls, brackets etc) should be reinstated as part of roof replacement.</p> <p>g) Gutter profiles (half round, ogee or quad) and downpipes (round or rectangular) are important parts of the building’s detailing and should closely match those used at the time of construction. Many of the modern quad and square profile gutters are not appropriate for a heritage building.</p> <p>h) Round plastic down-pipes should be painted and should be selected so that they are indistinguishable from traditional round soldered metal downpipes once installed. PVC stormwater pipe is not considered to be appropriate as a downpipe for a historic building.</p> <p>Comment:</p>	Complies

	<p>New roofing material is proposed to restore the existing principal building. The same colour will be used in new materials and this will be carried through to the new building.</p> <p>The roof of the new structure is low in profile to ensure it is not disproportionate to the principal meeting and remains subservient.</p>	
4.5.9	<p>Windows and Doors</p> <p>a) Where relevant, timber windows should be replaced with new timber windows of similar proportions and design. Cottages that have timber windows in need of replacement shall use new timber windows on the front and publically visible sides of the house.</p> <p>b) Where visible from the street, the original window and door arrangements within the wall should be retained or reinstated, especially on the front elevation. There is more latitude for variation further back on side elevations.</p> <p>c) On prominent historic elevations where additional windows are desired to obtain extra light in a room, two windows of the original proportion should be installed rather than one large window of modern proportion.</p> <p>d) Windows and doors on extensions should reflect the same proportion and relationship to the wall as the original and be appropriate to the style of the house.</p> <p>e) Windows and doors on linked pavilions may be in a contemporary style if otherwise compatible.</p> <p>f) Contemporary materials such as aluminium framing to windows are not appropriate for heritage items unless in a contemporary styled extension, and preferably to the rear of the listed dwelling.</p> <p>Comment: Windows and Door openings will be retained where possible. New work to windows to be in the traditional method. The HIS to set out details to building elements like this so ensure conservation of original heritage elements of the building.</p>	Complies
4.8	CHANGE OF USE	
4.8	<p>Change of Use</p> <p>a) In certain circumstances Council may grant consent to certain development for any purpose of a building that has heritage significance even though development for that purpose would otherwise not be allowed by the <i>QLEP 2012</i>. The new use must facilitate conservation of the item, be in accordance with a heritage conservation management plan and not adversely impact on the amenity of the surrounding area. For further detail refer <i>QLEP 2012</i> Part 5 Clause 10 (10)</p> <p>b) A new use that requires substantial and irreversible modification of significant fabric or setting is unlikely to meet the intention of these controls.</p> <p>c) New uses should require minimal change to the external fabric of the building.</p>	Complies

	<p>d) Changes to landscaping or car parking should not have an adverse impact on the character or significance of the item and will need to satisfy other relevant clauses in this DCP.</p> <p>e) A new use should not increase the risk or likelihood of cumulative changes that could reduce the heritage significance of the item over time.</p> <p>Comment: The proposed change of use of Benedict House to a child care facility is permissible in the zone. The new use requires an extension to the rear of the dominant building but will not result in substantial and irreversible modification of significant fabric or setting of the heritage item. The new use facilitates the conservation of the item and does not adversely impact on the amenity of the surrounding area.</p>	

4.15(1)(a)(iii)a) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

4.15(1)(a)(v) any coastal zone management plan

Council is not subject to a coastal zone management plan.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The proposed development has economic benefits to the conservation of Benedict House. The social impact is positive in that the development extends the learning precinct in this location and reinstate the original purpose of the construction of Benedict House as a learning institution.

A Basic AHIMS search was undertaken, and the search did not return any Aboriginal sites or places in or near the subject site.

Except for site impacts, the proposed development will have minimal onsite environmental impacts and to minimise any adverse off site environmental impacts mitigation measures have been imposed as conditions of consent.

4.15(1)(c) the suitability of the site for the development

The subject site is constrained by the existing heritage structures on site however the proposed development has been designed to facilitate the use of the site as a child care facility. Minor additions to the existing building are proposed to ensure accessibility and functionality. The addition of the rear structure, playing area and carparking extends the financial viability of the business by allowing more children within the facility and meeting the minimum requirements in the SEPP (Education).

Carparking for the proposed development is integrated into the rear building structure and appropriate site landscaping is provided. For a residential area this is an acceptable solution. The child care planning guidelines state that a reduction in car parking rates may be considered where the proposal is an adaptive re-use of a heritage item. The provision of 75% on site carparking is considered acceptable.

The amended proposal provides a level of acceptance to the community, Council officers and the applicant.

The proposed operating hours from 7.00am to 6.00pm Monday to Friday are suitable within the surrounding area.

4.15(1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Community Engagement and Participation Plan from 15 October to 2 November 2020 with three submissions received. Amended plans were renotified from the 1 September to 17 September 2021 and zero submissions received. The following concerns were raised during the original notification period:

1. *Parking and traffic conflicts including misrepresentation availability of VACANT carparking spaces with 50-100m of site.*

Assessing officer's comments:

The original design proposed 6 on-site parking spaces and 11 on street parking spaces on Isabella street. This proposal was not supported due to the parking and traffic conflict in the locality resulting from the primary school. Amended plans were submitted proposing a onsite parking for 19 cars and formalised parking spaces in Isabella Street. The amended proposal is more acceptable from the community and adjoining properties and aligns more with the childcare guidelines and concerns raised by Council officers.

2. *No objection to the use but development to provide on site parking*

Submissions support the reuse of Benedict House as a child care facility providing parking and traffic issues are resolved.

4.15(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 64 CONTRIBUTIONS

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

Section 64 Contributions are applicable to the proposed development.

The NSW Water Directorate Section 64 Equivalent Tenements use guidelines defines under community facilities child care / pre school as a discharge that will intensify demand on the water and sewer headworks.

The current site area of 1591 sq m provide the lot a credit of 2.38 ET for water and sewer.

Water demand on head work is determined to be 0.06ET per space. The centre with 115 spaces has a 6.9ET load

Sewer demand on headworks is determined to be 0.10ET per space. The Centre with 115 spaces has a 11.50 ET load.

With a rounded credit of 2.4ET Water ET is 4.5ET

With a rounded credit of 2.4ET Sewer ET is 9.1 ET

The Queanbeyan Section 64 plan applies and charged to Queanbeyan West.

Contribution Plan

Queanbeyan 64 Plan - Water	\$20,456.10
Queanbeyan 64 Plan- Sewer	13,772.67

Total Contributions Payable	\$34,228.77
------------------------------------	--------------------

SECTION 7.12 CONTRIBUTIONS

Section 7.12 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

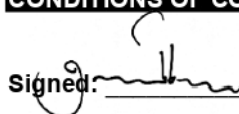
Queanbeyan City Council Section 94 Contributions Plan 2012 is repealed by the Queanbeyan Section 7.12 Fixed levy Development Contributions Plan 2019.

The Queanbeyan 7.12 Fixed Levy Development Contribution Plan 2019 came into effect on the 14 April 2020. This plan applies to the subject land. However Clause 1.8 (e) of the Queanbeyan 7.12 Fixed Levy Development Contribution Plan 2019, exempts development from section 7.12 contributions as the development is for "the sole purpose of the adaptive reuse of an item identified in Council's Heritage Schedule in the LEP". As such no development contributions are levied.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

CONDITIONS OF CONSENT OR REASONS FOR REFUSAL

Signed:  _____

Date: 28 October 2021

Assessing Officer: Jacinta Tonner

Recommended Determination: DA.2020.1481 be **Approved** and **Council determine the application** pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979.

Appendix 1 –

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 Assessment

Cl.	Standard	Controls	Proposed	Complies
22	Centre-based childcare facility—concurrence of Regulatory Authority required for certain development	Concurrence is required under Children (Education and Care Services) National Law (NSW) required where development fails to comply with the following requirements- 3.25m ² of unencumbered indoor space and 7m ² of unencumbered outdoor space must be provided per child.	Concurrence is not required as the proposal complies with regulation 107 and 108 of the Education and Care Services National Regulations. The proposed Child Care Facility accommodates 115 children. The requirement of 3.25m ² of unencumbered indoor space and 7m ² of unencumbered outdoor space is met. See breakdown below:	Yes

Children Age Group	Number of Children	Indoor Space Required (3.25m ² per child)	Proposed Indoor Space	Outdoor Space Required (7m ² per child)	Proposed Outdoor Play Spaces
0-1 years (Benedict House First Floor)	12	39m ²	39m ²	56m ²	173m ² for 24 children (First floor outdoor play area)
1-2 years (Benedict House First Floor)	12	39m ²	39.5m ²	84m ²	
2-3 years (Benedict House Ground Floor)	45	146.25m ²	149.9m ²	315m ²	227m ² for 30 children (west side of Benedict House) 112m ² for 15 children (east side of Benedict House)
3-4 years (Benedict House Ground Floor)	20	65m ²	65m ²	140m ²	148m ² for 20 children
4-5 years (Benedict House Ground Floor)	26	84.5m ²	84.5m ²	182m ²	182m ²
Totals	115				

23	Centre-based child care facility—matters for consideration by consent authorities	The consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.	See assessment regarding the Child Care Planning Guideline Appendix B.	Yes
----	---	---	--	-----

25	Centre-based child care facility—non-discretionary development standards			
(a)	Location	The development may be located at any distance from an existing or proposed early education and care facility.	The distance to the nearest existing or proposed facility is 100m. There is no minimum distance of location from an existing or proposed similar facility.	Yes
(b)	Indoor or outdoor space	Indoor: Minimum 3.25m ² unencumbered space per child Outdoor: Minimum 7m ² unencumbered space per child	Indoor: 3.25m ² provided per child. Outdoor: 7m ² provided per child.	Yes
(c)	Site area and site dimensions	The development may be located on a site of any size and have any length of street frontage or any allotment depth.	The development is proposed on a lot 1591m ² in size. The proposed new structure is located behind the principal building. The front building line to Isabella Street is maintained and the heritage significance of the principal building is maintained.	Yes
(d)	Colour of building materials or shade structures	The development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	The proposed development is co located with a listed item of heritage. The new structure is of a new and contemporary form that ties proportionally well to the heritage item. Recycled bricks from the demolition of the cottage will be incorporated into the new structure in the floor and external walls.	Yes
26	Centre-based child care facility—development control plans	A provision of a development control plan that specifies a requirement, standard or control in relation to	QDCP 2012 does not contain controls relating to the matters prescribed in Clause 26.	Yes

		<i>any of the matters outlined under Clause 26(a-f) does not apply to development for the purpose of a centre-based child care facility.</i>		
--	--	--	--	--

Appendix B

Child Care Planning Guidelines Assessment

The following table provides an assessment of the proposed development against the relevant provisions of the NSW Department of Planning and Environment's Child Care Planning Guidelines as required under Clause 23 SEPP (Educational Establishments and Child Care Facilities) 2017

The guidelines note that the provisions of the Child Care Planning Guideline will generally take precedence over any Development Control Plan, other than building height, side and rear setbacks and car parking rates which are addressed in the Part 4.15 assessment of this report.

Design Criteria	Control	Proposed	Complies
2. Design Quality Principles			
Principle 1: Context	<ul style="list-style-type: none"> Design responds and contributes to its context; and Design takes advantage of its context by being responsive to the makeup of facilities users 	<p>The proposal is consistent with the context of the local surroundings including a school, other child care facilities. The proposed development does cause some compatibility issues with the residential development in the area and these issues have been mitigated through design and provision of carparking.</p> <p>The design integrates well with the existing heritage item (Benedict House). The proposal is an adaptive reuse of the existing listed heritage item. The new structure to the rear of the building requires the demolition of a small cottage/ cook house to provide for basement carparking and new building over. The demolition is a small loss to Queanbeyan's stock of heritage items but a significant gain to the long term preservation of Benedict House.</p>	Yes
Principle 2: Built Form	<ul style="list-style-type: none"> Design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area; 	<p>The proposed new building is 6.1 metres in height (including basement car park).</p> <p>The height and scale of the new building is appropriate to the existing and desired character.</p>	Yes

	<ul style="list-style-type: none"> • Good design achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions; • Design also uses a variety of materials, colours and textures; and • Built form defines the public domain. 	<p>The building is a well-designed contemporary structure that ties in well to the Benedict House.</p> <p>Materials and colours provide break up in the façade. The Heritage Advisory Committee were concerned with some previous materials used for the upper level outdoor play area. This material has been replaced with perforated cladding to side of the upper level play area and is found more acceptable. of a solid concrete structure extending from the</p>	
Principle 3: Adaptive Learning spaces	<ul style="list-style-type: none"> • Design delivers high quality learning spaces that are fit-for-purpose, through site layout, building design, and learning spaces fit-out; and • Design achieves a mix of inclusive learning spaces. 	Indoor and outdoor spaces meet the minimum area requirements and are designed to a high standard.	Yes
Principle 4: Sustainability	<ul style="list-style-type: none"> • Design includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling • Design includes recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation. 	The orientation of the existing heritage item to the north prevents good solar access into any structure. Play areas to the side of the existing building receive morning and afternoon sun, though the new structure is generally overshadowed by Benedict House. To counteract this the building materials, incorporate large amount of glass and an open structure alongside the new structure to provide cross ventilation and light.	Yes
Principle 5: Landscape	<ul style="list-style-type: none"> • Landscape and buildings operate as an integrated system; • Design by contributes to the landscape character of the 	<p>The development incorporates appropriate landscape design that will contribute to the streetscape.</p> <p>A large tree that has good amenity value is proposed to be removed from the rear and three other smaller not</p>	Yes

	<ul style="list-style-type: none"> streetscape and neighbourhood; and Outdoor spaces assets for learning. This includes designing for diversity in function and use. 	<p>significant trees to be removed.</p> <p>Trees in Thorpe Avenue and Isabella Street will be retained, and new trees will be planted in the front setback.</p>	
Principle 6: Amenity	<ul style="list-style-type: none"> Design positively influences internal and external amenity. 	Complies.	Yes
Principle 7: Safety	<ul style="list-style-type: none"> Design provides for quality public and private spaces that are inviting, clearly defined and allow controlled access for members of the community. Design incorporates passive surveillance. 	<p>A sufficient design outcome for private and public spaces has been achieved. The design incorporates passive surveillance to and from the street, the car park and the open areas surrounding the proposed building.</p> <p>The proposed development was referred to NSW Police and to date comments have not been received. Council has subsequently been advised that due to resourcing issues Police will not be providing comments on DA. In lieu of this recommended condition of consent incorporate safe design.</p>	Yes
3. Matters for Consideration			
3.1 Site Selection and Location	<ul style="list-style-type: none"> Ensure that appropriate zone considerations are assessed when selecting a site; Ensure that the site selected for a proposed child care facility is suitable for the use; Ensure that sites for child care facilities are appropriately located; Ensure that sites for child care facilities do not incur risks from 	<p>The use is permitted in the zone. The site is appropriate for the use being an adaptive reuse of a heritage item that is currently falling into a state of disrepair.</p> <p>The proposed use of Benedict House as a child care facility is complimentary to the adjoining primary public School.</p> <p>The applicant did have carparking and access challenges and these have largely been addressed through the provision of basement parking and formalising the carparking on Isabella street subject to</p>	Yes

		environmental, health or safety hazards.	development consent conditions.	
3.2 Local Character, Streetscape and the Public Domain Interface	<ul style="list-style-type: none"> Ensure that the child care facility is compatible with the local character and surrounding streetscape. Ensure clear delineation between the child care facility and public spaces Ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain. 	<p>Bulk and scale of the development is consistent with adjoining development. The design responds to the surrounding development in that the height of new structure matches the first storey portion of Benedict House and essentially appears as a single storey open structure over basement parking as viewed from Thorpe Avenue (west).</p> <p>The existing decorative columns and front fence to benedict House will be retained as thereby retaining the heritage significance of Benedict House and the grand entry. Thorpe Avenue fencing (west) will be replaced with like for like painted back metal fencing on rendered base. New timber fencing lapped and capped 1.8m high boundary fence is proposed to the east and south boundaries. All fencing is in keeping with interface of adjoining properties.</p> <p>The ramp forward of the building line is sensitive to the existing entry and landscape space.</p>	Yes	
3.3 Building Orientation, Envelope and Design	<ul style="list-style-type: none"> Respond to the streetscape and site, while optimising solar access and opportunities for shade; Ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining 	<p>Complies.</p> <p>The new structure maintains similar setbacks to the existing side setbacks of Benedict House.</p> <p>The setbacks are consistent with the adjoining buildings.</p> <p>The rear setback is 2.4-3.1 m from the rear boundary. The setback is from the</p>	Yes	

	<p>buildings is minimised;</p> <ul style="list-style-type: none"> • Ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context; • Ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character; • Ensure that buildings are designed to create safe environments for all users; • Ensure that child care facilities are designed to be accessible by all potential users. 	<p>outdoor play area platform with a rendered base and 1.8m high glass fence . This platform will be softened by perimeter planting.</p>	
3.4 Landscaping	<ul style="list-style-type: none"> • Use the existing landscape where feasible to provide a high quality landscaped area by reflecting and reinforcing the local context and incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. • Incorporate car parking into the landscape design of the site by planting shade trees in large car parking areas to create a cool outdoor environment and 	<p>Complies.</p> <p>Landscaping provides for planting to side and rear boundaries and child play areas within the front boundary setback.</p> <p>Car parking is basement parking with one space above ground off Thorpe Avenue. This will be screened with plantings and retaining wall.</p> <p>Conditions of consent require the formalisation and improvement to Isabella street on street parking – 8 spaces.</p>	Yes

		reduce summer heat radiating into buildings.	
3.5 Visual and Acoustic Privacy	<ul style="list-style-type: none"> Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas; Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments provide an acoustic fence along any boundary where the adjoining property contains a residential use. 	<p>The proposed development provides appropriate separation distances from boundaries (3140 from rear boundary and 5410 from eastern boundary) with screen planting at the rear.</p> <p>The design and siting of the new structures protect privacy of main internal living areas and private open space to adjoining development.</p>	Yes
3.6 Noise and Air Pollution	<ul style="list-style-type: none"> Adopt design solutions to minimise the impacts of noise; An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures; Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development. 	<p>The development is located in an appropriate area where impacts from noise from surrounding land uses will be minimal.</p> <p>The facility is opposite public school (west) and special needs facility (south). The use is compatible regarding noise. The more sensitive surrounding uses are residential (east) and (north). No mechanical plant or equipment is located on eastern side of the building.</p> <p>Timber fencing is proposed along the eastern boundary. A noise assessment report was prepared by SLR and recommendation have been incorporated into the design of the facility.</p>	Yes
3.7 Hours of Operation	<ul style="list-style-type: none"> Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. 	<p>The operating hours are 7.00am – 6.00pm. Staff arrive at 6.30am and depart 6.30pm. The operating hours comply with the guidelines.</p>	Yes

3.8 Traffic, parking and pedestrian circulation	<ul style="list-style-type: none"> Off-street car parking should be provided a rate of 1 space per 4 children. A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses; Car parking design should include a child safe fence to separate car parking areas from the building entrance, provide clearly marked accessible parking as close as possible to the primary entrance to the building and include wheelchair and pram accessible parking A reduction in carparking may be considered where the proposal is an adaptive reuse of a heritage item. 	<p>21 on-site car parking spaces in the basement parking and 10 spaces (condition of consent) on street with the formalised parking on Isabella Street.</p> <p>This satisfies the requirement for 28.75 spaces (115 children / 4) 1 space per 4 children</p> <p>Complies.</p> <p>A traffic impact report was prepared and submitted in support of the DA.</p> <p>There was considerable discussion with regard to the car parking requirements for the proposed development. The traffic conflicts in the location due to the public school not providing any on site parking are exacerbated by the proposed development. The car parking issue was discussed at a local traffic committee meeting and it was agreed that the formalisation of Isabella Street carparking would satisfy the car parking requirement along with the proposed basement parking.</p>	Yes
--	--	---	------------

4. Applying the National Regulations to Development Proposals

A. Internal Physical Environment			
4.1 Indoor space requirements	Indoor: Minimum 3.25m ² unencumbered space per child	<p>Indoor area of 3.25m² provided</p> <p>Total indoor space required – 373m²</p> <p>Total indoor space proposed 377.9m²</p> <p>Refer Appendix 1 for breakdown in table</p>	Yes
4.2 Laundry and Hygiene facilities	There must be laundry facilities or access to laundry facilities	Complies.	Yes

4.3 Toilet and Hygiene Facilities	<p>Toilet and hygiene facilities should include:</p> <ul style="list-style-type: none"> • junior toilet pans, low level sinks and hand drying facilities for children • a sink and handwashing facilities in all bathrooms for adults • direct access from both activity rooms and outdoor play areas • windows into bathrooms and cubicles without doors to allow supervision by staff • external windows in locations that prevent observation from neighbouring properties or from side boundaries 	Complies.	Yes
4.4 Ventilation and Natural light	<p>Ventilation</p> <p>Good ventilation can be achieved through a mixture of natural cross ventilation and air conditioning.</p> <p>Natural light</p> <p>Solar and daylight access reduces reliance on artificial lighting and heating.</p>	Complies.	Yes
4.5 Administration Space	A service must provide adequate area or areas for the purposes of conducting the administrative functions.	Complies.	Yes
4.6 Nappy Change Facilities	Child-care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing.	Complies.	Yes
4.7 Premises Designed to Facilitate Supervision	A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times.	Complies.	Yes

4.8 Emergency and Evacuation Procedures	Emergency and evacuation plan should be submitted.	Emergency and evacuation plan to be developed as part of fire safety requirements and ongoing management of the facility.	Not required for DA
4.9 Outdoor Space Requirements	Outdoor: Minimum 7m ² unencumbered space per child	7m ² per child provided Total required 777 m ² Total provided - 842m ² Refer Appendix 1 for breakdown in table	Yes
4.10 Natural Environment	Creating a natural environment to meet this regulation includes the use of natural features such as trees, sand and natural Vegetation within the outdoor space.	The landscape plan provides a mix of natural features where possible to include trees, sand and vegetation in the outdoor space. The landscape plans to be updated to reflect amended plans.	Yes
4.11 Shade	The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children	Fixed sail shades are provided between steel framing of new structure at the rear of Benedict House.	Yes
4.12 Fencing	Fencing at child-care facilities must provide a secure, safe Environment for children and minimise access to dangerous areas. Fencing also needs to positively contribute to the visual amenity of the streetscape	Fencing proposed is appropriate for the site and is secure.	Yes
4.13 Soil Sampling	A soil assessment should be undertaken as part of the development application process.	<i>To satisfy that there are no environmental hazards the applicant needs to provide additional information that confirms:</i> <ul style="list-style-type: none"> <i>That the site is suitable for the use as a childcare centre (not just that the soils are suitable to remain at the site)</i> <i>That there are no potential contaminants, such as lead and asbestos containing material, in the existing building</i> 	Condition of consent

*that could be
hazardous to
children. This
could be
addressed through
a hazardous
materials survey*

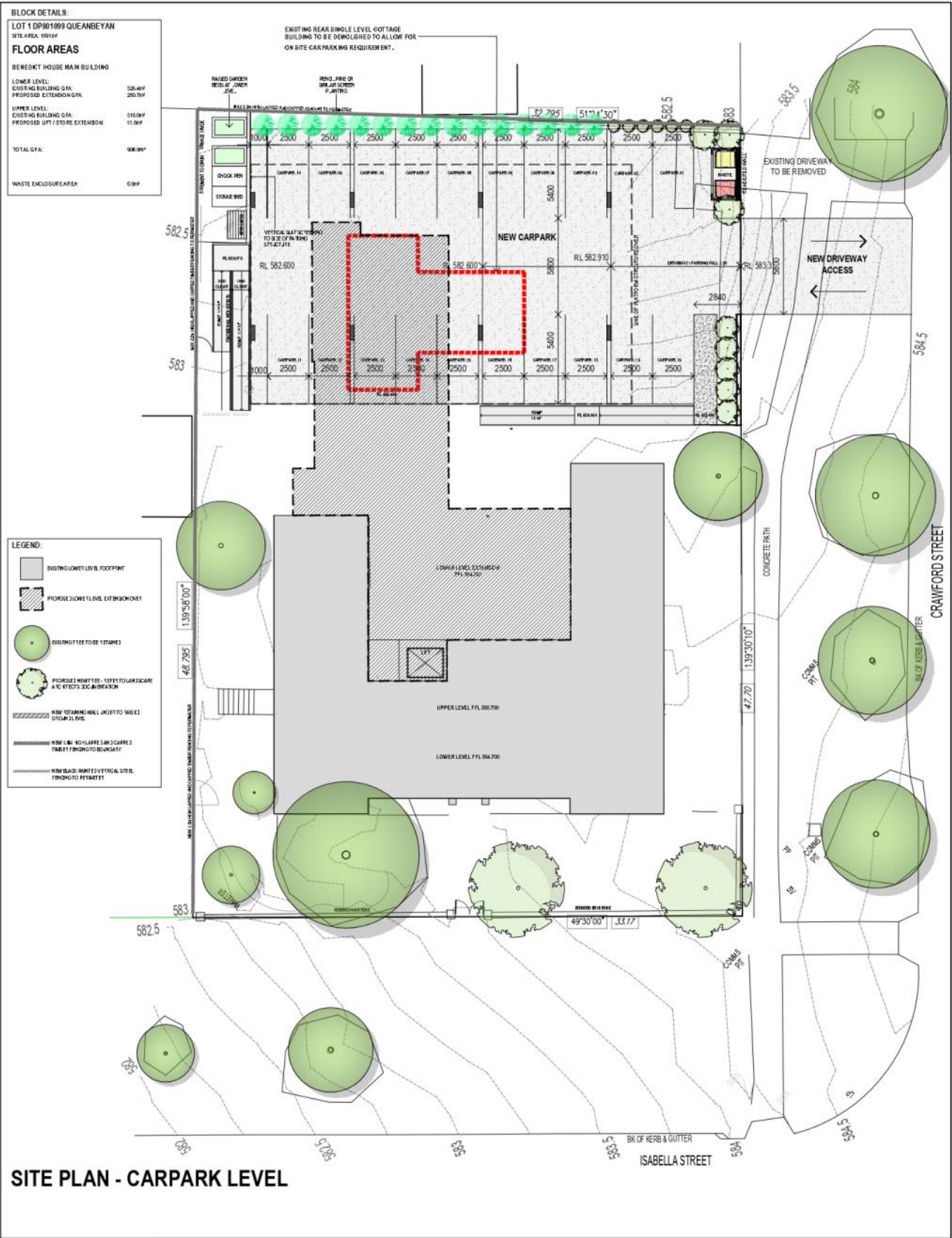
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

10 NOVEMBER 2021

ITEM 8.1 DEVELOPMENT APPLICATION - DA.2020.1481 - ADAPTIVE
REUSE OF BENEDICT HOUSE AS A CHILDCARE
FACILITY, ASSOCIATED ADDITIONS, DEMOLITION OF
AN OUTBUILDING AND BASEMENT CARPARKING - 39
ISABELLA STREET, QUEANBEYAN

ATTACHMENT 2 DA.2020.1481 - ARCHITECTURAL DRAWINGS - 39 ISABELLA
STREET












PROJECT BENEDICT HOUSE CHILDREAN CENTRE QUEANBEYAN	DRAWING SITE PLAN OPTION B	PROJECT ARCHITECT ALACH	CONSULTANT A001B P8	DATE 11.02.21	REVISIONS	DESCRIPTION	DRAWN	DATE	NOTES
CLIENT JAM ST INVESTMENTS PTY LTD	SCALE 1:200 (A3)	DRAWN ALACH	PROJECT NO. 100	DATE 11.02.21	REVISIONS	DESCRIPTION	DRAWN	DATE	NOTES

Copyright © 2021 Heyward Lance Architecture Pty Ltd
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Heyward Lance Architecture Pty Ltd.

heyward lance architecture
147 any address, for DA ACT 2014 p. 02 6255 4454

BLOCK DETAILS:	
LOT 1 DP001099 QUEANBEYAN SITE AREA: 10931sf	
FLOOR AREAS	
BENEDICT HOUSE MAIN BUILDING	
LOWER LEVEL:	
EXISTING BUILDING GFA:	334.49sf
PROPOSED EXTENSION GFA:	250.70sf
UPPER LEVEL:	
EXISTING BUILDING GFA:	310.00sf
PROPOSED LIFT / STORE EXTENSION	11.00sf
TOTAL GFA:	906.19sf
WASTE ENCLOSURE AREA:	
	5.00sf

 EXISTING LOWEST LEVEL, FOOTPRINT
 EXISTING UPPER LEVEL, FOOTPRINT
 PROPOSED LOWEST LEVEL, ELEVATION
 PROPOSED UPPER LEVEL, OUTSIDE PLANT AREA
 EXISTING TREE TO BE RETAINED
 PROPOSED NEW TREE - REFERS TO LANDSCAPE AND AFFECTS COORDINATION
 NEW RETAINING WALL AND/ OR TACKLE GROUND LEVEL
 NEW 1.80 M HIGH LAPPEL AND GAFFED TACKLE FENCING TOSCAUR 30 V
 NEW BLACK PAINTED VERTICAL STEEL FENCING TO PERMETRE

PROJECT	DRAWING TITLE
BENEDICT HOUSE CHILD CARE CENTRE QUEANBEYAN	SITE PLAN OPTION B
CLIENT	
JAM ST INVESTMENTS PTY LTD	
PROJECT NO.	SCALE
	1:20 (A3)

PROJECT ARCHITECT	ALBCH	COORD.
		REVISED
PROJECT DIRECTOR	ALBCH	INSPECTED
DATE	11.09.21	APPROVED
DRAWING NUMBER	REVISED	NOTES
A002B P13		

REV	DESCRIPTION	DATE	BY
PS	ISSUE FOR INFORMATION	ALSO	15
PS	ISSUE FOR INFORMATION	ALSO	22
PS	ISSUE FOR INFORMATION	ALSO	27
PS	ISSUE FOR INFORMATION	ALSO	29
PS	ISSUE FOR INFORMATION	ALSO	11

NOTES All dimensions are in millimetres. All loads are in newtons. Do not scale off drawings. All drawings to engineers specifications. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards.

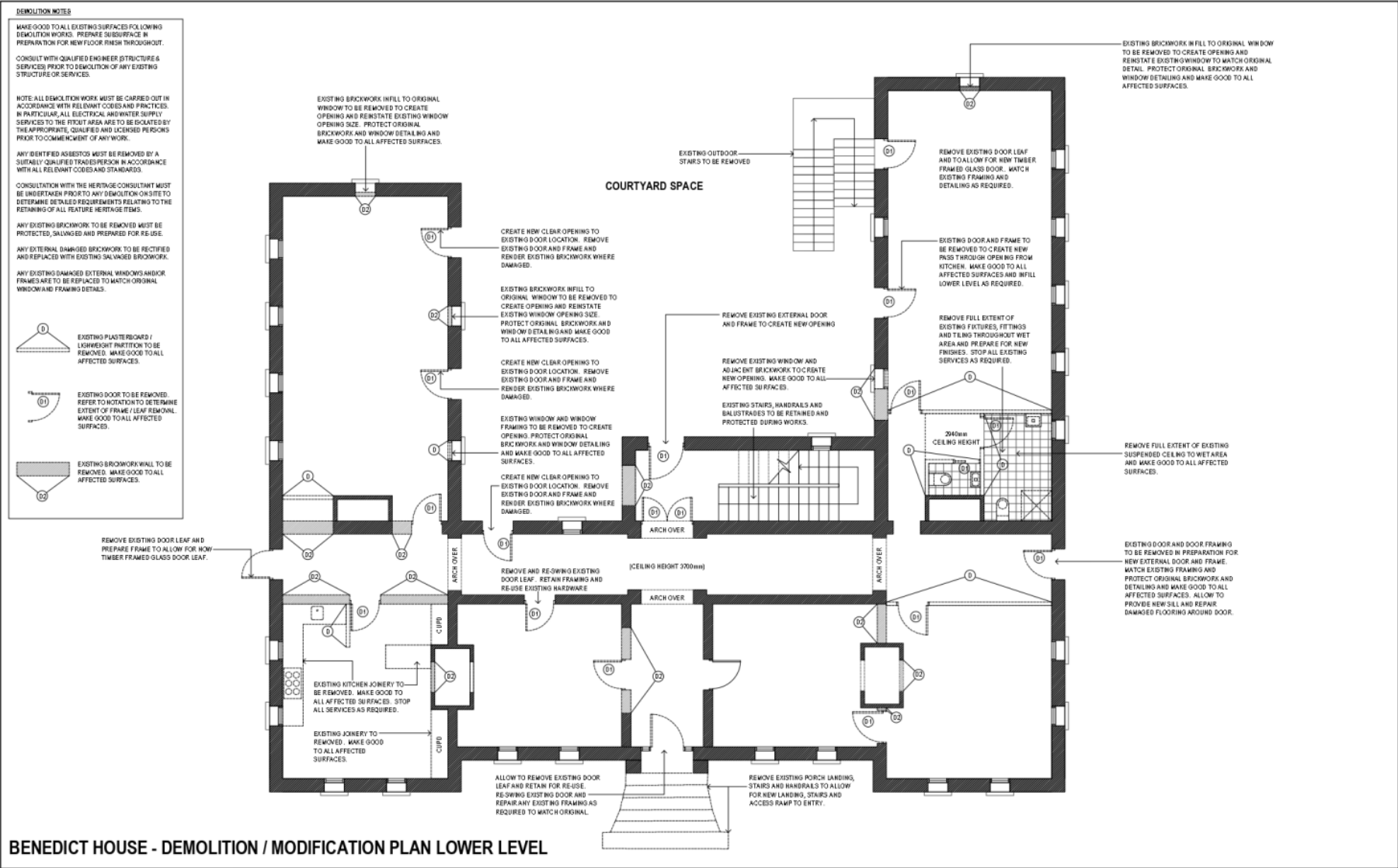
COPYRIGHT
© copyright : hwyland lance architecture pty ltd
Reproduction of this design under duressed is to be in the public interest and is not a breach of copyright.

heyward lance architecture
147 amy ackerman dr. | forde A/C 2014 p. 02 6255 445

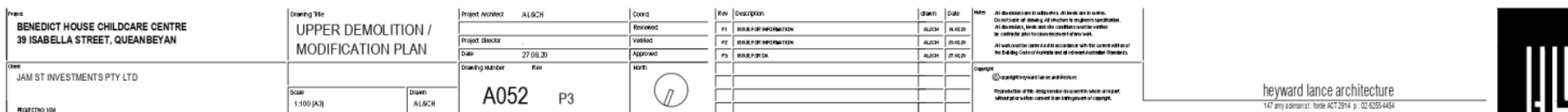
40

[illegible]

heyward lance architecture
147 amyaciemen st. forde a/c 2014 p. 02 6556 4454



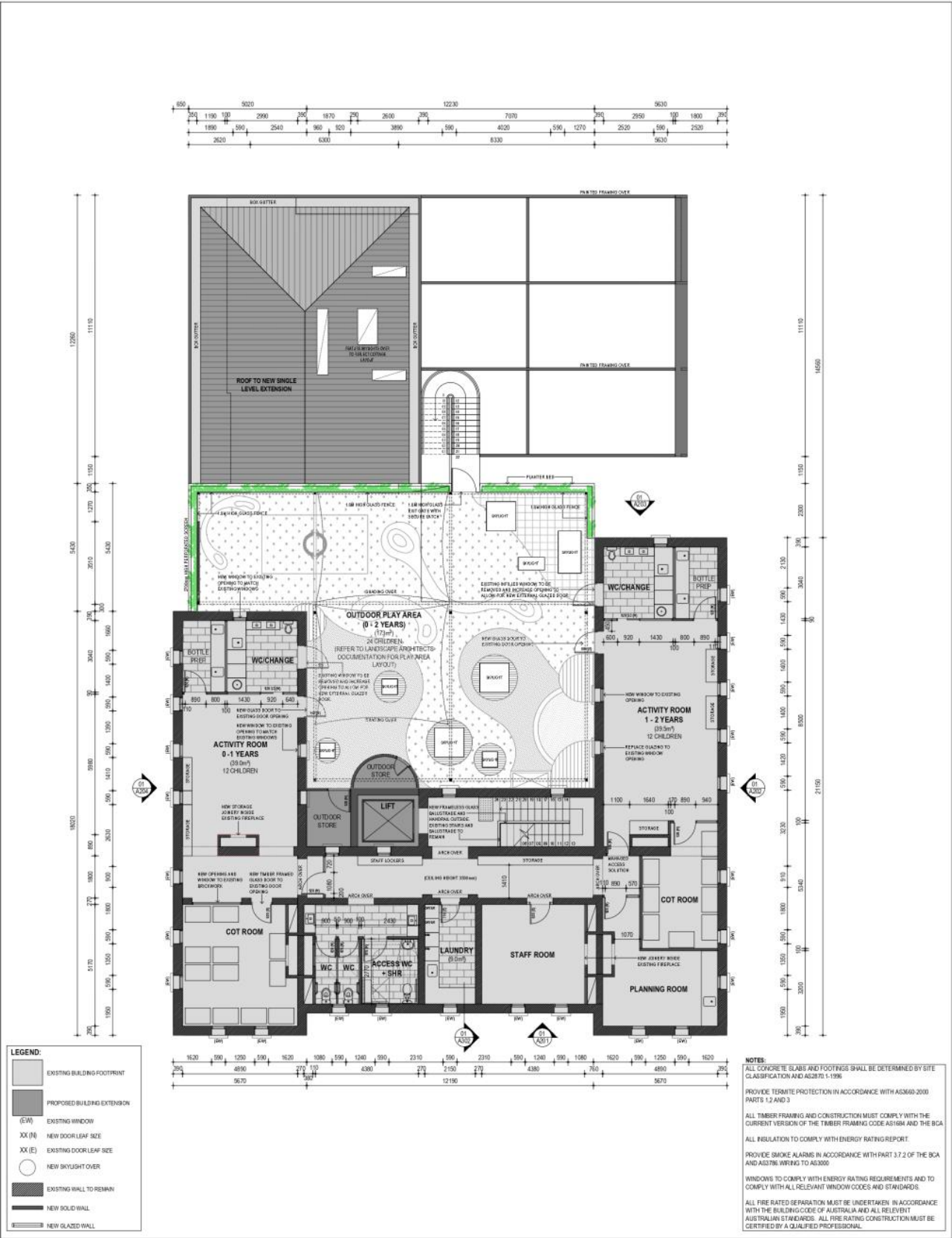
BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN	Drawing Title LOWER DEMOLITION / MODIFICATION PLAN	Project Architect	ALGCH	Client		Rev	Description	Drawn	Date	Notes All dimensions in millimetres. All levels are in metres. Do not scale of drawing, all dimensions to engineering specifications. All dimensions, levels and site conditions must be verified in accordance with the construction of site work. All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.
		Project Designer	Reviewed			P1	REVISION INFORMATION	ALGCH	16/05/24	
		Date	27/08/20	Verified		P2	REVISION INFORMATION	ALGCH	27/08/24	
JAM ST INVESTMENTS PTY LTD	Drawing Number	Rev		Notes						Copyright © Hayward Lance Architecture Production of this design is for the specific use of the client and is not to be used for any other purpose without the written consent of the architect.
PROJECT 108	Scale 1:100 (A3)	Drawn ALGCH	A051	P3						hayward lance architecture 147 anyah street, toowoomba ACT 2844 p. 02 6355 4454

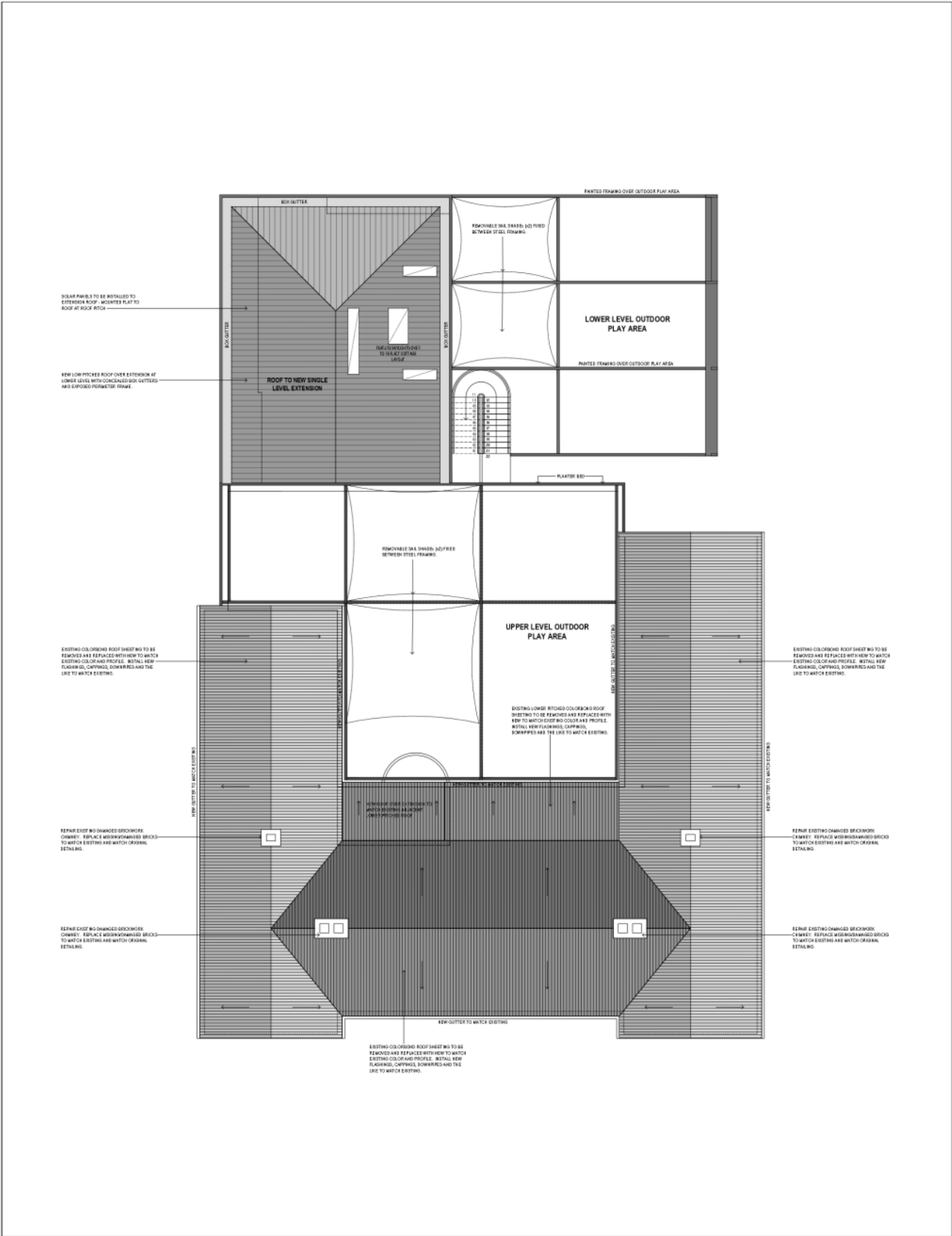




PROJECT BENEDICT HOUSE CHILDCARE CENTRE QUEANBEYAN	DRAWING TITLE PROPOSED FLOOR PLAN LOWER LEVEL	PROJECT ARCHITECT ALBCH	COORD ALBCH	REV	DESCRIPTION	DRAWN	DATE	NOTES All dimensions are in millimetres. All levels are as indicated. Check with client for any discrepancies. All dimensions are to be confirmed by the client prior to construction of any work. All work must be carried out in accordance with the provisions of the Building Code of Australia & all relevant Australian Standards.
CLIENT JAM ST INVESTMENTS PTY LTD	SCALE 1:100(A2)	PROJECT DIRECTOR ALBCH	DATE 11.06.21	APPROVED	DRAWING NUMBER A101	REVISION P20	DRAWN ALBCH	NOTES Copyright: heyward lance architecture Pty Ltd Replication of this drawing without written consent is an infringement of copyright.
PROJECT NO 1018	DRAWN ALBCH	PROJECT NO 1018	PROJECT NO 1018	PROJECT NO 1018	PROJECT NO 1018	PROJECT NO 1018	PROJECT NO 1018	PROJECT NO 1018







PROJECT BENEDICT HOUSE CHILDCARE CENTRE QUEANBEYAN	DRAWING TITLE PROPOSED ROOF PLAN	PROJECT ARCHITECT		ALBACH	COORD	REV	DESCRIPTION	DRAWN	DATE	NOTES All dimensions are in millimetres. All levels are in metres. Do not scale off drawings. All drawings to be prepared in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards. Copyright © heyward lance architecture pty ltd Reproduction of this design and/or document in whole or in part without prior written consent is an infringement of copyright.	
		PROJECT DIRECTOR		ALBACH	VERIFIED	PH1	ISSUE FOR INFORMATION	ALBACH	11.08.20		
		DATE		11.08.21	APPROVED	PH1	ISSUE FOR INFORMATION	ALBACH	14.08.20		
		DRAWING NUMBER		REVISION	PD1	ISSUE FOR INFORMATION	ALBACH	20.08.20			
		SCALE		1:100(A2)	SHOWN	ALBACH	PH1	ISSUE FOR INFORMATION	ALBACH		20.08.20
		PROJECT NO		100	A103 P20		PH1	ISSUE FOR INFORMATION	ALBACH		20.08.20
		PROJECT NO		100	A103 P20		PH1	ISSUE FOR INFORMATION	ALBACH		20.08.20
		PROJECT NO		100	A103 P20		PH1	ISSUE FOR INFORMATION	ALBACH		20.08.20
		PROJECT NO		100	A103 P20		PH1	ISSUE FOR INFORMATION	ALBACH		20.08.20
		PROJECT NO		100	A103 P20		PH1	ISSUE FOR INFORMATION	ALBACH		20.08.20



PROJECT
BENEDICT HOUSE
CHILDCARE CENTRE
QUEANBEYAN

CLIENT
JAM ST INVESTMENTS PTY LTD

PROJECT NO. 100

DRAWING TITLE
ROOM AREA PLAN
LOWER LEVEL

SCALE
1:100(A2)

PROJECT ARCHITECT
AL&CH

PROJECT DIRECTOR
AL&CH

DATE
11.08.21

DRAWING NUMBER
A110

REVISION
P20

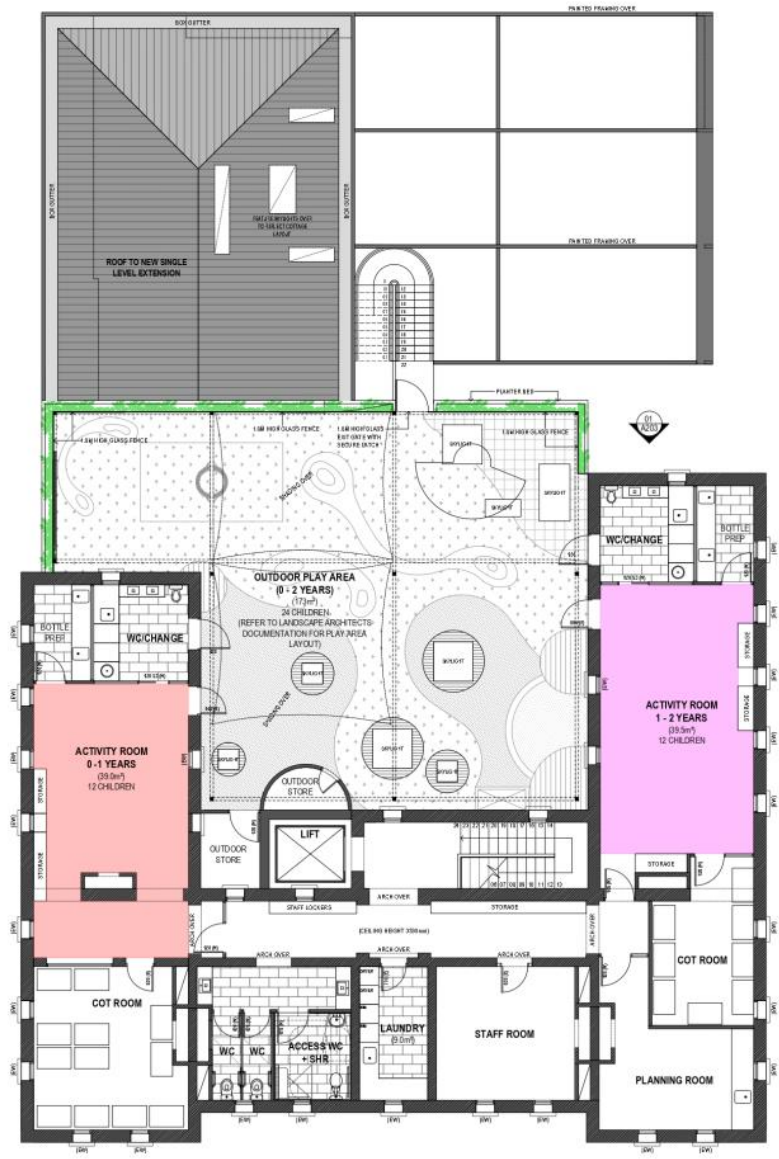
REV	DESCRIPTION	DRAWN	DATE
P16	SCALE FOR INFORMATION	AL&CH	11.08.21
P15	SCALE FOR INFORMATION	AL&CH	11.08.21
P14	SCALE FOR INFORMATION	AL&CH	11.08.21
P13	SCALE FOR INFORMATION	AL&CH	11.08.21
P12	SCALE FOR INFORMATION	AL&CH	11.08.21
P11	SCALE FOR INFORMATION	AL&CH	11.08.21
P10	SCALE FOR INFORMATION	AL&CH	11.08.21
P09	SCALE FOR INFORMATION	AL&CH	11.08.21
P08	SCALE FOR INFORMATION	AL&CH	11.08.21

NOTES
All dimensions are in millimetres. All levels are to finished floor unless otherwise specified. All dimensions, levels and conditions must be verified by the contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards.

copyrighted by Jam St Investments Pty Ltd
Reproduction of this design and/or content without prior written consent is an infringement of copyright.

heyward lance architecture
147 Amy Johnson St, Toowoomba QLD 4330
147 Amy Johnson St, Toowoomba QLD 4330





PROJECT
BENEDICT HOUSE
CHILDCARE CENTRE
QUEANBEYAN

CLIENT
JAM ST INVESTMENTS PTY LTD

PROJECT NO 188

DRAWING TITLE
ROOM AREA PLAN
UPPER LEVEL

SCALE
1:100(A2)

DRAWN
AL/CH

PROJECT ARCHITECT
AL/CH

COORD
REVIEWED

PROJECT DIRECTOR
AL/CH

DATE
17.08.21

APPROVED

REVISION
NORTH

DRAWING NUMBER
A111 P21

REV	DESCRIPTION	DRAWN	DATE
P01	ISSUE FOR INFORMATION	AL/CH	14.08.20
P02	ISSUE FOR INFORMATION	AL/CH	20.08.20
P03	ISSUE FOR INFORMATION	AL/CH	20.08.20
P04	ISSUE FOR INFORMATION	AL/CH	27.08.20
P05	ISSUE FOR INFORMATION	AL/CH	29.02.21
P06	ISSUE FOR INFORMATION	AL/CH	11.08.21
P07	ISSUE FOR INFORMATION	AL/CH	07.08.21

NOTES
All dimensions are in millimetres. All levels are in metres. Do not scale off drawings. All structures to be demolished. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards.

COPYRIGHT
© Copyright Heyward Lance Architecture Pty Ltd
Reproduction of this design and/or content without prior written permission constitutes an infringement of copyright.

heyward lance architecture
147 jenny street/1st floor ACT 2514 p. 02 6235 4454





BENEDICT HOUSE - ISABELLA STREET (NORTH) ELEVATION

Project BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN	Drawing Title ELEVATIONS SHEET 01	Project Architect	ALGCH	Client		Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings. All drawings are subject to change without notice. All dimensions, levels and site conditions must be verified on site prior to construction of any work. All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.
		Project Designer		Reviewed		
		Date	27/08/20	Verified		
		Approved				
Client JAM ST INVESTMENTS PTY LTD	Scale 1:150 (A3)	Drawn ALGCH	Drawing Number A201	Rev P2	North 	Copyright © Heyward Lance Architecture Production of this design is the property of Heyward Lance Architecture All other rights reserved. No part of this publication may be reproduced without written permission.
PROJECT NO 100						heyward lance architecture 147 any address: level A27 2014 p. 02 6355 4454



Project	BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN	Drawing Title	ELEVATIONS SHEET 02	Project Architect	ALGCH	Client	ALGCH	Rev	Description	Drawn	Date	Notes
Project Director		Project Date	29.07.21	Revised				P1	REVISION INFORMATION	ALGCH	05.05.21	All dimensions are in millimetres. All levels are in metres.
Date	29.07.21	Approved		Verified				P2	REVISION INFORMATION	ALGCH	05.05.21	Do not scale or alter. All drawings are to be submitted to the relevant authority for approval.
Drawing Number		Rev		Approved				P3	REVISION INFORMATION	ALGCH	05.05.21	All dimensions are in millimetres. All levels are in metres.
Scale	1:150 (A3)	Shown	ALGCH	Approved				P4	REVISION INFORMATION	ALGCH	05.05.21	All dimensions are in millimetres. All levels are in metres.
Project No				Approved				P5	REVISION INFORMATION	ALGCH	05.05.21	All dimensions are in millimetres. All levels are in metres.

Copyright

heyward lance architecture

147 any other name: trade ACT 2014 s. 12 6335 4454



BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN	Drawing Title ELEVATIONS SHEET 03	Project Architect	ALGCH	Coord		Rev	Description	Drawn	Date	Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings. All drawings are subject to change without notice. All dimensions, levels and site conditions must be verified on site prior to construction of any work. All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.
		Project Designer		Verified		P1	REVISION INFORMATION		10.07.20	
		Date	29.07.21	Approved		P2	REVISION INFORMATION		07.08.20	
		Drawing Number	Rev	North		P3	REVISION INFORMATION		09.07.21	
JAM ST INVESTMENTS PTY LTD	Scale 1:150 (A3)	Drawn ALGCH	A203	P3						Copyright © Heyward Lance Architecture Reproduction of this design without permission is prohibited. Unauthorized publication is an offence under copyright law.
PROJECT NO 100										
										
										heyward lance architecture 147 anyah street, toowoomba QLD 4386





F



BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN		Drawing Title ELEVATIONS SHEET 05		Project Architect ALGCH		Client JAM ST INVESTMENTS PTY LTD		Drawing Number A205 P3		Scale 1:100 (A3)		Sheet ALGCH		North 		Revision <table><tr><th>Rev</th><th>Description</th><th>Drawn</th><th>Date</th></tr><tr><td>01</td><td>ISSUED FOR INFORMATION</td><td>ALGCH</td><td>15.07.21</td></tr><tr><td>02</td><td>ISSUED FOR PERMIT</td><td>ALGCH</td><td>17.05.21</td></tr><tr><td>03</td><td>ISSUED FOR INFORMATION</td><td>ALGCH</td><td>29.07.21</td></tr></table>		Rev	Description	Drawn	Date	01	ISSUED FOR INFORMATION	ALGCH	15.07.21	02	ISSUED FOR PERMIT	ALGCH	17.05.21	03	ISSUED FOR INFORMATION	ALGCH	29.07.21	Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings. All dimensions to be confirmed by the client. All dimensions, levels and site conditions must be verified by the client prior to construction of any work. All construction shall be in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.		Copyright © Heyward Lance Architecture Production of this design is the property of Heyward Lance Architecture and shall remain the property of Heyward Lance Architecture.		heyward lance architecture 147 any address: level ACT 2014 p. 02 6355 4454			
Rev	Description	Drawn	Date																																						
01	ISSUED FOR INFORMATION	ALGCH	15.07.21																																						
02	ISSUED FOR PERMIT	ALGCH	17.05.21																																						
03	ISSUED FOR INFORMATION	ALGCH	29.07.21																																						

44



BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN		Drawing Title ELEVATIONS SHEET 07	Project Architect ALGCH	Client JAM ST INVESTMENTS PTY LTD	Scale 1:100 (A3)	Drawn ALGCH	Project Number A207	Revision P3	North 	Rev Description <table><tr><th>REV</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>P1</td><td>REVISION 1</td><td>10.07.20</td></tr><tr><td>P2</td><td>REVISION 2</td><td>10.07.20</td></tr><tr><td>P3</td><td>REVISION 3</td><td>10.07.21</td></tr></table>	REV	DESCRIPTION	DATE	P1	REVISION 1	10.07.20	P2	REVISION 2	10.07.20	P3	REVISION 3	10.07.21	Notes <p>All dimensions are in millimetres. All levels are in metres.</p> <p>Do not scale drawings. All dimensions are to be confirmed by the client.</p> <p>All dimensions, levels and site conditions must be verified by the client prior to construction of any work.</p> <p>All work must be done in accordance with the current edition of the Building Code of Australia and all relevant standards.</p>	Copyright <p>© heyward lance architecture</p> <p>Production of this drawing is permitted subject to the client's written consent to the reproduction of any part.</p>	heyward lance architecture 147 any address: level A207, p. 102 0355 4454	
REV	DESCRIPTION	DATE																								
P1	REVISION 1	10.07.20																								
P2	REVISION 2	10.07.20																								
P3	REVISION 3	10.07.21																								



Project BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN	Drawing Title ELEVATIONS SHEET 08	Project Architect ALGCH	Coord Reviewed Approved Date 29.07.21	Drawn ALGCH	Scale 1:100 (A3)	Sheet A208 P3	North 	Rev #1 #2 #3	Description REVISION INFORMATION REVISION INFORMATION REVISION INFORMATION	Drawn ALGCH ALGCH ALGCH	Date 15.07.21 17.05.21 19.07.21	Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings, all dimensions to be confirmed by site survey. All dimensions, levels and site conditions should be verified by contractor prior to construction of any work. All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

Copyright
© Heyward Lance Architecture
Production of this design document is permitted where it is used
in accordance with the conditions of the license.

heyward lance architecture
147 anyah street, toowoomba QLD 4386
147 anyah street, toowoomba QLD 4386



BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN		Drawing Title ELEVATIONS SHEET 09		Project Architect ALGCH		Coord Reviewed Verified Approved		Rev Description Date Date		Notes All dimensions in millimetres. All levels are in AHD. Do not scale drawings. All dimensions to be confirmed on site. All dimensions, levels and site conditions must be verified by the client prior to construction of any work. All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.
Client JAM ST INVESTMENTS PTY LTD		Scale 1:100 (A3)		Drawing Number A209 P3		North North		Copyright © Hayward Lance Architecture Production of this drawing is the property of Hayward Lance Architecture and is not to be reproduced without written permission.		
Project Code PROJECT 100		Drawing ALGCH		Date 29.07.21		Date 01.07.21		Date 01.07.21		



Project BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN		Drawing Title ELEVATIONS SHEET 10		Project Architect ALGCH		Coord Reviewed Verified Approved		Rev Description Date Date		Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings. All dimensions to engineering specifications. All dimensions, levels and site conditions must be verified on site prior to construction of any work. All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.	
Client JAM ST INVESTMENTS PTY LTD		Scale 1:100 (A3)		Drawing Number A210 P3		North N		Copyright © Hayward Lance Architecture Reproduction of this design without written consent of the architectural firm is prohibited.		Copyright © Hayward Lance Architecture Reproduction of this design without written consent of the architectural firm is prohibited.	
PROJECT NO.										hayward lance architecture 147 any address: level ACT 2014 p. 02 6355 4454	



BENEDICT HOUSE - SECTION 01

Project
BENEDICT HOUSE CHILDCARE CENTRE
39 ISABELLA STREET, QUEANBEYAN

Client
JAM ST INVESTMENTS PTY LTD

PROJECT NO 100

Drawing Title
SECTIONS SHEET 01

Scale
1:100 (A3)

Drawn
ALGCH

Project Architect
ALGCH

Reviewed
ALGCH

Project Designer
ALGCH

Date
29.07.21

Approved
ALGCH

Drawing Number
Rev

A301

P2

Coord

Reviewed

Validated

Approved

North



Rev	Description	Drawn	Date
01	ISSUED FOR PERMIT	ALGCH	15.07.21
02	ISSUED FOR PERMIT	ALGCH	15.07.21

Note:
All dimensions are in millimetres. All levels are in metres.
Do not scale drawings. All dimensions to engineering specifications.
All dimensions, levels and site conditions must be verified
by contractor prior to construction of any work.
All construction shall be in accordance with the current edition of
the Building Code of Australia and all relevant Australian Standards.

Copyright
© Heyward Lance Architecture
Reproduction of this design without permission is prohibited.
Unauthorized publication is an offence under copyright law.

heyward lance architecture
147 any address: toke ACT 2914 p. 02 6355 4454





Project
BENEDICT HOUSE CHILDCARE CENTRE
39 ISABELLA STREET, QUEANBEYAN

Client
JAM ST INVESTMENTS PTY LTD

PROJECT NO
100

Drawing Title
SECTIONS SHEET 02

Scale
1:100 (A3)

Drawn
ALGCH

Project Architect
ALGCH

Project Designer
ALGCH

Date
29.07.21

Drawing Number
Rev

A302 P1

Coord

Reviewed

Validated

Approved

North



Rev	Description	Drawn	Date
P1	ISSUE FOR INFORMATION	ALGCH	29.07.21

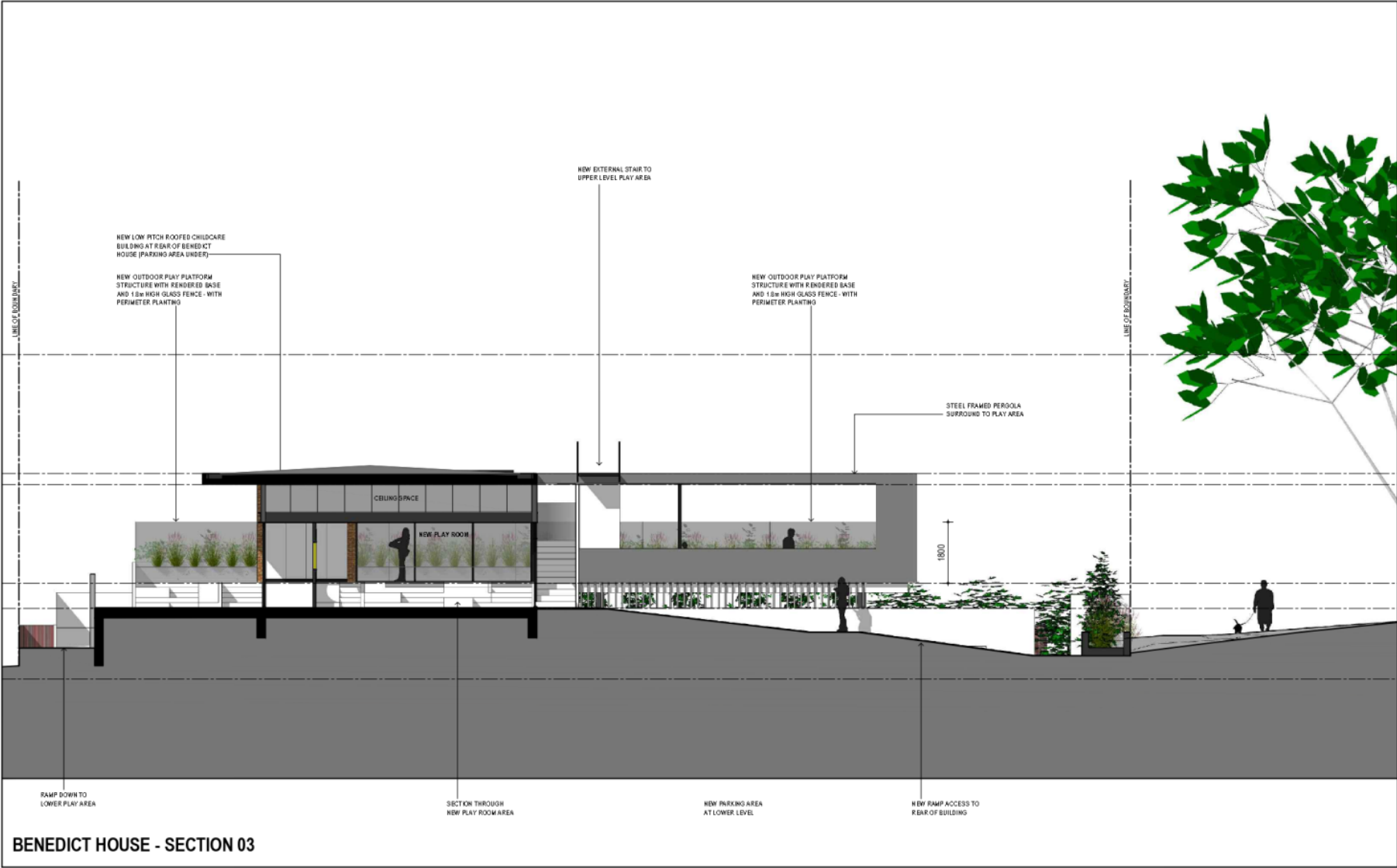
Note:
All dimensions are in millimetres. All levels are in metres.
Do not scale drawings. All dimensions are to be confirmed by the client.
All dimensions, levels and site conditions must be verified by the client prior to construction of any work.
All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

Copyright
© Heyward Lance Architecture

Production of this drawing is permitted subject to the copyright of the client.

heyward lance architecture
147 any address: level ACT 2014 p. 02 6355 4454





BENEDICT HOUSE - SECTION 03

Project	BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN
Client	JAM ST INVESTMENTS PTY LTD
Project No	PROJECTNO 100

Drawing Title	SECTIONS SHEET 03
Scale	1:100 (A3)
Drawn	ALGCH

Project Architect	ALGCH
Project Designer	
Date	29.07.21
Drawing Number	Rev
Client	
Reviewed	
Validated	
Approved	
North	

Rev	Description	Drawn	Date
P1	ISSUED FOR PERMITTING	ALGCH	29.07.21

Notes

All dimensions are in millimetres. All levels are in metres.

Do not scale drawings. All dimensions to be confirmed by the client.

All dimensions, levels and site conditions must be verified by the client prior to construction of any work.

All construction shall be in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

Copyright

© Heyward Lance Architecture

Production of this design is the property of Heyward Lance Architecture. All rights reserved. No part of this design may be reproduced without written permission of Heyward Lance Architecture.

heyward lance architecture

147 any address: level ACT 2014 p. 02 0335 4454



Project BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN		Drawing Title FRONT ENTRY DETAILS SHEET 01		Project Architect ALGCH		Client JAM ST INVESTMENTS PTY LTD		Scale HTS		Drawn ALGCH		Project Number A401 P2		North 		Revision REV DESCRIPTION R1 INITIAL INFORMATION R2 INITIAL INFORMATION		Drawn ALGCH		Date 15/02/21		Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings. All drawings are subject to change without notice. All dimensions, levels and site conditions must be verified on site prior to construction of any work. All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.	
Client JAM ST INVESTMENTS PTY LTD		Project Architect ALGCH		Client JAM ST INVESTMENTS PTY LTD		Scale HTS		Drawn ALGCH		Project Number A401 P2		North 		Revision REV DESCRIPTION R1 INITIAL INFORMATION R2 INITIAL INFORMATION		Drawn ALGCH		Date 15/02/21		Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings. All drawings are subject to change without notice. All dimensions, levels and site conditions must be verified on site prior to construction of any work. All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.			

heyward lance architecture
147 any address | phone 027 2814 147 | email 02 6355 4454



Project: BENEDICT HOUSE CHILDCARE CENTRE
39 ISABELLA STREET, QUEANBEYAN

Client: JAM ST INVESTMENTS PTY LTD

PROJECT NO: 100

Drawing Title: FRONT ENTRY DETAILS
SHEET 02

Scale: HTS

Drawn: ALGCH

Project Architect: ALGCH

Project Designer: ALGCH

Date: 10/02/21

Drawing Number: A402 P2

North:

Rev	Description	Drawn	Date
01	ISSUE FOR INFORMATION	ALGCH	10/02/21
02	ISSUE FOR INFORMATION	ALGCH	10/02/21

Notes:

- All dimensions are in millimetres. All levels are in metres.
- Do not scale or double, all dimensions to be given in full.
- All dimensions, levels and elevations must be verified by the client prior to construction of any work.
- All construction must be in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

Copyright: © Heyward Lance Architecture

Production of this drawing is permitted subject to the approval of the client and the architect.

147 any element: Issue ACT 2014 p. 02 0255 4454



Project: BENEDICT HOUSE CHILDCARE CENTRE
39 ISABELLA STREET, QUEANBEYAN

Client: JAM ST INVESTMENTS PTY LTD

PROJECTNO 100

Drawing Title: PERSPECTIVE IMAGE 01

Scale: HTS

Drawn: ALGCH

Project Architect: ALGCH

Project Designer: ALGCH

Date: 29.07.21

Drawing Number: A403 P1

North:

Rev	Description	Drawn	Date
01	ISSUE FOR INFORMATION	ALGCH	29.07.21

Notes:

- All dimensions are in millimetres. All levels are in metres.
- Do not scale drawings. All dimensions to be confirmed by site inspection.
- All dimensions, levels and site conditions must be verified by the client prior to construction of any work.
- All work must be done in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

Copyright: © Heyward Lance Architecture

Production of this independent document is subject to payment of the fee and is not to be used for any other purpose without the written consent of the architect.

heyward lance architecture

147 anyah street, torres ACT 2874 p. 02 6335 4454



Project BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN		Drawing Title PERSPECTIVE IMAGE 02		Project Architect ALGCH		Coord Reviewed Validated Approved North		Rev #1 DESCRIPTION REVISIONS		Status Date		Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings. All drawings are subject to change without notice. All dimensions, levels and site conditions must be verified for compliance with the latest edition of the Building Code of Australia and all relevant Australian Standards.	
Client JAM ST INVESTMENTS PTY LTD		Scale HTS		Drawing Number A404 P1		North N		Copyright © Heyward Lance Architecture Production of this drawing is subject to the terms and conditions of the contract for professional services.		Date 29.07.21		Project 147 any additional: Issue ACT 2014 p. 02 6335 4454	



Project BENEDICT HOUSE CHILDCARE CENTRE 39 ISABELLA STREET, QUEANBEYAN		Drawing Title PERSPECTIVE IMAGE 03		Project Architect ALGCH		Client JAM ST INVESTMENTS PTY LTD		Scale MTS		Drawing Number A405 P1		Revision P1		Description PERSPECTIVE IMAGE 03		Status ALGCH		Date 29.07.21		Notes All dimensions are in millimetres. All levels are in metres. Do not scale drawings. All drawings are subject to change without notice. All dimensions, levels and site conditions should be verified by the contractor prior to construction of any work. All work must comply with the relevant standards of the Building Code of Australia and all relevant Australian Standards.		Copyright © Heyward Lance Architecture Production of this drawing is permitted subject to payment of the appropriate fee to the architect or engineer.		heyward lance architecture 147 any address: level A47 2014 p. 02 6355 4454			
--	--	---------------------------------------	--	----------------------------	--	--------------------------------------	--	--------------	--	---------------------------	--	----------------	--	-------------------------------------	--	-----------------	--	------------------	--	--	--	---	--	---	--	--	--



PROPOSED DEVELOPMENT
SHADOW DIAGRAM @ 9AM - 21st JUNE

PROJECT BENEDICT HOUSE CHILDCARE CENTRE QUEANBEYAN	DRAWING TITLE SHADOW DIAGRAM 21ST JUNE 9AM	PROJECT ARCHITECT ALASCH	COORD REVIEWED REVISED APPROVED NOTED	REV DESCRIPTION A. BUILDING INFORMATION B. BUILDING INFORMATION	DRAWN ALASCH ALASCH	DATE 20.06.21 12.06.21	NOTES All dimensions are in millimetres. All levels are finished. Do not scale off drawing. All structures to be removed or demolished. All dimensions, locations and site conditions must be verified by the client prior to construction. All work must be carried out in accordance with the current edition of the Building Code of Australia (BCA) and Australian Standards.
CLIENT JAM ST INVESTMENTS PTY LTD	SCALE HTD (A3)	DRAWN ALASCH	PROJECT NUMBER A410 B	PROJECT DIRECTOR ALASCH	DATE 12.06.21	APPROVED	NOTES

heyward lance architecture
147 army avenue st. toowoomba QLD 4330
t: 07 5355 4454





PROJECT
BENEDICT HOUSE
CHILDCARE CENTRE
QUEANBEYAN
CLIENT
JAM ST INVESTMENTS PTY LTD
PROJECT NO: 1030

DRAWING TITLE
EXISTING SHADOW DIAGRAM
21ST JUNE 9AM
SCALE
NTS (A3)

PROJECT ARCHITECT
ALSCCH
PROJECT DIRECTOR
ALSCCH
DATE
20.06.20
DRAWING NUMBER
A411 A
REVISION
NONE

REV	DESCRIPTION	DRAWN	CHECKED
A	BASE INFORMATION	ALSCCH	ALSCCH

NOTES
All dimensions are in millimetres. All levels are in metres. To all scale of drawing. All drawings to be given in duplicate. All drawings, including site conditions must be verified by the client prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia 5. All other Australian Standards.
COPYRIGHT
© copyright: Heyward Lance Architecture Pty Ltd
Reproduction of this design without written consent is prohibited.

heyward lance architecture
167 army avenue st. toran ACT 2914 p. 02 6255 4654





PROPOSED DEVELOPMENT
SHADOW DIAGRAM @ 12PM - 21st JUNE

PROJECT BENEDICT HOUSE CHILDCARE CENTRE QUEANBEYAN	DRAWING TITLE SHADOW DIAGRAM 21ST JUNE 12PM	PROJECT ARCHITECT	ALISCH	COORD		REV	DESCRIPTION	BY	DATE	NOTES All dimensions are in millimetres. All levels are finished. Do not scale off drawing. All structures to be removed or demolished. All dimensions, locations and site conditions must be verified by independent surveyor to ensure compliance with the current edition of the Building Code of Australia & all relevant Australian Standards.
		PROJECT DIRECTOR	ALISCH	REVISED		A	REVISION INFORMATION	ALISCH	20.06.20	
		DATE	12.06.21	APPROVED		B	REVISION INFORMATION	ALISCH	12.06.21	
		DRAWING NUMBER	A412 B	NOTED						
CLIENT JAM ST INVESTMENTS PTY LTD	SCALE NTS (A3)	DRAWN ALISCH								COPYRIGHT © Copyright: Heyward Lance Architecture Pty Ltd Reproduction of this document is prohibited without the prior written consent of the copyright owner.

heyward lance architecture
147 army avenue st. toowoomba QLD 4330
t: 07 5255 4654





EXISTING BUILDINGS

SHADOW DIAGRAM @ 12PM - 21st JUNE

PROJECT BENEDICT HOUSE CHILDCARE CENTRE QUEANBEYAN CLIENT JAM ST INVESTMENTS PTY LTD PROJECT NO: 1030	DRAWING TITLE EXISTING SHADOW DIAGRAM 21ST JUNE 12PM SCALE NTS (A3) DATE 20.06.20	PROJECT ARCHITECT ALSCCH PROJECT DIRECTOR ALSCCH DATE 20.06.20 DRAWING NUMBER A413 A	COORDINATOR REVIEWER REVIEWED APPROVED NOTES	REV DESCRIPTION DATE BY DATE	NOTES All dimensions are in millimetres. All levels are in metres. To all levels of drawing. All drawings to be prepared in accordance with the Australian Standards. All drawings must be checked by the architect prior to construction. All work must be carried out in accordance with the current edition of the Building Code of Australia 5. All other Australian Standards.

heyward lance architecture
167 army avenue st. torres ACT 2874 p. 02 6255 4654





PROPOSED DEVELOPMENT
SHADOW DIAGRAM @ 3PM - 21st JUNE

PROJECT BENEDICT HOUSE CHILDCARE CENTRE QUEANBEYAN	DRAWING TITLE SHADOW DIAGRAM 21ST JUNE 3PM	PROJECT ARCHITECT	ALISCH	COORD	REV	DESCRIPTION	DRAWN	DATE	NOTES All dimensions are in millimetres. All levels are finished. Do not scale off drawing. All structures to be removed are indicated. All dimensions, locations and site conditions must be verified by the client prior to construction of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards.	
		PROJECT DIRECTOR	ALISCH	REVIEWED	A	REVISION INFORMATION	ALISCH	20.06.20		
		DATE	12.06.21	APPROVED	B	REVISION INFORMATION	ALISCH	12.06.21		
		DRAWING NUMBER	FEW001	NOTED						
CLIENT JAM ST INVESTMENTS PTY LTD	SCALE HTS (A3)	DRAWN ALISCH	A414 B		COPYRIGHT © Copyright: Heyward Lance Architecture Pty Ltd Reproduction of this document is prohibited without the prior written consent of the copyright owner.					

heyward lance architecture
147 army avenue st. toowoomba QLD 4330
t: 07 5355 4454





PROJECT
BENEDICT HOUSE
CHILDCARE CENTRE
QUEANBEYAN

CLIENT
JAM ST INVESTMENTS PTY LTD

PROJECT NO: 1030

DRAWING TITLE
EXISTING SHADOW DIAGRAM
21ST JUNE 3PM

SCALE
NTS (A3)

DRAWN
ALSC

PROJECT ARCHITECT
ALSC

PROJECT DIRECTOR
ALSC

DATE
20.06.20

DRAWING NUMBER
A415 A

REVISION
NONE

REV	DESCRIPTION	DRAWN	DATE
A	REVISION INFORMATION	ALSC	20.06.20

NOTES
All dimensions are in millimetres. All levels are in metres. To all scales of drawing. All drawings to be printed on A3 paper. All drawings to be submitted to the Council for approval. All work must be carried out in accordance with the current edition of the Building Code of Australia 2.0. All work must be carried out in accordance with the current edition of the Building Code of Australia 2.0. All work must be carried out in accordance with the current edition of the Building Code of Australia 2.0.

COPYRIGHT
© copyright: Heyward Lance Architecture Pty Ltd
Reproduction of this drawing is prohibited without the written permission of the copyright owner.

heyward lance architecture
167 army avenue st. torres ACT 2874 p. 02 6255 4654



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

10 NOVEMBER 2021

ITEM 8.1 DEVELOPMENT APPLICATION - DA.2020.1481 - ADAPTIVE
REUSE OF BENEDICT HOUSE AS A CHILDCARE
FACILITY, ASSOCIATED ADDITIONS, DEMOLITION OF
AN OUTBUILDING AND BASEMENT CARPARKING - 39
ISABELLA STREET, QUEANBEYAN

ATTACHMENT 3 DA.2020.1481 - REDACTED SUBMISSIONS ON ORIGINAL
PROPOSAL



Queanbeyan Public School

Creating opportunities, building relationships, achieving success



Friday 30 October 2020

To whom it may concern,

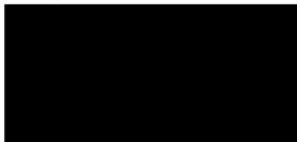
I am writing in regards to the Inspection of Plans/Documentation Development Application No DA.2020.1481 (39 Isabella Street)

Queanbeyan Public School is located directly across the road from 39 Isabella Street. . We have no concerns with the proposed building works, but more so the parking. In the building plans there are going to be 11 car park spaces on Isabella Street and we are concerned about the impact this will have on the parking available to our Queanbeyan Public School's families, staff and community. This has been an ongoing issue raised by our P&C that they are currently in discussions with QPRC about. During peak times such as pick up/drop off times, assemblies and other community events, both sides of Isabella Street, Thorpe Avenue and Crawford Street, until the roundabout, are full with our parent's cars.

The demands on parking will increase significantly if the application for development is passed. This will not only take these car parking spaces from our staff, parent and community but there will be 28 permanent staff from the proposed childcare centre that will need parking as well. Many of our parents use the parking at the northern end of Isabella Street and Thorpe Avenue for morning drop off and afternoon pick up. Additionally we have up to 70 staff who require parking on any given day. Staff having to park away from the school presents as a safety risk as they arrive at work early in the mornings and depart later in the evening.

We thank you for taking the time to consider the issues raised in this letter.

Yours sincerely,



Principal

Isabella St Queanbeyan NSW 2620 Ph:02 6297 2144
queanbeyan-p.school@det.nsw.edu.au
www.queanbeyan-p.schools.nsw.gov.au



Queanbeyan Public School
Parents and Citizens Association

1 November 2020

Queanbeyan Palerang Regional Council
Natural and Built Character Section
PO Box 90
Queanbeyan, NSW, 2620

Dear Michael Thompson,

Re: DA.2020.1481 - Benedict House, 39 Isabella St Queanbeyan, NSW, 2620.

This submission is made on behalf of the Queanbeyan Public School Parent's and Citizenship Association (P&C) with regards to the following Development Application:

DA No: DA.2020.1481 - Benedict House, 39 Isabella St Queanbeyan, NSW, 2620

Applicant: Capital Region Planning

Assessing Officer: Jacinta Tonner, QPRC Natural and Built Character Section

The P&C objects to the Development Application on the basis that traffic impacts on the surrounding road network and amenity of the surrounding area has not been clearly demonstrated.

Queanbeyan Public School and QPRC have been working together over recent years on a number of proposed amendments to on street parking in the vicinity of the school to address a variety of safety and parking concerns. Amendments to on street parking along Isabella Street have been proposed as a result of this work, which does not appear to have been taken into consideration in determining the traffic impacts associated with the proposed development.

A summary of this work, and arising objections to the proposed development, are summarised below.

Parking amendments in vicinity of the proposed development

Parking along Isabella Street, Thorpe Avenue and Crawford Street are heavily utilised by the staff and families who attend Queanbeyan Public School. With a daily staff number of over 60, as well as additional staff for out of school hours care, the school community is already faced with parking and traffic challenges.

In partnership with the school's community and after monitoring and research, QPRC is proposing changes to traffic and parking conditions on Isabella and Symonds Streets. Whilst this brings the pedestrian crossing on Isabella Street to code and increases the safety for users of the crossing, it will result in the loss of at least 8 untimed car parking spaces. These changes have been part of an ongoing process over the past several years and have not occurred without significant time and effort from the parties involved. Whilst our focus has been on child safety for these changes, they have been proposed with the safety and wellbeing of the school's staff also, with the knowledge that there will be parking options on Thorpe Avenue.

The Development Application for a childcare centre to operate out of Benedict House accounts for only 6 staff car parking spaces, and states it will require 27 off street car parking spaces to meet the needs of the centre. Existing off street parking users (including Queanbeyan Public School staff, Treehouse staff, visitors and parents) will be forced to compete with the proposed development for the 21 additional off street spaces currently not accounted for in the proposal. Off street parking along the eastern side of Thorpe Avenue is currently utilised by both staff and families of Queanbeyan Public School and Treehouse.

Furthermore, the period during which the Traffic Impact and Parking Assessment was undertaken is important, as the traffic flow and parking from March 2020 through November 2020 is not a general reflection on the area. Social distancing and staggered finish times have eased the congestion usually seen, with around 100 Kindergarten students and their siblings collected 15 minutes before the rest of the pupils.



Queanbeyan Public School
Parents and Citizens Association
Ph 02 6297 2144
queanbeyanpublicschool@pandcaffiliate.org.au

Development Application Objections

Specific objections to the Development Application are summarised below:

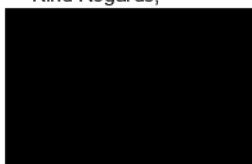
Statement of Environmental Impacts, Chapter 7, Section 3.8 Traffic, Parking and Pedestrian Circulation:

Proposal	QPS P&C Objection
The proposed child care facility will generate a requirement for 27 off street car spaces. The proposed development incorporates a total of six on site car parking spaces.	<p>The Traffic Impact and Parking Assessment states that the car parking requirements for the proposed development are 28 car spaces (inclusive of one disabled parking space) for staff, parents and visitors. This is conflicting with the 27 spaces stated in the Statement of Environmental Effects.</p> <p>The development proposes to provide 6 on site parking spaces. The remaining 22 parking spaces will, therefore, need to compete with Queanbeyan Public School staff, parents and teachers for on street parking in the vicinity of the proposed development. Based on information provided in the Report, it seems unlikely any of the 11 restricted on street parking spaces proposed along the direct frontage to the proposed development will be used by staff or parents for all day parking.</p> <p>This has the effect of removing 11 plus 22 (i.e. 33) current all day parking spaces from the surrounding community which, ultimately, is expected to have an impact on both all day parking availability in proximity to Queanbeyan Public School and, consequently, short term parking availability during pick up and drop off periods.</p> <p>Further consultation with the school and QPRC is requested regarding the impact of the development on all day parking availability for Queanbeyan Public School staff, parents and visitors.</p>
1. Requiring stringent compliance with the car parking rates is considered unreasonable given the proposal provides for the adaptive re-use of a heritage item which is situated in the Queanbeyan Conservation Area.	The P&C understands that the development proposes not to comply with minimum Council off street parking requirements on the grounds the existing building is a heritage item. The impact of the proposed development on parking and traffic during school hours and peak pick up / drop off periods remains a concern, however, for the P&C.
2. The car parking analysis indicates that 132 on street car parking spaces are located within 100m radius of the site. These spaces are likely to be unused during the child care facilities peak drop off and pick up periods.	As stated above, QPRC is planning parking amendments to Isabella Street and Symonds Street as a result of ongoing consultation with Queanbeyan Public School over recent years with regards to drop off / pick up and all day parking availability. The Traffic Impact and Parking Assessment does not make clear whether QPRC proposed changes have been taken into consideration.

A response from the Applicant which addresses the above objections would be greatly appreciated.

Should QPRC and / or the Applicant wish to meet to discuss the P&C's objections to the development application, Queanbeyan Public School P&C representatives are happy to make themselves available.

Kind Regards,



QPS P&C Secretary

Shannon Edwards

From: [REDACTED]
Sent: Saturday, 31 October 2020 8:51 PM
To: Council Mailuser
Cc: [REDACTED]
Subject: Objection Development Application DA 2020.1481 39 Isabella Street Queanbeyan.
Attachments: 22102020082505-0001.pdf; 2020-10-22 QPRC 3.3 Parking .png
Importance: High

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

General Manager
QPRC

We are the owners of [REDACTED] which is opposite the proposed development.

We have had a brief look at the proposal. The Child Care centre is to cater for 109 children, with an upgrade cost of \$1.29 million.

We have no objection to the change of use of the property if onsite parking is provided.

QPRC report extract attached states there are 132 car spaces are available in the adjoining area. What they don't say is that all of these car spaces are already used to capacity at drop off and pick up times at least 2 times in the day, for existing developments.

The report mis-represents that there is ample parking available. The report must be reviewed on the basis that there is no available on street carparking available locally to cater for the child care development.

Provision needs to be made on the Child Care site for carparking, particularly for all staff & some parent set down-pick up.

We lodge a formal objection to the proposal in its current form.

[REDACTED]

On-street car parking

An analysis of on-street car parking has been undertaken to provide an estimate of available car parking within the vicinity of the site. The analysis has been completed within a 50 and 100 metre radius measured from the site. The analysis has indicated that a considerable amount of on-street parking is readily available within close proximity to the site. In summary, it is estimated that 64 car parking spaces are on Isabella Street immediately north of the site, 35 car parking spaces are on Crawford Street immediately east of the site, 20 car parking spaces are on Isabella Street north west of the site and 13 car parking spaces are on Crawford Street further north of the site (see Figure 7 below). The parking analysis indicates that **132 car parking spaces** are located within a 100 radius of the site.



Figure 7: Analysis of on-street car parking within 50 and 100 metres of the subject site (source: Google Maps and Capital Region Planning)

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

10 NOVEMBER 2021

ITEM 8.1 DEVELOPMENT APPLICATION - DA.2020.1481 - ADAPTIVE
REUSE OF BENEDICT HOUSE AS A CHILDCARE
FACILITY, ASSOCIATED ADDITIONS, DEMOLITION OF
AN OUTBUILDING AND BASEMENT CARPARKING - 39
ISABELLA STREET, QUEANBEYAN

ATTACHMENT 4 DA.2020.1481 - DRAFT CONDITIONS OF CONSENT - 39
ISABELLA STREET

Draft Conditions of Consent – Council 10 November

APPROVAL DOCUMENTS

1. Approved Development and Plans

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
To be finalised			

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

SPECIAL CONDITIONS

2. Tree Protection Measures

- A. A Project Arborist (minimum AQF 5) is to be engaged to ensure adequate tree protection measures are in place prior to demolition and construction, to ensure trees are protected throughout construction and that trees remain viable post construction. The name and address of the Project Arborist must be supplied to the relevant authority and approved prior to the commencement of works.
- B. All workers must be familiar with tree protection requirements.
- C. Prior to the commencement of demolition or construction, a Tree Protection Zone (TPZ) is established, in accordance with Australian Standard 4970-2009 *Protection of Trees on Development Sites*, for all trees to be retained (including council owned trees) that conforms to the following:
 - a. Fencing must be a minimum height of 1.8m high and consist of chain wire mesh panels held in place with concrete feet. Fencing must comply with Australian Standard 4687-2007 *Temporary fencing and hoarding*.
 - b. Fixed signs are to be provided on all visible sides of the TPZ fencing stating 'Tree Protection Zone - Keep Out'.
 - c. There must be no storage of materials or vehicles within the TPZ, no fill or lighting of fires.
 - d. Where works are permitted within the TPZ, tree protection fencing is to be taken in to only the minimum amount necessary to allow the works to be completed.

- D. All demolition and construction activity within the TPZ must be undertaken under the direct supervision of the Project Arborist.
 - a. Any exposed roots less than 30mm in diameter may be pruned by the Project Arborist at right angles using a sharp, sterile pruning saw.
 - b. Any exposed roots greater than 30mm in diameter are to remain intact and undamaged.
- E. The Project Arborist must be notified of any pruning that is required. This should be assessed by the Project Arborist and carried out by qualified arborists (minimum AQF level 3) and conform to the Australian Standard 4373 2007 *Pruning on Amenity Trees*.
- F. No underground services are to be trenched or bored within the TPZ of retained trees unless discussed prior with the Project Arborist and relevant authority.
- G. The Project Arborist is required to certify that adequate tree protection measures are in place and retained trees will remain viable. Certification will include a statement on the condition of retained trees, details of any deviations from approved tree protection measures and their impacts on trees. If there is non-compliance with tree protection measures or if trees have been damaged, a timeframe for compliance and remedial works will be specified by the Project Arborist. Certification is required during the following key stages:
 - a. Site Establishment
 - i. Contractors inducted to tree protection requirements.
 - ii. Tree condition assessed prior to the commencement of works.
 - iii. Confirm trees marked for pruning and/or removal are correctly identified.
 - iv. Any canopy protection measures have been specified and supervised.
 - v. Any trunk protection measures have been specified and supervised.
 - vi. TPZ fencing has been installed as per the advice of the Project Arborist.
 - vii. Ground protection requirements and locations have been specified where necessary.
 - viii. Site entry/exit locations have been approved.
 - b. Construction
 - i. TPZ fencing is intact and has been maintained throughout the project.
 - ii. The impact of general construction works on retained trees has been monitored.
 - iii. Any works within TPZs have been carried out under the direct supervision of the Project Arborist.
 - iv. Advised changes to tree protection measures.
 - c. Landscaping
 - i. The staged removal of TPZ fencing was advised and monitored.
 - ii. Any works within TPZs have been carried out under the direct supervision of the Project Arborist.
 - d. Post Construction
 - i. Tree condition has been assessed and any remedial works specified and/or completed.

Certify that (as appropriate) that completed works have been carried out in compliance with the approved plans and specifications for tree protection.

Reason: To protect trees during construction works.

3. Basement Security

The basement parking area must be appropriately secured day and night to prevent intruders and all security grills/screens, ventilation louvres and car park entry doors are to be integrated with the overall façade design in accordance with the Child Care Planning guideline (NSW P&E, 2017).

Reason: To ensure safety of users.

4. The Basement Ceiling Height

The basement ceiling height shall be a minimum of 2200mm from finished pavement level or a minimum height as set out in AS 2890.1- 2004 or relevant standard to allow for sufficient vehicle clearance.

Reason: To ensure adequate clearance.

5. Building to Be Photographed

Prior to the demolition of the cottage to the rear of the building the complete exterior and interior of the cottage must be photographed using a digital camera of no less than 8 megapixels and set at the highest possible resolution to record the images.

All images must be saved onto a USB in JPEG format, complete with the full address of the property and the date on which the photographs were taken.

The images must be re-named to include the property name and feature that has been photographed. If more than one image of the same object is supplied then it must be distinguished with a number to give it a unique file name.

Two copies of the photographs printed by a commercial photographic laboratory must be submitted to Council. The image size, to ensure all detail of the building is visible, must be no smaller than 10"x8" (25cmx20cm).

Note: Images printed on a home/office computer are not acceptable.

Reason: To ensure the history of the site is adequately recorded

6. Formalisation of On Street Parking

Prior to the issue of an occupation certificate formalisation of on-street parking at the front of 39 Isabella Street by providing 10 spaces shall be carried out. The formalised spaces shall be designed and constructed in accordance with QPRC Development Design and Construction Engineering specification by the applicant at no cost to Council.

To satisfy the condition, a design plan shall be submitted along with a section 138 application under *the Roads Act 1993* for approval by Council prior to the issue of a construction certificate. The design plan shall show:

- a) Extend the kerb blister to ensure intersection clearances to the first parking spaces;
- b) Remove footpath at the back of the current informal parking and widen footpath in front of 39 Isabella Street to a 1.5m wide;
- c) Extend the indented kerb adjacent to the driveway of 43 Isabella Street to create space for ten (10) 2.7 wide parking spaces meeting the requirements of AS 2890;
- d) Bitumen seal and line mark the newly created parking spaces.

Reason: To ensure the site has adequate supplementary parking)

7. Site Access

A hard median shall be installed in Thorpe Avenue directly opposite the sites proposed access with a left hand turn only guidance sign affixed in the median as advice to drivers leaving the development site.

The mechanism for satisfaction of the condition is a design of the hard median along with a section *Roads Act 1993* application is required to be submitted and approved by Council prior to the issue of a construction certificate.

The construction of the hard median must be completed to the approval of Council prior to issue of the Occupation Certificate.

Reason: To ensure there is safe access and egress from the site

GENERAL CONDITIONS

8. Obtain Construction Certificate

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

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

9. 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.

10. 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.

11. Construction within Boundaries

The development including, but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

Reason: Approved works are to be contained wholly within the subject site.

12. Retaining Walls

Any retaining wall greater than 1000mm in height is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

13. Batters

No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

14. 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.

15. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

16. Supplementary Heritage Impact Statement

A supplementary Heritage Impact Statement, summarising the existing Heritage Impact Statement and additional reports, must be prepared by a suitably qualified heritage architect and submitted to Council for approval prior to the issue of a construction certificate.

The statement should include, but not limited to the following:

- How the values of the heritage item will be protected during the construction phase of the development;
- Details of how the fabric of the building will be managed during and after construction phase;
- Fabric analysis for each feature of the site outlining details of significant fabric, materials and condition;
- Removal of any climbing frames or attachments on the external fabric;
- Details of how the materials will be temporary and protected for reuse in the new structure;

Reason: To guide and direct decision making for any future design changes or alterations to the building.

17. Landscaping Plan

A revised landscaping plan prepared by a suitably qualified landscape architect is to be submitted and endorsed by Council prior to the issue of the construction certificate.

Reason: To ensure that the site is suitably landscaped.

18. Submit an Application for Trade Waste (C4)

Prior to the issue of a Construction Certificate a Trade Waste Application (C4) for disposal into sewer must be submitted to, and approved by Council.

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

19. Submit an Application for Trade Waste (C5)

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

- (a) Kitchen
- (b) Laundry

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 ; 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.

20. Detailed Site Investigation Report

Prior to the issue of a Construction Certificate, a Stage 2 Detailed Investigation Report must be prepared in accordance with the NSW EPA's *Guidelines for Consultants Reporting on Contaminated Sites* and submitted to Council for endorsement. The report should pay particular attention to the potential presence of lead based paints and its potential impact on the premises proposed use as a child care centre.

If the results of the detailed site investigation indicate the site poses an unacceptable risk to human health or the environment for the proposed child care facility a remedial action plan needs to be prepared. The report must address all activity areas used by children (internal and external).

Any recommendations or conditions contained within the Stage 2 Detailed Investigation Report must be implemented and evidence of their implementation must be submitted to Council prior to the issue of a Construction Certificate. Any ongoing management conditions will become enforceable under this consent.

Reason: To ensure that construction works only proceed after a Stage 2 Detailed Investigation Report has been received confirming that the site is suitable for the use as a child care facility.

21. Site Remedial Action Plan

A site remediation action plan (RAP) must be prepared outlining what action will be taken to remediate the site in relation to hazardous building materials as identified in the Environmental Site Assessment, Ref. JC0578, By Agon Environmental and other identified contaminating materials. In addition any remedial actions resulting from the Report required by Condition 20 of this consent shall be incorporated into the RAP.

The RAP must be submitted to Council for approval prior to issue of Construction Certificate.

Reason: To ensure that users of the site are protected from exposure to hazardous building materials.

22. Submit a Construction Management Plan

Prior to release of any Construction Certificate a Construction Management Plan for the management of soil, 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.

Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works.

23. 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.

24. Dilapidation Survey Report

Prior to the issue of construction certificate a dilapidated survey must be prepared for the adjoining properties to determine the current structural state of adjoining building.

The dilapidation survey must be prepared by a practising structural engineer.

In the event that approval to access a site to undertake the dilapidation survey is denied, written advice of the steps that were taken to obtain access must be submitted to, and accepted by, Council.

Reason: To ensure that the condition of buildings, structures and public infrastructure on adjoining premises is accurately recorded following the completion of work on the development site.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

25. Appoint PCA (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 2 days prior to any work being undertaken.

Reason: To provide for supervision of the subdivision works.

26. Contributions to Be Paid

Prior to the lodgement of the Notice to Commence Building Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of section 64 of the *Local Government Act 1993*.

Reason: To provide for the funding of augmentation and provision of services and community facilities.

27. Site Identification

Prior to the commencement of work a sign sited in a visually prominent position shall be erected containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that "unauthorised entry to the work site is prohibited".

Reason: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000.

28. 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 ROL from Traffic for NSW for State Roads.

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

29. Sediment and Erosion Controls

Install and maintain sediment and erosion controls, prior to and during construction activities, in accordance with the approved Erosion and Sediment 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.

30. Asbestos Removal and Disposal

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

Asbestos material must be disposed of to a lawful landfill site approved for that purpose by the Environmental Protection Authority of NSW or equivalent authority in the ACT. Written evidence that the material has been disposed of to the approved landfill must be submitted to the Principal Certifying Authority.

Reason: To ensure the proper disposal of asbestos material.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

31. 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.

32. 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.

33. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

34. Unexpected Finds

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Office of Environment and Heritage are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

35. 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.

36. Demolition Works

The demolition of the existing building must be carried out in accordance with the:

- a) requirements of the SafeWork Authority of New South Wales,
- b) *NSW Work Health and Safety Act 2011*, and
- c) *Australian Standard AS 2601-2001: The Demolition of Structures*.

Reason: To ensure compliance with SafeWork and occupational health and safety requirements.

37. 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.

38. 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.

39. Excavation and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of SafeWork.

Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.

40. Maintenance of Erosion Control Measures

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") 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.

41. 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.

42. Submit Survey Plan Showing Boundary Setbacks and Floor Levels

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

Reason: To ensure the building is sited and constructed in accordance with the approved plans.

43. Driveway Requirements

The development must include the construction of a commercial type driveway over Council's footway at the location shown on the approved plans. The driveway must be:

- a) Constructed by a Council approved contractor, at no cost to the Council.
- b) Constructed using plain concrete.
- c) Constructed with a 2% grade falling to the gutter.
- d) At minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area.
- e) Constructed to the width of the existing Vehicle Kerb Crossing or construct the kerb crossing is required.
- f) In accordance with Council's Development Design Specification D13.

Reason: To ensure the construction of the driveway on public lands meets Council's requirements.

44. Driveway Application Form

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

Reason: To ensure the construction of the driveway on public land meets Council's requirements.

45. Driveway Location – Clearance from Water Meter

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

Reason: To ensure such service is not damaged by vehicle movements.

46. Building Upgrade

The existing building is to be upgraded to comply with the requirements of the Building Code of Australia in terms of egress and fire safety as required by clause 94 of the Environmental Planning and Assessment Regulations 2000.

Reason: To protect persons using the building and to facilitate their egress in the event of fire

47. Insulate Heated and Cold Water Service Pipes

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

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

Reason: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions.

48. All Surfaces to Be Concrete

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

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

49. Plant and Equipment Noise

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

Reason: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the Protection of the Environment Operations Act 1997 and Regulations.

50. 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.

51. 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.

52. 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.

53. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

54. 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 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.

55. Validation Report

Prior to the issue of occupation Certificate a Validation Report must be prepared in accordance with the NSW EPA's *Guidelines for Consultants Reporting on Contaminated Sites* by a suitably qualified contaminated land professional and submitted to Council for endorsement. The report is to confirm that the works required in any remediation action plan have been satisfactorily completed. The report must include a statement that the site has been remediated and is suitable for use as a child care facility.

Any recommendations or conditions contained within the Validation Report and the need for on-going monitoring will become enforceable under this consent.

Reason: To ensure that the site is remediated prior to any work commencing and to ensure that no issues arise during the remediation work that would subsequently impact on the issue of an Occupation Certificate.

56. Lighting In Car Parks and Public Spaces

Lighting of the car parking area must comply with AS 1680.2.1-1993 - Interior Lighting Part - Circulation spaces and other general areas.

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

57. Construction and Fitout Requirements

Food handling and storage areas must be constructed and fit out in accordance with:

- AS 4674-2004 - Construction and fit out of food premises
- AS/NZS 1668.2-2012 - The use of ventilation and air-conditioning in buildings - mechanical ventilation in buildings

Reason: To ensure safe and hygienic food preparation/storage and compliance with Food Act 2003 and Regulations 2015, Food Standards Code and relevant Australian Standards.

58. Mechanical Ventilation to Be Certified

Upon completion of the installation of the mechanical ventilation system documentation from a practising Mechanical Engineer certifying that the construction, installation and operation of the exhaust hood ventilation system meets the requirements of AS/NZS 1668.1 and/or AS/NZS 1668.2 must be submitted to Council.

Reason: To ensure compliance with Australian Standard AS1668-2002: The use of Ventilation and Air-Conditioning in Buildings.

59. Compliance with Acoustic Report

All recommendations and specifications detailed in the acoustic report, Report No. 670.30003-R01, by SLR Consulting Australia Pty Ltd, for 39 Isabella St Queanbeyan NSW 2620 must be implemented and adhered to.

The height of the boundary acoustic fencing must be height of 2.2m to provide better acoustic treatment. This fencing is to extend to the rear of the eastern side of the existing building from the rear of the site on the east boundary and for the entire length of the southern boundary.

Reason: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors. To ensure compliance with the recommendations of the acoustic report submitted prior to the issue of the development consent.

60. Inspection Prior To Opening Food Premises

The premises must be inspected by Council's Environmental Health Officer upon completion of construction and fitout and prior to sale of food commencing.

Reason: To ensure that the fit out of the food premises complies with the relevant standards.

61. Stormwater Disposal Requirements

All stormwater from the site must be trapped 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 Development Design Specification.

Reason: To provide satisfactory stormwater disposal.

62. Car Parking to Comply With AS2890

All car parks must comply with AS2890 - 2004 Parking Facilities.

Pavement line marking with bay dimensions to comply with AS 2890.1, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bay/s.

Reason: To provide adequate off-street car parking.

63. Provide Water Service and Water Meter - Commercial

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

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

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

64. 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.

65. 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.

66. Landscaping Works Completed By an Accredited Contractor

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

Reason: To help ensure a high standard of landscape works.

67. Statement of Completed Landscape Works

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

Reason: To help ensure a high standard of landscape works.

68. Retain and Protect Trees on the Verge

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

The fencing must:

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

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

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

69. 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 line/pavement marking.

Reason: To ensure car park areas are useable.

70. 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.

71. Essential Fire Safety

The owner of the building must maintain each essential fire safety measure in the building premises to a standard no less than that specified in the schedule.

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

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

10 NOVEMBER 2021

ITEM 8.1 DEVELOPMENT APPLICATION - DA.2020.1481 - ADAPTIVE
REUSE OF BENEDICT HOUSE AS A CHILDCARE
FACILITY, ASSOCIATED ADDITIONS, DEMOLITION OF
AN OUTBUILDING AND BASEMENT CARPARKING - 39
ISABELLA STREET, QUEANBEYAN

ATTACHMENT 5 DA.2020.1481 - HERITAGE STATEMENT AND ACCESS
STATEMENT - 39 ISABELLA STREET

Eric Martin
& Associates
ARCHITECTS



architecture | access | heritage

Suite 10, 68 Jardine Street | PO Box 4699 | KINGSTON ACT 2604 AUSTRALIA
☎ 02 6260 6395 ✉ ema@ema.com.au 🌐 www.ema.com.au

20014

9 August 2021

Heyward Lance Architecture
147 Amy Ackman St
FORDE ACT 2914

Attention: Chris Heyward
chris@heywardlance.com

Dear Chris

QUEANBEYAN BENEDICT HOUSE CHILD CARE CENTRE

Supplementary Advice on Proposed Changes to DA

The proposed changes to the DA relate to the removal of the rear cottage (the Cottage) for additional on-site parking, a new building in lieu of the Cottage above the parking and some parking in Isabella St (refer attached plan).

It is noted that the proposed work in the main building has not changed and the previous reports detail the access and heritage issues and impacts.

Access

- Access for the public is from Isabella Street.
- The designated parking for people with disabilities is in Isabella Street. Parking at 45° is not consistent with AS2890.6 but with shared areas on both sides it will perform equal to AS2890.6 as users can exit each side of a vehicle.
- The ramp between the car park and deck is not an accessway and does not comply with AS1428.1. It is a service ramp if required.
- The stairs between the car park and deck will meet AS1428.1.
- Access between different deck levels is via a platform lift or the stairs to AS1428.1.
- There are stepped aisles beside seating platforms which will include a handrail on one side and contrast nosing and TGSI at the top as a risk management measure. The top level of the seating platform is wheelchair accessible.
- Access to the chook pens is mainly for service.

With the above comments we consider that the revised proposal will meet the disability access requirements of NCC 2019.

Heritage

As per our Supplementary Report Issue 2 dated 13 March 2021 demolition of the cottage will not have a major impact on Benedict House. It is noted that it will be recorded, and material archived. We suggest that this recording be held with Council and the Queanbeyan Library.

The new design is a modern design and completely different to the original Cottage and Benedict House. It is effectively one level above the deck compared with the two storey Benedict House. It has no impact on

W:\Projects 23 2020\20014 Queanbeyan Benedict House Child Care Centre\B_Initial_Report\20210809 Ltr to CH.docx

Page 1 of 2

ABN: 31 790 687 011 ACN: 085 224 942

Eric Martin Registered Architect: ACT No. 376, Vic 5150, NSW 5991, WA 1663, QLD 3391
The Beehive Group Pty Ltd (Trustee for the Martin Family Trust) T/A Eric Martin & Associates



AS/NZS ISO 9001
Certified
Davis Langdon Certification Services

Benedict House from Isabella Street but will be a simple modern form separated from Benedict House from Crawford Street.

The overall impact with the amended proposal is that it will have some impact on the heritage values of Benedict House, mainly associated with the loss of the cottage.

Yours faithfully



Eric Martin, AM
Director

Registered Architect
ACT376 VIC5150 NSW5991
WA1663 QLD3391

