



Ordinary Meeting of Council

26 October 2022

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEMS 9.1 & 9.2

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

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

26 OCTOBER 2022

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2021.1789 - DEMOLITION
AND CONSTRUCTION - SENIORS LIVING HOUSING - 16
ERIN STREET, QUEANBEYAN

ATTACHMENT 1 DA.2021.1789 - SECTION 4.15 ASSESSMENT - SENIORS
HOUSING -16 ERIN STREET, QUEANBEYAN

QPRC



SECTION 4.15 ASSESSMENT DA.2021.1789

SUMMARY

Proposal:	Demolition and construction of Seniors Housing including 48-bed residential aged care facility, signage, internal road works, 23 parking spaces and landscaping works.
Address:	16 Erin Street, Queanbeyan, 2620
Property description:	Lot 112 in DP 821709 and Lot 111 in DP 821709
Applicant:	Bradley Yates
Owner:	NSW Department of Planning, Industry and Environment – Crown Lands
Date of lodgement:	24 December 2022
Notification period:	24 January 2022 to 9 February 2022
Submissions received:	Nil
Assessment officer:	Luceille Yeomans
Estimated cost of works:	\$16,894,170
Zoning:	R3 Medium Density Residential
Heritage:	Nil
Flood affected:	N/A
Bushfire prone:	N/A
Recommendation of officer:	APPROVAL

EXECUTIVE SUMMARY

The proposal seeks consent for demolition and construction of 48 bed seniors housing associated with an existing residential aged care facility including signage, internal road works, 23 parking spaces and landscaping works.

The existing development is known as 'George Forbes House' located at 16 Erin Street, Queanbeyan. The site is legally described as Lot 111 in DP821709 and Lot 112 in DP 821709. It relates to Crown Land held by the State of NSW and is under a lease agreement (E906635) to BaptistCare NSW & Act.

The proposal comprises a 'seniors housing' development and is subject to the provisions of the former *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP). The proposed use as a 'senior housing' development is permissible with consent on the land.

The proposal comprises the demolition of part of the existing building to the rear of the site and construction of a 48-bed seniors housing facility. The existing building fronting Erin Street containing dementia-specific units which will be retained and integrated with the proposed development.

Ancillary works include construction of an internal roadway and drop off, pedestrian paths, signage, 23 car spaces, fencing, tree removal and landscape works.

The proposal was notified from the 24 January 2022 to the 9 February 2022 pursuant to the *Queanbeyan Palerang Regional Council Community Engagement Participation Plan*. No submissions were received during the notification period.

Principal issues identified in the assessment of the application include the proposed potential biodiversity impacts and tree removal and servicing. It is considered that the issues have been adequately addressed through the submission of a biodiversity assessment and replacement tree planting.

The proposal is generally consistent with the aims and objectives of the relevant plans and is recommended for approval subject to the imposition of the recommended conditions of consent.

BACKGROUND

The site is located at 16 Erin Street, Queanbeyan and contains an existing seniors housing development consisting of a hostel known as the BaptistCare George Forbes House. The facility contains 85 bedrooms including 30 dementia-specific units. It accommodates ancillary facilities such as an on-site hairdresser, library and specialist health services.

The site's primary vehicular access point is located on Erin Street and consists of a two laned driveway that provides entry to an at-grade parking area accommodating 20 above ground spaces. Three secondary access driveways are located along Collett Street.

Pedestrian access to the site is obtained from multiple points. An entry is located along Collett Street via a dedicated pedestrian pathway. Entry to the dementia-specific units is provided from Erin Street. A third entrance point is located off the internal road network within the eastern portion of the site.

The existing building is one storey and comprises two distinct elements being a southern building containing 30 dementia-specific units and a northern building containing 55 hostel units with ancillary facilities. A courtyard containing tree planting and landscaping is located central to this building.

The site has been subject to previous Development Applications. The most recent development application (DA/251/2011) sought material changes to the existing building and provided consent for alterations and additions. Prior to this, consent DA/29/2001 facilitated demolition works and additions to the aged care facility.

The proposal seeks further upgrades to improve existing facilities and enhance the standard of amenity offered by the facility.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 112 in DP 821709 and Lot 111 in DP 821709 and is located at 16 Erin Street, Queanbeyan. Both lots are Crown Land held by the State of NSW and are under a lease (E906635) to Baptist Care NSW & ACT.

The site is positioned on the northern side of Erin Street and the eastern side of Collett Street, and has an area of 17,670m². It has a primary frontage to Erin Street of approximately 166m and a western frontage to Collett Street of approximately 150m. The site slopes gently from the south to the north and has a cross fall of approximately 3.96m.

As noted above, the site's existing development comprises a single storey seniors housing development. The development consists of two distinct buildings. The building element fronting Erin Street accommodates 30 dementia specific units and a pedestrian entrance point.

The rear element contains 55 hostel units and ancillary uses, including a library, specialist health services and a hairdresser. A communal courtyard is located central to the facility and accommodates landscaping and tree planting.

The eastern portion of the site accommodates an at-grade carpark with 20 car spaces and internal roadway which facilitates access to the building's primary entrance point. The rear of the site contains pedestrian paths of travel and landscaping comprising perimeter tree planting and turf.

The site is located to the east of the Queanbeyan Central Business District (CBD) within a residential area. Being located within a residential zone, the surrounding development consists of dwellings and townhouses. To the immediate north west, the development comprises the Greek Orthodox Parish of Saint Dimitrios which is a locally listed heritage item.

The development to the south east relates to residential dwellings and townhouses to three (3) storeys. To the west are residential houses to one (1) storey. To the immediate east of the site is bounded by vacant undeveloped land which is also Crown Land. Beyond this lies Carinya Street and Riverside Cemetery.

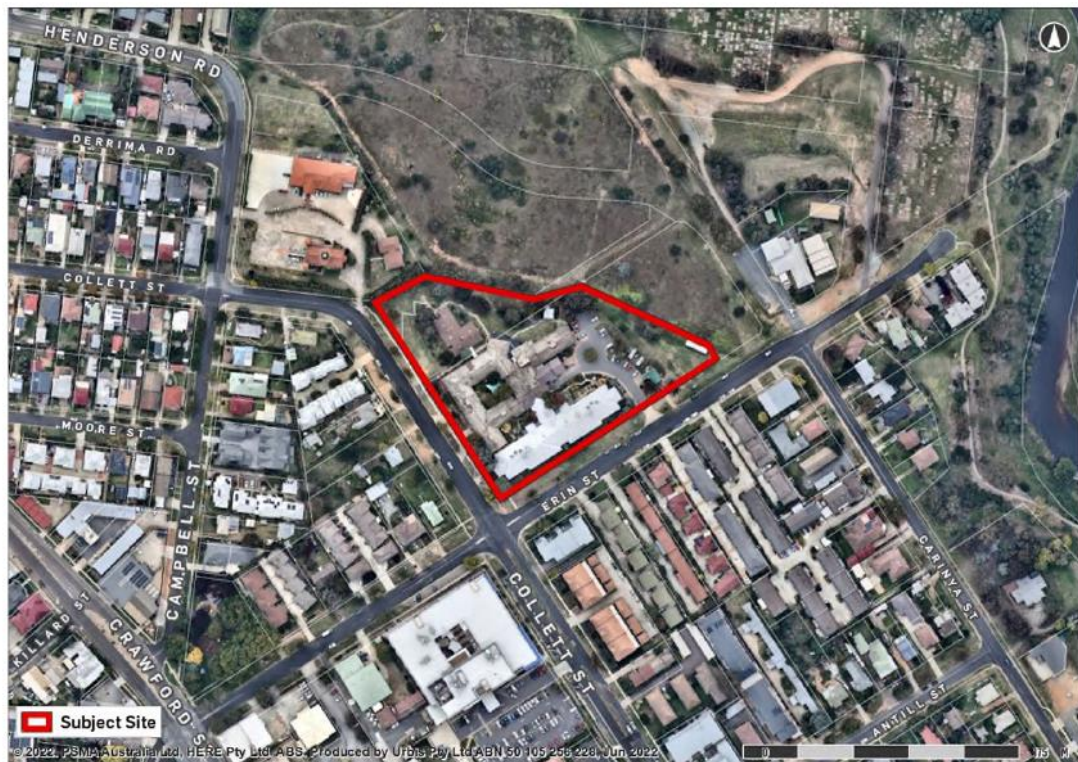


Figure 1: Locality plan

SITE PHOTOS



Figure 2: The Building's Entrance from Erin Street



Figure 3: The Primary Vehicular Access Point Viewed Looking North West from Erin Street



Figure 4: The Development to Collette Street



Figure 5: The Development to the West on the Western Side of Collette Street

PROPERTY BURDENS AND CONSTRAINTS

The site is burdened by a 3m wide sewerage easement which runs north to south in proximity to the eastern boundary.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the demolition of existing structures and additions to the existing seniors housing development within the site, including the construction of a two (2) storey residential aged care facility containing 48 beds and ancillary services, internal road works, signage, construction of 23 car spaces and landscaping.

The facility will provide palliative care, respite care, and general specialist health services with support from on-site staff.

The specific elements of the proposal are:

- Demolition of existing structures and removal of four (4) parking spaces, including two (2) accessibility spaces.
- Retention of the building fronting Erin Street containing 30 dementia-specific Units with a GFA of 1,583m² and 16 staff parking spaces.
- Construction of a two (2) storey seniors housing building containing 48 beds / bedrooms with ensuites, communal areas, kitchens, a chaplain, hairdresser, and staff facilities with a GFA of 3,852m².
- Change in bed numbers from 85 (30 dementia and 55 seniors) to 78 (30 dementia and 48 seniors).
- Construction of pedestrian pathways and internal road infrastructure including a new driveway and entry/drop off area.
- Construction of one (1) ambulance parking space and seven (7) vehicle spaces, inclusive of one (1) accessible space resulting in the provision of a total of 23 parking spaces.
- Landscape works including tree removal and replacement planting, and the provision of internal and external courtyards.
- Two (2) building / business identification signs located along the frontages of Collett Street and Erin Street.
- Augmentation of existing infrastructure and relocation of the existing sewer easement.

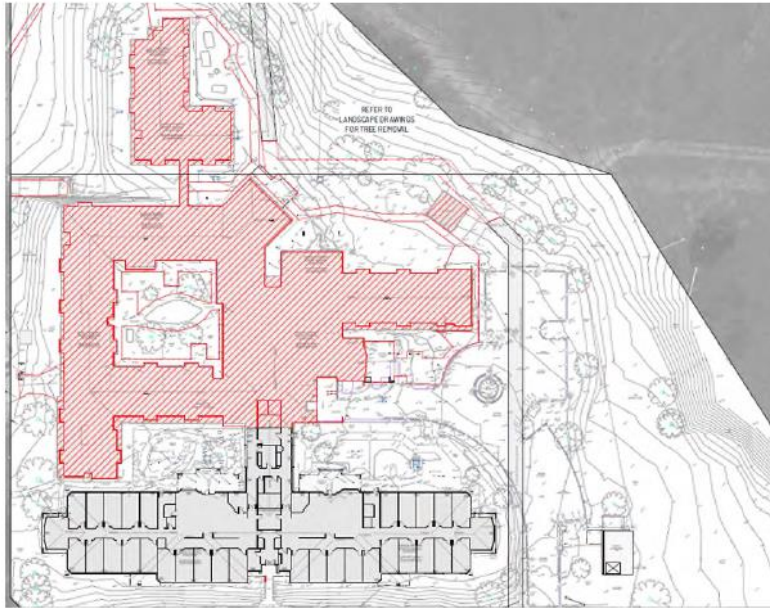


Figure 6: Structures Proposed for Demolition Shown in Red



Figure 7: Proposed Ground Floor Arrangement and Internal Road Works

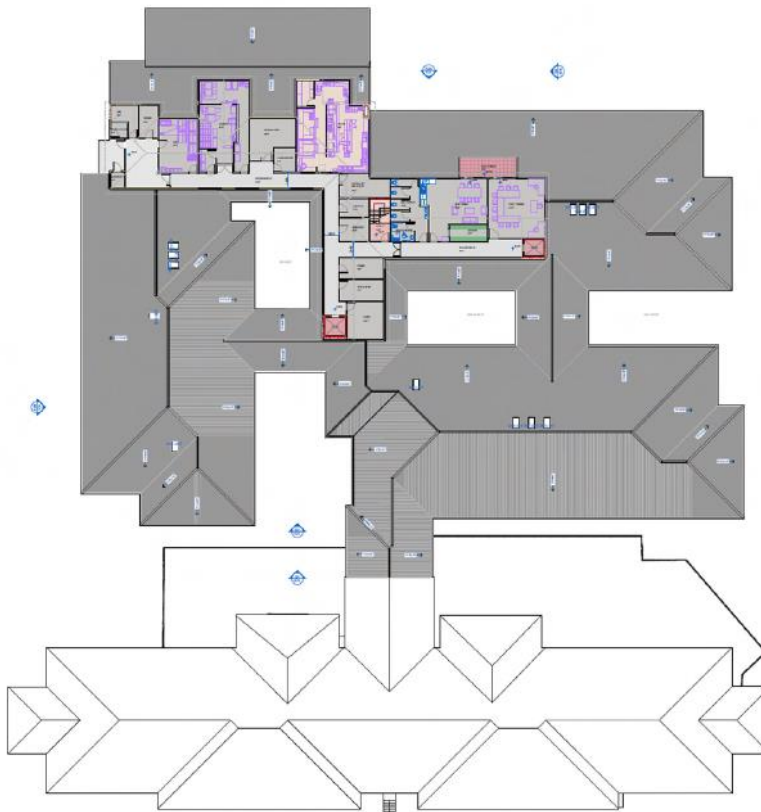


Figure 8: Proposed Second Level Floor Arrangement

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 not designated development.

SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal is integrated development, and the following approvals are not required:

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

The proposal is for a special fire purpose. Accordingly, a Bushfire Certificate and General Terms of Approval from NSW Rural Fires Service was sought.

REFERRALS

INTERNAL REFERRALS

Council's Development Engineer offered no objection to the proposal, subject to the imposition of the recommended conditions of consent.

Engineering Comments

Council's Development Engineer has reviewed the application and has offered no objection to the proposal.

Heritage

The site is located adjacent to the Greek Orthodox Church at 120 Collett Street which is listed as a local heritage item under the QLEP 2012. Council's Heritage Officer has reviewed the application and has offered no objection to the proposal by noting the following:

The site is adjacent to the Greek Orthodox Church at 120 Collett Street. The aged care facility is a two-storey building that will be set well back from the church, with a substantial landscaped area and tree planting between the two.

There is unlikely to be any adverse heritage impact on the church arising from the development.

Trade Waste

A C4 and C5 Liquid Trade Waste application is to be submitted and approved by Council prior to the occupation phase.

Waste

Council's Waste Management Officer reviewed the proposed waste management plan and is able to support the proposal with conditions for waste management.

Tree Management

Council's Tree Management Officer has offered no objection to the proposal, subject to the imposition of recommended conditions of consent and the Project Arborist being responsible for all supervision and tree protection certification.

EXTERNAL REFERRALS

DEPARTMENT OF PLANNING AND ENVIRONMENT – CROWN LANDS

The application was referred to the Department of Planning, Industry and Environment – Crown Lands (the DPE) for comment. The DPE reviewed the application against the principles of Crown land management (s.1.4 *Crown Lands Management Act 2016*) and has offered no objection to the application.

NSW POLICE

The NSW Police offered no objection to the development subject to the implementation of several CPTED (Crime Prevention Through Environmental Design) considerations. These will be adopted as advisory notes on the consent if granted.

ESSENTIAL ENERGY

Essential Energy has reviewed the application and has offered no objection to the proposed development. Essential Energy requirements listed in the provided advice will be added as advisory notes to the development consent if granted.

NSW RURAL FIRE SERVICE

The application was referred to New South Wales Rural Fire Service (NSW RFS) as a special fire purpose. The Bush Fire Safety Authority confirms that the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under s100b of the *Rural Fires Act 1997*. General Terms of Approval have been granted, with no specific conditions, and a Bushfire Certificate dated 22 April 2022 has been issued.

CONSIDERATION OF THREATENED SPECIES

Council is required under Section 4.15 of the EP&A Act 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. Such threatened species in NSW may be protected under the *NSW Biodiversity Conservation Act 2016* or under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The assessment process under the EPBC Act can occur outside the NSW planning system and requires input from the Federal Department of Environment. Any EPBC Act requirements associated with this proposal are discussed later in this section.

Section 7.3 of the *Biodiversity Conservation Act 2016* sets out what must be considered in determining whether a proposed development will have a significant impact. Section 7.3 requires the consideration of the following:

- any assessment guidelines applicable to the species, population, or ecological communities, or their habitats, and
- the application of the 'seven-part test' described in the Section.

Council's Terrestrial Biodiversity mapping identifies that the rear portion of the site may contain biodiversity values. The applicant has submitted a detailed biodiversity assessment against the provisions of clause 7.3 of the QLEP 2012 and the *Biodiversity Conservation Act 2016*. The assessment considers that the proposed development will have no impact on threatened species, population, or ecological community, or its habitat.

The proposal seeks to remove approximately 400m² of vegetation within the rear portion of land mapped as being Terrestrial Biodiversity. The amount of vegetation proposed for removal falls well below the threshold of 2,500m² nominated by clause 7.1 and 7.2 of the *Biodiversity Conservation Regulation 2017* and therefore a Biodiversity Development Assessment Report (BDAR) is not required.

Overall, Council has reviewed the assessment and is satisfied with the conclusions of the assessment and considers that the proposed biodiversity impacts are reasonable and appropriate, taking into consideration the proposed replanting strategy.

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 Act allows this assessment to be made by the Council or the RFS. Assessments under Section 4.14 against the PBP 2006 need to be made for most developments on bushfire prone land which does not require an approval under the Rural Fires Act 1997 as integrated development.

The subject site is not mapped as bushfire prone under the QLEP 2012. Notwithstanding, the application was referred to The NSW Rural Fire Services which requires that the proposal comply with the General Terms of Approval to meet the NSW Rural Fire Service Requirements for Bush Fire Safety under s100b of the *Rural Fires Act 1997*.

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 EP&A Act as relevant to the development application:

4.15(1)(a) the provisions of:

- (i) any environmental planning instrument**

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Subdivision 2 – Development likely to affect an electricity transmission or distribution network

Clause 2.48 applies to any development:

- Within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or
- Immediately adjacent to an electricity substation, or
- Within 5m of an exposed overhead electricity power line.

The application was referred to Essential Energy for comment. The Applicant confirmed that the development is not located within 5m of an overhead electricity power line. Essential Energy have offered no objection to the proposed development.

Subdivision 2 – Development in or adjacent to road corridors and road reserves

The subdivision addresses the following clauses:

- Clause 2.117: Development on proposed classified roads
- Clause 2.118: Development with a frontage to classified road
- Clause 2.121: Traffic-generating development

The proposed development is not located in proximity to or on a classified road. It also does not have a frontage to a classified road. The development provides 23 above ground parking spaces and is therefore not considered to be traffic generating development.

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

The proposed development seeks consent for 'seniors housing' and has a Capital Investment Value (CIV) of \$16,894,170. Clause 2.19 of this Policy provides that 'General Development' with a CIV of less than \$30 million is not regionally significant development. As such, Council is the consent authority for the application.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Part 4.2 of the Policy applies to the Queanbeyan-Palerang Regional Local Government Area (LGA), which forms part of the *Central and Southern Tablelands Koala Management Area*. Cl. 4.9 of the Policy requires the Consent Authority consider whether a proposed development relating to a site that is not subject to an approved KPM and has an area of at least 1 hectare is likely to have a low or no impact on koalas or koala habitat.

The site has an area of 17,670m² (1.76ha) and no approved Koala Plan of Management (KMP) applies to the LGA. The site is located in an urbanised area and the proposal is generally confined to the existing building footprint which occupies the site. In consideration of this, the nature of the proposal and its location are such that it is unlikely to impact koalas or koala habitat.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Cl. 4.6 of the Policy requires the consent authority to consider if the land is contaminated, and, if so, whether it is suitable (or can be made suitable) for the proposed use.

The site has historically accommodated a seniors housing development and the proposal seeks to maintain this use. In addition, there are no records that indicate the site is contaminated. As such, the site is considered suitable for the proposed use.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004		
Clause		Compliance / Conditions
Chapter 1 - Preliminary		
4	<p>The Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if –</p> <p>(a) Development for the purpose of any of the following is permitted on the land –</p> <ul style="list-style-type: none"> (i) Dwelling-houses, (ii) Residential flat buildings, (iii) Hospitals, (iv) Development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or (v) The land is being used for the purposes of an existing registered club. <p>The proposal seeks consent for a ‘seniors housing’ development. The site is located within an R3 Medium Density Residential zone where residential dwelling-houses are permitted with consent. Pursuant to the Policy, the proposed use as a ‘seniors housing’ development is located on ‘land zoned primarily for urban purposes’ and is therefore permissible with consent.</p>	Yes
Chapter 2 – Key Concepts		
10	The development is considered seniors housing as defined under the SEPP and QLEP 2012. For the purposes of clause 10, the alterations and additions consist of a ‘residential care facility’.	Yes
Chapter 3 – Development for Seniors Housing		
Part 1 – General Requirements		
16	Development consent required.	Noted
17	The adjoining zone to the south, north, west and east is R3 Medium Density Residential. To the south west the land is zoned B3 Commercial Core. The clause does not apply.	Noted
18	<p>Restrictions on occupation of seniors housing allowed under this Chapter.</p> <p>(1) Development allowed by this Chapter may be carried out for the accommodation of the following only—</p> <ul style="list-style-type: none"> (a) seniors or people who have a disability, (b) people who live within the same household with seniors or people who have a disability, (c) staff employed to assist in the administration of and provision of services to housing provided under this Policy. <p>(2) A consent authority must not consent to a development application made pursuant to this Chapter unless —</p> <ul style="list-style-type: none"> (a) a condition is imposed by the consent authority to the effect that only the kinds of people referred to in 	Condition to be imposed

	<p>subclause (1) may occupy any accommodation to which the application relates, and (b) the consent authority is satisfied that a restriction as to user will be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, limiting the use of any accommodation to which the application relates to the kinds of people referred to in subclause (1).</p> <p>(3) Subclause (2) does not limit the kinds of conditions that may be imposed on a development consent or allow conditions to be imposed on a development consent otherwise than in accordance with the Act.</p> <p>A condition to enforce the clause will be imposed on the consent.</p>	
21	<p>Land on which development has been carried out under this Chapter may be subdivided with the consent of the consent authority.</p> <p>Subdivision is not proposed</p>	Noted
Part 2 – Site Related Requirements		
26	<p>Location and access to facilities</p> <p>(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to— (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and (b) community services and recreation facilities, and (c) the practice of a general medical practitioner.</p> <p>(2) Access complies with this clause if— (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable— (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time</p> <p>(c) in the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area)—there is a transport service available to the residents who will occupy the proposed development—</p>	Yes

	<p>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</p> <p>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p> <p>(iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p> <p>The site is located outside of Greater Sydney and accordingly the requirements of Cl. 26(2)(c) apply. The proposal satisfies the requirements of Cl. 26(2)(c)(i) – (iii) for the following reasons:</p> <ul style="list-style-type: none"> • There is a public bus stop available directly adjacent to the subject property on the eastern side of Collett Street approximately 40m from the development’s south western entrance. The public bus stop is serviced by bus route 838 which provides connections to the Queanbeyan Central Business District. • Bus Service 838 provides connections to Morisset Street. From the Morisset bus stop, the site is within 300m of the Commonwealth Bank and the primary commercial strip along Monaro Street which accommodates a range of retail and commercial services. • The site is located 400m from Queanbeyan District Hospital and Health Service. Bus Route 838 also provides connections to the bus stop at Uriarra Road at Stornaway Road which is 120m walking distance of a Medical Clinic located on Uriarra Road. • The site is located 400m from community facilities comprising Moore Park and QPRC Aquatic Centre. • Bus Service 838 services the adjacent bus stop regularly from Monday to Friday. • Based on survey information, the sealed footpath from the south western entrance of the existing facility to the bus stop along Collett Street has a gradient of 1:16 and complies with the minimum 1:14 requirement. 	
27	<p>Bush fire prone land</p> <p>The site is not located on bushfire prone land.</p>	NA
28	<p>Water and sewer</p> <p>Reticulated water and sewer is provided to the site.</p>	Yes
29	<p>Site compatibility criteria</p> <p>The clause applies to development applications to which clause 24 does not apply. Clause 24 does not apply to the proposal given that the development does not satisfy the requirements set out under subclause (1)(a) of the Policy which outline the requirement for a site compatibility certificate.</p>	Yes

	<p>In accordance with the requirements of Cl. 29, Council is satisfied that the proposal is consistent with the requirements of Cl. 25 (5) (b) (i), (iii) and (v) due to the following:</p> <ul style="list-style-type: none"> • The proposed use as a seniors housing development is consistent with the site's existing land use and therefore compatible. • The proposal reduces the quantity of beds from 85 to 78 and therefore will not place additional pressure on surrounding infrastructure. Furthermore, the site is serviced by public transport and meets the accessibility requirements nominated by Cl. 26(c). • The proposal complies with the density requirements nominated by Cl.40 and therefore provides an appropriate bulk and scale. 	
Part 3 – Design Requirements		
30	<p>Site analysis A site analysis has been provided. An assessment against the provisions of the SEPP has been provided by the applicant.</p>	Yes
31	<p>Design of in-fill self-care housing</p> <p>In determining a development application made pursuant to this Chapter to carry out development for the purpose of in-fill self-care housing, a consent authority must take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration) the provisions of the Seniors Living Policy: Urban Design Guideline for Infill Development published by the Department of Infrastructure, Planning and Natural Resources in March 2004.</p> <p>The guidelines relate to 'infill self-care housing'. The proposed alterations and additions are proposed for the purpose of a 'residential aged care facility'. In turn, the guidelines do not apply to the proposal.</p>	N/A
32	<p>Design of residential development</p> <p>A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the proposed development demonstrates that adequate regard has been given to the principles set out in Division 2.</p> <p>Consideration of Division 2 is provided in the assessment against clause 33 to 39 below.</p>	Yes
33	<p>Neighbourhood amenity and streetscape</p> <p>The proposed development should - (a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and (b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and</p>	Yes

	<p>(c) maintain reasonable neighbourhood amenity and appropriate residential character by— (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and (d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and (e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and (f) retain, wherever reasonable, major existing trees, and (g) be designed so that no building is constructed in a riparian zone.</p> <p>The proposed alterations and additions are located within the rear of the site away from the residential development located to the south and west of the site. The shadow diagrams submitted with the application confirm that the development will not overshadow surrounding properties. In consequence, the proposal will not reduce the solar access of adjacent developments.</p> <p>The proposal reaches two storeys and therefore provides a scale that is compatible with the adjacent development that ranges in height from one to two storeys. The proposed landscaping is sympathetic to the surrounding area and incorporates planting that is compatible with the streetscape. Overall, the design, scale and choice of colours and materials of the development is consistent and compatible with the surrounding character/locality.</p>	
34	<p>Visual and acoustic privacy</p> <p>The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by— (a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p> <p>Siting of dwellings takes into consideration adjoining living areas of internal dwellings and adjoining sites. The development is not anticipated to have any significant overlooking or overshadowing impacts as the bulk of the development is designed as a single level and the site is geographically separated from surrounding sensitive residential developments, with the land to the north and east being vacant and undeveloped.</p>	Yes
35	<p>Solar access and design for climate</p> <p>The proposed development should— (a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and</p>	Yes

	<p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p> <p>The proposed development receives sufficient solar access to living areas and POS areas. The proposal is predominantly a single storey building. The second storey of the proposal occupies a comparatively smaller footprint and is recessed behind the building line. In consequence, it does not overshadow adjacent residential development positioned to the south and east.</p>	
36	<p>Stormwater</p> <p>The proposed development should— (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p> <p>Refer to Development Engineers comments.</p>	Yes
37	<p>Crime prevention</p> <p>The proposed development should provide personal property security for residents and visitors and encourage crime prevention by— (a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and (b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and (c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p> <p>Entry and access points to the site are legible with sufficient landscaping and passive/natural surveillance to deter people from entering the site. Territorial reinforcement is provided through the design of the premises.</p>	Yes
38	<p>Accessibility</p> <p>The proposed development should— (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p> <p>An access report was prepared and submitted in support of the development application. Conditions of consent have been imposed, which require compliance with the relevant accessibility standards.</p>	Yes
39	<p>Waste management</p>	Yes

	<p>The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.</p> <p>Sufficient waste bin locations are provided for the site.</p>	
Part 4 Development standards to be complied with		
40	<p>Development Standards – Minimum sizes and building height</p> <p>(1) General: A consent authority must not consent to a development application made pursuant to this Chapter unless the proposed development complies with the standards specified in this clause.</p> <p>(2) Site size: The size of the site must be at least 1,000 square metres.</p> <p>(3) Site Frontage: The site frontage must be at least 20 metres wide measured at the building line.</p> <p>(4) Height in zones where residential flat buildings are not permitted: if the development is proposed in a residential zone where residential flat buildings are not permitted –</p> <p style="padding-left: 20px;">(a) the height of all buildings in the proposed development must be 8 metres or less, and</p> <p style="padding-left: 20px;">(b) a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must not be more than 2 storeys in height, and</p> <p style="padding-left: 20px;">(c) a building located in the rear 25% area of the site must not exceed 1 storey in height.</p> <p>The proposal is located within an R3 Medium Density Residential zone where residential flat buildings are not permitted. The proposal is consistent with the development standards to be complied with for the following reasons:</p> <ul style="list-style-type: none"> • The Site Survey that accompanies the Development Application confirms it has a size of 17,670m². • The site has a frontage to Erin Street of 200m and Collett Street of 153m. • The proposal has a maximum height of 6.6m when measured from the ground level (prior to the redevelopment of the site) to the ceiling of the topmost level. • The building is located away from all site boundaries due to the provision of generous side setbacks which incorporate landscaping and on-site parking areas. In turn, the building envelope is not located next to nor does it adjoin a site boundary. Additionally, the second storey is recessed behind the building's parapet. • The site's frontage is taken to be Erin Street. The rear 25% portion of the site measured from the far northern boundary is proposed to be occupied by internal roadworks and landscaping. As such, two storey structures are not proposed within the rear 25% portion of the site. 	
Part 7 Development Standards that cannot be used as grounds to refuse consent		
48	<p>Division 2 Residential Care Facilities – Standards that cannot be used to refuse development consent for residential care facilities.</p>	

	<p>The consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a residential care facility on any of the following grounds –</p> <ul style="list-style-type: none"> (a) Building Height: If all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys), or (b) Density and Scale: if the density and scale of the buildings when expressed as a floor space ratio of 1:1 or less, (c) Landscaped Area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided. (d) Parking for Residents and Visitors: if at least the following is provided – <ul style="list-style-type: none"> (i) 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and (ii) 1 parking space for each 2 persons to be employed in connected with the development and on duty at any one time, and (iii) Parking space suitable for an ambulance. <p>The proposal is consistent with the requirements of the clause for the following reasons:</p> <ul style="list-style-type: none"> • When measured in accordance with the definitional requirements of the Seniors SEPP, the proposal complies with the maximum 8m height limit. The proposed envelope also reaches 2 storeys. • The proposal has a maximum FSR of 0.31:1 (based on a GFA of 5,489m² and site area of 17,670m²). • A total landscaped area of 137m² is provided per residential bed which is well in excess of the required minimum. • The proposal is required to provide 5 spaces for the residential care facility; 2 spaces for the existing dementia-specific units, and 16 spaces for the 32 staff that will be employed by the facility. The proposal provides 23 parking spaces and meets the minimum requirements. • The proposal provides 1 parking space for an ambulance. 	
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STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

The application proposes building and business identification signage. The *State Environmental Planning Policy (Industry and Employment) 2021* came into effect on the 2 December 2021 and aims to ensure that outdoor signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

Assessment Criteria

The following table outlines the manner in which the proposed signage addresses the assessment criteria set out in Schedule 5 of the Policy.

Schedule 5 Assessment Criteria – State Environmental Planning Policy (Industry and Employment 2021)	
Provision	Comment
1 Character of the Area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is of a scale that is appropriate for the site and reflects a design that is compatible with the surrounding area.
Is the proposal consistent with a particular theme for outdoor advertising in the area of locality?	The proposed signage is constructed of high quality materials and is suitably scaled. It is similar in design to the existing building/business identification signage associated with the aged care facility that currently occupies the site and is compatible with the signage in the broader area.
2 Special Areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas open space areas, waterways, rural landscapes or residential areas?	The proposed signage incorporates a refined colour pallet and is appropriate in scale. In consequence, it will not detract from the amenity or visual quality of the local area.
3 Views and Vistas	
Does the proposal obscure or compromise important views?	There are no important views that would be obscured by the signs.
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposal will not dominate the skyline nor will it reduce the quality of the vistas.
Does the proposal respect the viewing rights of other advertisers?	The proposal does not impact on the viewing rights of other advertisers.
4 Streetscape, Setting and Landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage is generally proportionate to the building, the streetscape and surrounding landscape. It therefore will not compromise views. It is also not too dissimilar to the existing signage contained within the site.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal utilises high quality materials that complement the proposed development and surrounding built form.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal will not result in visual or signage clutter.
Does the proposal screen unsightliness?	There is no unsightliness to be screened.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above the height plane of the buildings in the surrounding area.

Does the proposal require ongoing vegetation management?	The proposed signage fronting Erin Street is positioned above low lying planting. This planting will need to be maintained to ensure it does not conceal the signage.
5 Site and Building	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage is appropriately scaled and will not dominate the streetscape. The signs are well designed and complement the proposed development.
Does the proposal respect important features of the site or building, or both?	The signage is located adjacent to Erin and Collett streets and is therefore physically separated from the building. In turn, the proposed signage will not detract from important features of the building. The signage is suitably scaled and will not obscure important features of the broader site.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage demonstrates innovation and imagination through the use of high quality materials and finishes that complement the site and building.
6 Associated Devices and Logos with Advertisements and Advertising Structures	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The signage will not incorporate lighting devices.
7 Illumination	
Would illumination result in unacceptable glare?	The proposal does not incorporate illumination.
Would illumination affect safety for pedestrians, vehicles or aircraft?	
Would illumination detract from the amenity of any residence or other form of accommodation?	
Can the intensity of the illumination be adjusted, if necessary?	
Is the illumination subject to a curfew?	
8 Safety	
Would the proposal reduce the safety for any public road?	The proposal will not reduce road safety given that the signage is setback from the street and appropriately scaled.
Would the proposal reduce the safety for pedestrians or bicyclists?	The proposal is setback from the footpath, reflects a refined colour pallet and is appropriately scaled. In turn, it will not reduce the safety for pedestrians or cyclists.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposal is positioned away from pedestrian paths of travel and mounted on retaining walls fronting Erin and Collett streets. Due to its positioning, the signage will not obscure sightlines from public areas.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The *State Environmental Planning Policy (Housing) 2021* (the Housing SEPP) consolidates five (5) former housing related policies, including the Seniors SEPP. The general savings provision nominated under subclause 2 of the Housing SEPP specifies that the Policy does not apply to 'a *Development Application made, but not yet determined, on or before the commencement date*'. The Development Application was lodged on the 24 November 2021 prior to the Housing SEPP's commencement on the 26 November 2021. In consequence, the Seniors SEPP remains the principal Environmental Planning Instrument (EPI) to which the application is to be assessed against.

Notwithstanding the above, pursuant to 4.15(1)(a)(ii) of the *EP&A Act*, an EPI is required to be considered by the consent authority in the determination of the Development Application where it has been the subject of public consultation and has been notified to the consent authority. The Housing SEPP was publicly exhibited from the 31 July 2021 to 29 August 2021 prior to the lodgement of the Development Application. Accordingly, it is required to be considered in the assessment of the application.

State Environmental Planning Policy (Housing) 2021		
Clause		Compliance / Conditions
Part 5 – Housing for Seniors and People with a Disability		
82	<p>For the purposes of clause 82, the development proposed relates to seniors housing. In accordance with the QLEP 2012, the proposal relates to a 'residential care facility' which is defined as follows –</p> <p><i>Accommodation for seniors or people with a disability that includes –</i></p> <ul style="list-style-type: none"> <i>(a) Meals and cleaning services,</i> <i>(b) Personal care or nursing care, or both, and</i> <i>(c) Appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,</i> <p><i>But does not include a dwelling, hostel, hospital or psychiatric facility.</i></p>	Yes
Division 3 – Development Standards		
84	<p>(1) This section applies to development for the purposes of seniors housing involving the erection of a building.</p> <p>(2) Development consent must not be granted for development to which this section applies unless –</p> <ul style="list-style-type: none"> (a) The site area of the development is at least 1,000m², and (b) The frontage of the site area of the development is at least 20m measured at the building line, and (c) For development on land in a residential zone where residential flat buildings are not permitted – <ul style="list-style-type: none"> (i) The development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m – the servicing equipment complies with subsection (3), and (iii) if the development results in a building with more than 2 storeys – the additional storeys are 	Yes

	<p>set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.</p> <p>(3) The servicing equipment must –</p> <ul style="list-style-type: none"> (a) Be fully integrated into the design of the roof or contained and suitably screened from view from public places, and (b) Be limited to an area of no more than 20% of the surface area of the roof, and (c) Not result in the building having a height of more than 11.5m. <p>(4) Subsection (2)(a) and (b) do not apply to development the subject of a development application made by the following-</p> <ul style="list-style-type: none"> (a) The Land and Housing Corporation, (b) Another social housing provider. <p>The site complies with the clause for the following reasons:</p> <ul style="list-style-type: none"> • The Site Survey that accompanies the Development Application confirms it has a size of 17,670m². • The site has a frontage to Erin Street of 200m and Collett Street of 153m. • The proposal has a maximum height of 6.6m when measured from the ground level (prior to the redevelopment of the site) to the ceiling of the topmost level. • The proposal does not exceed two storeys. The second storey is recessed from the parapet • Servicing equipment is not proposed to be installed within the roof. 	
87	<p>(1) This section applies to development for the purposes of seniors housing on land to which this Part applies –</p> <ul style="list-style-type: none"> (a) Development for the purposes of a residential flat building or shop top housing is permitted on the land under another environmental planning instrument, or (b) The development is carried out on land in Zone B3 Commercial Core. <p>(2) Development consent may be granted for development to which this section applies if –</p> <ul style="list-style-type: none"> (a) The site area of the development is at least 1,500m², and (b) The development will result in a building with a maximum permissible floor space ratio plus – <ul style="list-style-type: none"> (i) For development involving independent living units – an additional 15% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units, or (ii) For development involving a residential care facility – an additional 20% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the residential care facility, or (iii) For the development involving independent living units and residential care facilities – an additional 25% of the maximum permissible 	Noted.

	<p>floor space ratio if the additional floor space is used only for the purposes of independent living units or a residential care facility, or both, and</p> <p>(c) The development will result in a building with a height of not more than 3.8m above the maximum permissible building height.</p> <p>The site has an area of 17,670m² and shop top housing is permitted with consent in the site's R3 Medium Density Residential zone. The proposal has an FSR of 0.31:1 and does not seek to rely on the bonus permitted by the Policy.</p>	
88	<p>Restrictions on Occupation of Seniors Housing</p> <p>(1) Development permitted under this Part may be carried out for the accommodation of only the following –</p> <ul style="list-style-type: none"> (a) Seniors or people who have a disability, (b) People who live in the same household with seniors or people who have a disability, (c) Staff employed to assist in the administration and provision of services to housing provided under this Part. <p>(2) Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will occupy accommodation to which the development relates.</p>	Condition to be imposed
90	<p>Subdivision</p> <p>(1) Development consent may be granted for the subdivision of land on which development has been carried out under this Part.</p> <p>(2) Development consent must not be granted for the subdivision of a building resulting from development carried out under this Part on land in Zone B3 Commercial Core.</p> <p>Subdivision is not proposed as part of the development application.</p>	Noted.
91	<p>Fire sprinkler systems in residential care facilities</p> <p>(1) A consent authority must not grant consent for development for the purposes of a residential care facility unless the facility will include a fire sprinkler system.</p> <p>(2) Development for the purposes of the installation of a fire sprinkler system in a residential care facility may be carried out with development consent.</p> <p>The proposal incorporates a fire sprinkler system that will be delivered at the construction phase.</p>	Condition to be imposed
94	<p>Location and access to facilities and services – residential care facilities</p> <p>(1) Development consent must not be granted for development for the purposes of a residential care facility unless the consent authority is satisfied that residents of the facility will have access to facilities and services –</p> <ul style="list-style-type: none"> (a) on-site, or (b) by a transport service other than a passenger service. 	Yes

	The proposal is located adjacent to a bus service which provides access to the Queanbeyan CBD and the services contained within. The proposal also includes on-site services, including but not limited to a chapel, hairdresser and café.	
95	<p>Water and Sewer</p> <p>(1) A consent authority must not consent to development under this Part unless the consent authority is satisfied that seniors housing will –</p> <ul style="list-style-type: none"> (a) Be connected to a reticulated water system, and (b) Have adequate facilities for the removal or disposal of sewage. <p>(2) If the water and sewerage services will be provided by a person other than the consent authority, the consent authority –</p> <ul style="list-style-type: none"> (a) Must consider the suitability of the site in relation to the availability of reticulated water and sewerage infrastructure, or (b) If reticulated services are not available – must satisfy the relevant authority that the provision of water and sewerage infrastructure, including environmental and operational considerations, is satisfactory for the development. 	Yes
96	<p>(1) A consent authority must not consent to development under this Part on bush fire prone land unless the consent authority is satisfied the development complies with the requirements of Planning for Bushfire Protection.</p> <p>The site is not located on bushfire prone land.</p>	N/A
99	<p>Division 6 Design Principles</p> <p><i>Neighbourhood amenity and streetscape</i></p> <p>Seniors housing should be designed to—</p> <ul style="list-style-type: none"> (a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and (b) recognise the desirable elements of— <ul style="list-style-type: none"> (i) the location’s current character, or (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and (c) complement heritage conservation areas and heritage items in the area, and (d) maintain reasonable neighbourhood amenity and appropriate residential character by— <ul style="list-style-type: none"> (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site’s land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and (e) set back the front building on the site generally in line with the existing building line, and 	Yes

	<p>(f) include plants reasonably similar to other plants in the street, and (g) retain, wherever reasonable, significant trees, and (h) prevent the construction of a building in a riparian zone.</p> <p>The proposal incorporates the necessary operational and functional requirements to function as a residential aged care facility. The design is sympathetic to the surrounding area and existing built form contained within the site. The proposal is setback and of an appropriate scale so as to prevent unreasonable amenity impacts to surrounding properties.</p>	
100	<p>Visual and Acoustic Privacy</p> <p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	Yes
101	<p>Solar access and design for climate</p> <p>The design of seniors housing should—</p> <p>(a) for development involving the erection of a new building— provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p> <p>The proposed development is not anticipated to result in any acoustic or visual privacy issues. The individual bedrooms are setback from the street frontages and located a considerable distance from adjacent residential dwellings. Bedrooms are not proposed in proximity to the site's internal roadways. Bedrooms that orientate towards the internal courtyards are located a sufficient distance from one another. Landscaping within the courtyards will minimise opportunities for sightlines.</p>	Yes
102	<p>Stormwater</p> <p>The design of seniors housing should aim to—</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p> <p>Refer to Development Engineers comments.</p>	Yes
103	<p>Crime Prevention</p> <p>Seniors housing should—</p>	Yes

	<p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p> <p>(iv) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p> <p>The proposal is considered to satisfy the principles of CPTED for the reasons outlined in the table above.</p>	
104	<p>Accessibility</p> <p>Seniors housing should—</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p> <p>The proposal provides legible pedestrian paths of travel. The site is located adjacent to a bus service on the eastern side of Collett Street. A dedicated pedestrian pathway is provided to this service.</p> <p>The proposal includes parking dedicated to residents and visitors. The internal road network proposed as part of the application provides motorists and pedestrians with safe access to this parking and the facility.</p>	Yes
105	<p>Waste Management</p> <p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p> <p>Sufficient waste bin locations are provided for the site.</p>	Yes
107	<p>Non-discretionary development standards for hostels and residential care facilities – the Act, s 4.15</p> <p>1) The object of this section is to identify development standards for particular matters relating to development for the purposes of hostels and residential care facilities that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>(2) The following are non-discretionary development standards in relation to development for the purposes of hostels or residential care facilities—</p> <p>(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,</p> <p>(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—</p>	Yes

	<p>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</p> <p>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</p> <p>(iii) does not result in the building having a height of more than 11.5m,</p> <p>(c) the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,</p> <p>(d) internal and external communal open spaces with a total area of at least—</p> <p style="padding-left: 20px;">(i) for a hostel—8m² for every bed, or</p> <p style="padding-left: 20px;">(ii) for a residential care facility—10m² for every bed,</p> <p>(e) at least 15m² of landscaped area for every bed,</p> <p>(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p> <p>(g) for a hostel—at least 1 parking space for every 10 beds in the hostel,</p> <p>(h) for a residential care facility—at least 1 parking space for every 15 beds in the facility,</p> <p style="padding-left: 20px;">(i) at least 1 parking space for every 2 employees who are on duty at the same time,</p> <p style="padding-left: 20px;">(j) at least 1 parking space for the purpose of ambulance parking.</p> <p>The proposal complies with the requirements for the following reasons:</p> <ul style="list-style-type: none"> • The development's height does not exceed 9.5m. • Servicing equipment is not incorporated on the roof. • The proposal has an FSR of less than 1:1. • The development is required to provide communal open space of at least 780m² for the proposed 78 beds in the residential care facility. The internal and external communal areas shown on the plans amounts to a total area of 777m². In addition, 3,854m² of external landscaping is provided. The quantity of external / internal communal open space well exceeds the minimum requirements. • 137m² of landscaping is provided per residential bed. • 44% of the site area comprises deep soil with more than 65% located at the rear of the site. • The proposal is required to provide 24 parking spaces comprising the following <ul style="list-style-type: none"> - 3 parking spaces for the hostel / dementia-specific units; - 4 spaces for the residential care facility; - 16 spaces for employees; and - 1 space for an ambulance. <p>The proposal accommodates 23 parking spaces and 1 ambulance space. It therefore complies with the parking requirements of the SEPP.</p>	
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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (QLEP) 2012

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

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

Suspension of Covenants, Agreements and Instruments

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

Demolition

Under Clause 2.7 of the QLEP 2012, the proposal does involve demolition of existing structures contained within the site. This will be further assessed and managed through the construction certificate process.

Permissibility

The subject site is Zoned R3 Medium Density Residential zone under *Queanbeyan Local Environmental Plan 2012* (QLEP 2012)

Development for the purposes of '**Seniors Housing**' such as is proposed is permissible within the zone with consent and is defined under QLEP 2012 as follows:

"**seniors housing** means a building or place that is —

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of independent living units, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)-(c),
and that is, or is intended to be, used permanently for –
- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or

- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place but does not include a hospital.

The proposal will provide accommodation for seniors and services to facilitate the provision of meals, cleaning services, personal care and nursing care, and staffing facilities. This proposed seniors housing will be associated with an existing 'residential aged care facility' which is defined as follows:

Residential care facility means accommodation for seniors or people with a disability that includes –

- (a) meals and cleaning services, and*
- (b) personal care or nursing care, or both, and*
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,*

but does not include a dwelling, hostel, hospital or psychiatric facility.

Zone Objectives

An assessment of the proposal against the objectives of the R3 Medium Density Residential zone is included below:

Objectives	Complies
➤ To provide for the housing needs of the community within a medium density residential environment.	Yes
➤ To provide for a variety of housing types within a medium 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 medium density amenity of existing and future residents.	Yes

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	<i>Height of building</i>	8.5m	6.6m	N/A

Comments: The applicable maximum height of buildings development standard is contained within the Seniors Housing SEPP which prescribes a height limit of 8m. Notwithstanding the proposal complies with the maximum Height of Buildings Development Standard nominated by the QLEP 2012.

Part 5: Miscellaneous Provisions

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

5.3 Development near zone boundaries

The subject site is zoned R3 'Medium Density Residential' and adjoins sites zoned B3 'Commercial Core' and 'R4 High Density Residential'. The proposed development does not rely on the adjoining zoning for permissibility.

7.3 Terrestrial biodiversity

Clause 7.3 of the QLEP 2012 makes for provision for developments that impact on terrestrial biodiversity. This clause is considered relevant to the proposed development as the rear portion of the site is identified as "Biodiversity" on the Terrestrial Biodiversity Map.

- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider:*
- (a) *whether the development is likely to have:*
- (i) *any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) *any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) *any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (iv) *any adverse impact on the habitat elements providing connectivity on the land, and*
- (b) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*



Part of the site is mapped as being subject to Terrestrial Biodiversity.

A biodiversity assessment accompanied the Development Application. The assessment confirms that the proposal will have no adverse impact on significant flora and fauna contained within the site and will not have an adverse impact on the biodiversity functions of the land.

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 Map for the Canberra Airport. Therefore, 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 not considered relevant to the proposed development as the site is not located near the Canberra Airport or within an ANEF contour of 20 or greater.

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 the site will have suitable vehicle access and adequate services are available.

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

The draft Queanbeyan-Palerang LEP 2020 applies to the site. The draft QPLEP has been notified and is in the public arena. The draft QPLEP will not result in any changes to the permissibility or development standards that would result in a material change to the proposed development.

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

Queanbeyan Development Control Plan 2012		
Section	Controls	Compliance / Conditions
PART 2 – All Zones		
2.2.6	<p>Car Parking In accordance with Table 1, the proposal is required to provide loading facilities at a rate of one space per 2,000m² (50%) of spaces adequate for trucks.</p> <p>The parking rates for the proposal are nominated by the Seniors Housing SEPP.</p> <p>Car parking layouts, internal roads, driveways and loading facilities has been designed in accordance with the relevant standards, including <i>Australian Standard AS 2890, Parking Facilities</i> and <i>Australian Standard AS 2890</i> and AS/NZS 2890.1 - 2004: Off-street car parking.</p> <p>Please refer to the Development Engineers comments provided under the referral section of this report.</p>	Yes
2.3.5	<p>Waste and Recycling</p> <p>The application is accompanied by a Waste Management Plan. The development makes provision for suitable procedures for the management of waste during the construction and operational phases.</p> <p>Refer to Waste Officer's comments.</p>	Yes
2.3.6	<p>Noise and Vibration</p> <p>The development application seeks consent for a low generating noise use. It is not anticipated that the proposal will result in noise emissions that would impact the amenity of surrounding properties.</p> <p>The site is located within a residential area and is not positioned in proximity to surrounding development that generate unreasonable noise. As such, it is not anticipated that occupants of the future development will be impacted by noise emissions resulting from surrounding land uses.</p>	Yes
2.4	<p>Contaminated Land</p> <p>The development application proposes alterations and additions to an existing seniors housing development. In consequence, the site has already been deemed suitable for the proposed use and does not involve the redevelopment of contaminated land.</p>	Yes
2.5	<p>Flood Management</p> <p>The site is not identified by the QLEP's '<i>Flood Planning Map</i>' or the QDCP's '<i>Flood Planning Area and Floodway Mapping</i>' as being flood prone.</p>	N/A
2.6	<p>Landscaping</p> <p>Landscaping plans have been submitted with the development application and details that comprehensive landscaping will be</p>	Yes

	provided across the site. The landscaping is considered to be appropriate for a development of this type.	
2.7	<p>Erosion and Sediment Control</p> <p>The Development Application is accompanied by an Erosion and Sediment Control Plan. Erosion and sediment controls will be conditioned as part of the consent.</p>	Yes
2.9	<p>Safe Design</p> <p><i>Natural Surveillance</i> The design provides opportunities for natural surveillance. Bedrooms and communal areas are orientated towards internal communal courtyards and the streetscape so as to maximise overlooking of the site and surrounding streetscape. The landscaping predominantly consists of low-lying planting and is of high quality design. It is not anticipated that landscaping will impede sightlines between public and private spaces.</p> <p><i>Access Control</i> Entry and access points to the site are legible with sufficient landscaping and passive/natural surveillance to deter people from entering the site.</p> <p><i>Territorial Reinforcement</i> Designation of common and private areas is clear through the design of the development. Signage / signage walls, tree planting and screen planting are proposed around the perimeter of the site to demarcate it from the surrounding streetscape and send cues that the development is for private use.</p> <p><i>Space Management</i> The development incorporates high quality materials and landscaping that will improve the general appearance of the development. The overall design will create the impression that the site is well cared for and will foster a sense of community.</p>	Yes
2.12	<p>Tree and Vegetation Management</p> <p>The development requires the removal of 50 trees and retention of 72 trees. Replacement planting amounting to 100 new trees is proposed and will increase the site's tree canopy coverage from 15% to 18%.</p> <p>The application has been referred to Council's Tree Management Officer. Please refer to their comments provided under the referral section of this report.</p>	Yes
4.3.4	<p>Vicinity of a Heritage Item</p> <p>The subject site adjoins land that contains a Heritage Item, Saint Demetrios Church.</p> <p>The application was referred to Council's Heritage Advisor who raised no concern with the proposal, noting that:</p> <p><i>'The aged care facility is a two-storey building that will be set well back from the church, with a substantial landscaped area and tree planting between the two.'</i></p>	Yes

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

No planning agreement has been entered into under section 7.4 of the *EP&A Act*

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

Clause 61 of the *Environmental Planning and Assessment (EP&A) Regulation 2021* requires Council to take into consideration Australian Standard *AS2601–1991: The Demolition of Structures*, in the determination of a development application.

Having regard to the 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 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 is considered to have a positive social benefit to the local community given that it will facilitate the provision of employment opportunities and integrated housing and health care services that will support the ageing population. The development will not have a negative environmental or economic impact.

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

The subject site has historically accommodated a use as proposed and is relatively unconstrained. It is therefore considered to be suitable in its current state for the purposes of the proposed development.

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

The application was notified in accordance with the QPRC Community Engagement and Participation Plan from the 24/01/2022 to 09/02/2022. No submissions were received during this time.

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. However, in this case the new development has a reduced impact on Council's sewer and water infrastructure due to an overall reduction from 85 beds to 78 beds. As such no additional load is anticipated and no additional contribution is required.

SECTION 7.11 CONTRIBUTIONS

Section 7.11 and Section 7.12 of the EP&A Act 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.

On 14 September 2007, the Minister for Planning issued as Ministerial Direction titled '*Revocation of Direction in Force Under Section 94E and Direction Under 94E*'. This direction made Section 7.11 and Section 7.12 contributions not applicable to development undertaken by a 'social housing provider' for the purposes of 'seniors housing' as defined by the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

The Applicant has demonstrated they are registered as a Community / Social Housing Provider and are a registered charity and as such section 7.12 contributions cannot be levied on the proposed development.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the EP&A Act and is considered satisfactory for approval subject to the imposition of the recommended conditions of consent. The application is recommended for approval.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

26 OCTOBER 2022

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2021.1789 - DEMOLITION
AND CONSTRUCTION - SENIORS LIVING HOUSING - 16
ERIN STREET, QUEANBEYAN

ATTACHMENT 2 DA.2021.1789 - PLANS - SENIORS HOUSING -16 ERIN
STREET, QUEANBEYAN

GEORGE FORBES HOUSE DEVELOPMENT APPLICATION

LOT 112 DP 821709
16 ERIN STREET, QUEANBEYAN, NSW 2620

DEVELOPMENT APPLICATION



DRAWING	DESCRIPTION
A000	TITLE PAGE
A001	EXISTING SITE
A002	DEMOLITION PLAN
A003	SITE ANALYSIS & LOCALITY PLAN
A004	SITE PLAN-PROPOSED
A005	FSR AREA CALCULATIONS
A020	SMOKE COMPARTMENTATION PLAN
A030	FIRE COMPARTMENTATION PLANS
A100	LEVEL-1 GROUND FLOOR PLAN
A101	LEVEL-2 FIRST FLOOR PLAN
A110	ROOF PLAN
A200	ELEVATIONS
A210	SECTIONS
A800	MATERIALS
A900	BUILDING RENDERS



01 SITE PLAN-EXISTING
 SCALE: 1:500



ARCHITECT:
CALDERFLOWER
 architecture

CLIENT:

BaptistCare

NO.	DESCRIPTION	DATE	BY	CHKD.
0010	DEVELOPMENT APPLICATION	16	2021	15
0011	PLANT MATERIAL SCHEDULE	16	2021	15
0012	DA	16	2021	15
0013	PRELIMINARY	16	2021	15
0014	REVISION	16/08/2021	15/08/2021	15/08/2021

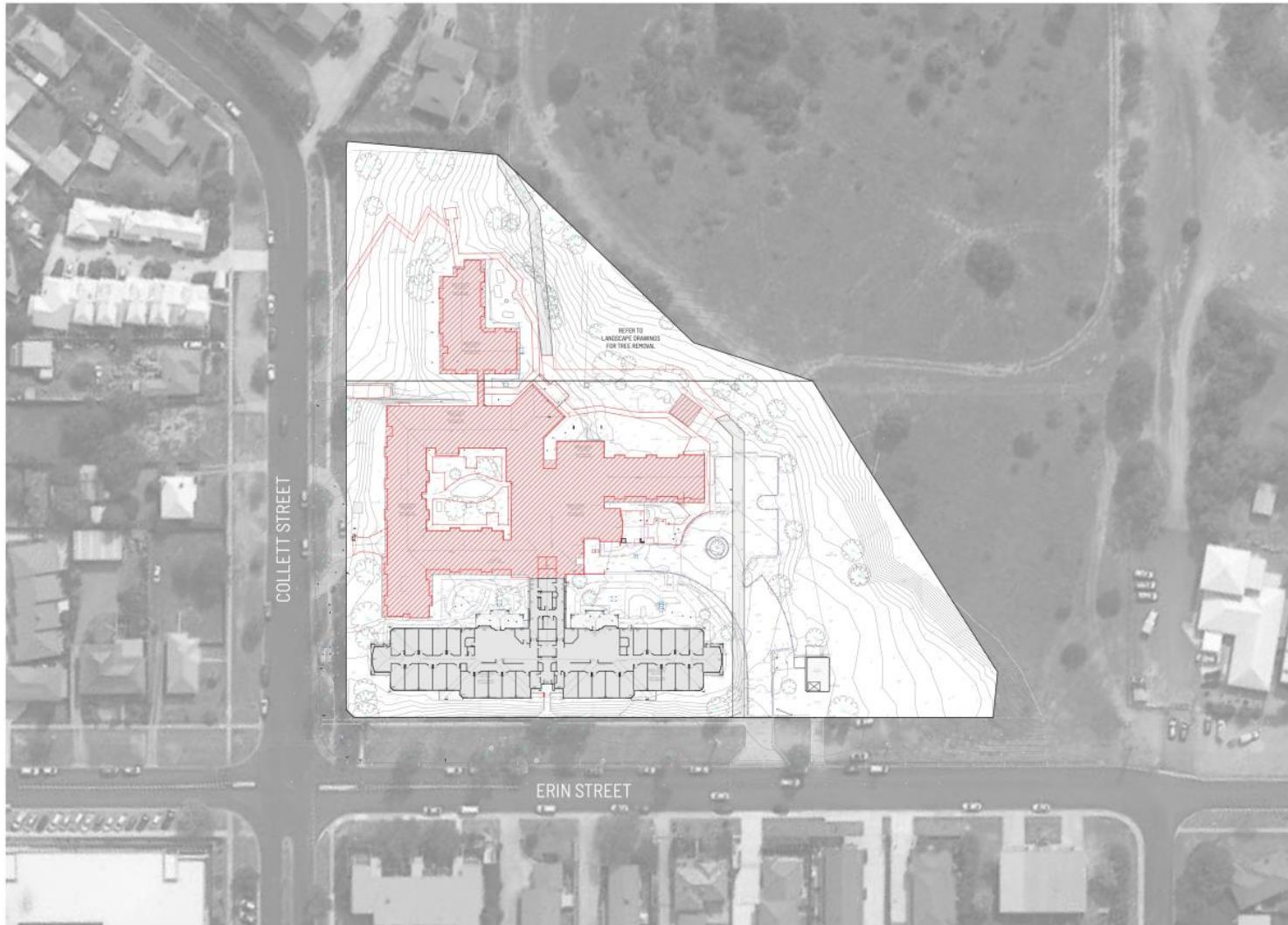
GENERAL NOTES:
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PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620

DRAWING TITLE:
EXISTING SITE

SCALE: 1:500
 PROJECT NO: 1789
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DA
 DRAWING NO: A001
 ISSUE: 04





01 DEMOLITION PLAN
 SCALE: 1:500



SYMBOLS/LEGEND

- EXISTING BUILDING AND WORK TO BE DEMOLISHED
- EXISTING BUILDING AND WORK TO BE RETAINED

NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
0001	PRELIMINARY APPROVAL	08/04/2021	...	...	...
0002	PLANNING REVIEW	08/04/2021	...	...	...
0003	DATE	08/04/2021	...	...	...
0004	DATE	08/04/2021	...	...	...
0005	DATE	08/04/2021
0006	DATE	08/04/2021
0007	DATE	08/04/2021

- GENERAL NOTES:**
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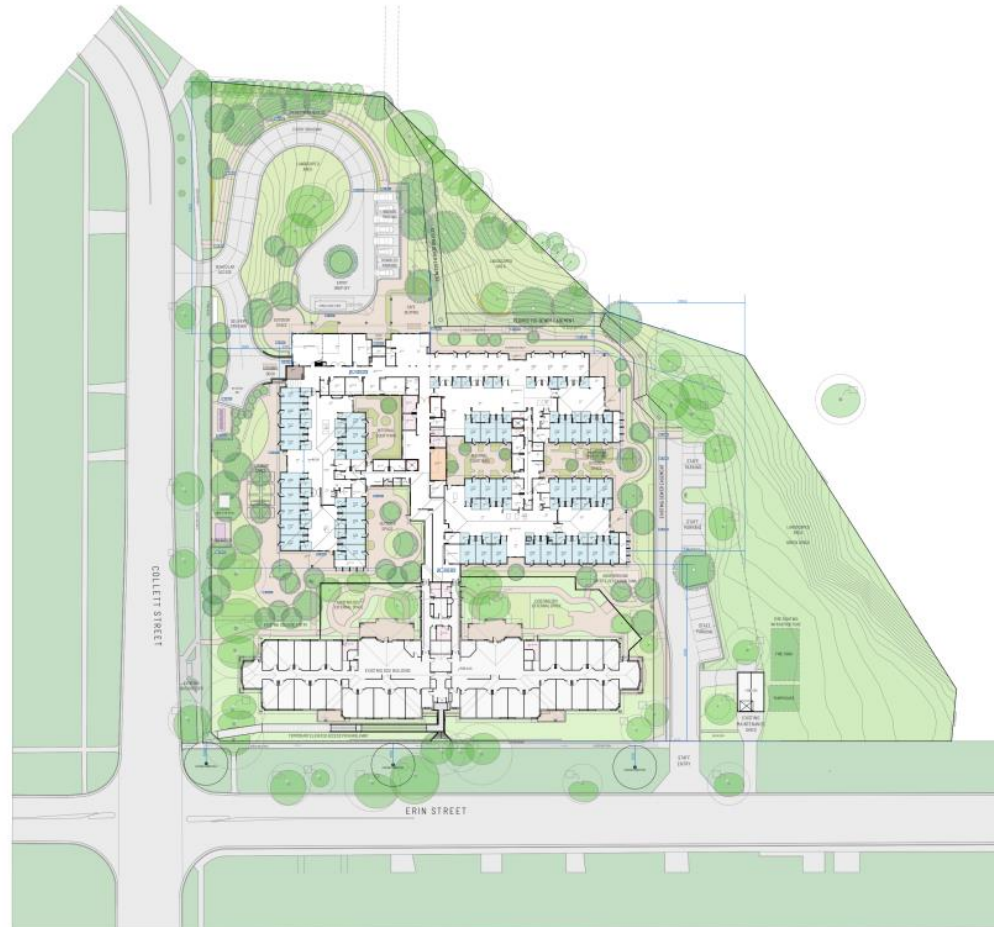
PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620

DRAWING TITLE:
DEMOLITION PLAN

ARCHITECT:
CALDERFLOWER
 architecture

CLIENT:
BaptistCare

SCALE: 1:500
 PROJECT NO: 1789
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DA
 DRAWING NO: A002
 ISSUE: 04



01 SITE PLAN-PROPOSED
 SCALE: 1:500

ARCHITECT:
CALDERFLOWER
 architecture

CLIENT:

BaptistCare

NO.	DESCRIPTION	DATE	BY	CHKD.
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01001	CONCEPT	16/08/2021	DAVID	DAVID
01002	CONCEPT	16/08/2021	DAVID	DAVID
01003	CONCEPT	16/08/2021	DAVID	DAVID
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01005	CONCEPT	16/08/2021	DAVID	DAVID
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01019	CONCEPT	16/08/2021	DAVID	DAVID
01020	CONCEPT	16/08/2021	DAVID	DAVID

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PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620
 DRAWING TITLE:
SITE PLAN-PROPOSED

SCALE: 1:500
 PROJECT NO: 1789
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DA
 DRAWING NO: A004
 ISSUE: 06





01 LEVEL 1-GROUND FLOOR PLAN
 SCALE: 1:500

ARCHITECT:
CALDERFLOWER
 architecture

CLIENT:

BaptistCare

NO	DESCRIPTION	DATE	BY	CHKD
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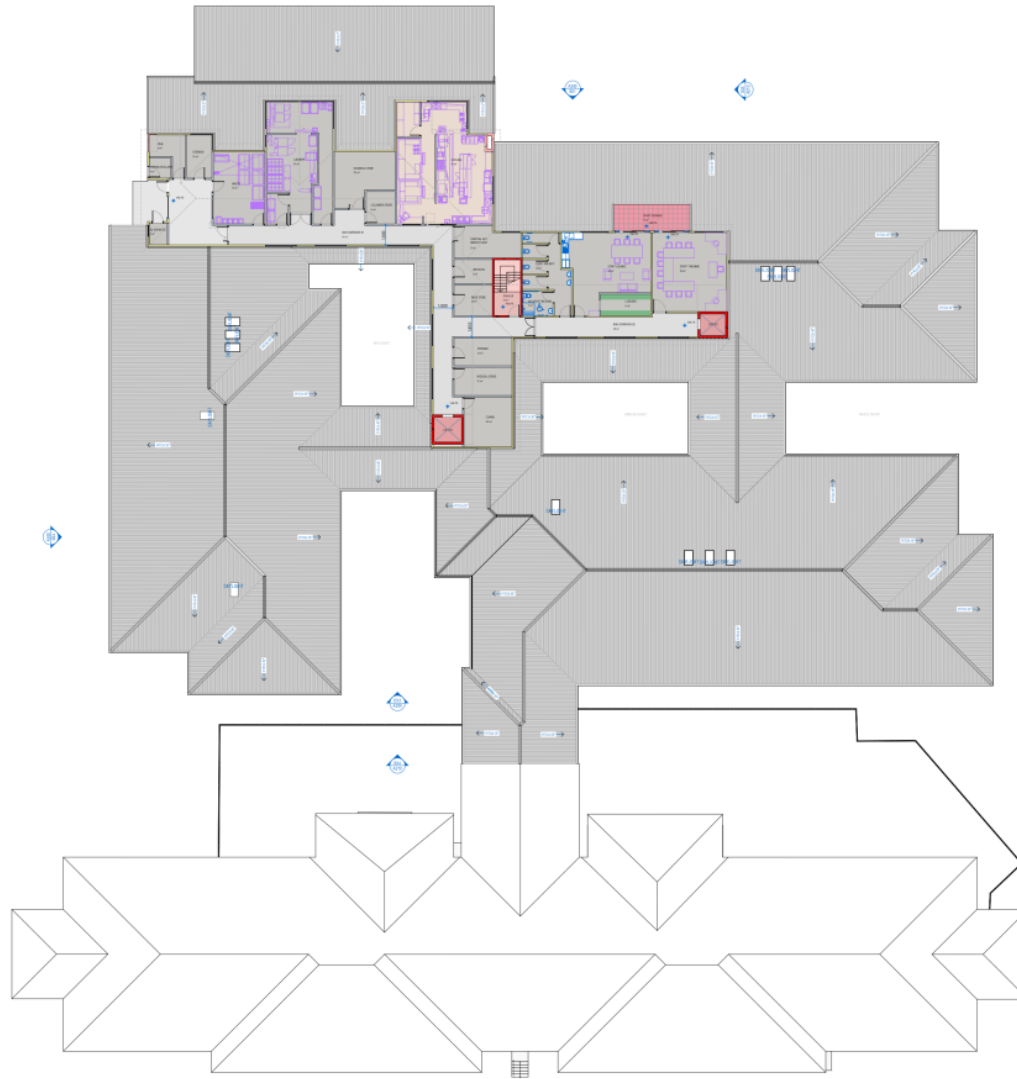
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PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620

DRAWING TITLE:
LEVEL-1 GROUND FLOOR PLAN

SCALE: 1:500
 PROJECT NO: 1789
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DRAWING NO: 07
 DA A100 07





01 LEVEL-2 FIRST FLOOR PLAN
 SCALE: 1:200



ARCHITECT:
CALDERFLOWER
 architecture

CALDERFLOWER ARCHITECTS PTY LTD-ANU 48/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

CLIENT:
BaptistCare

NO	DESCRIPTION	DATE	BY	CHKD	APPV'D
0001	PRELIMINARY APPROVAL	18/08/2021	DA	DA	DA
0002	REVISED APPROVAL	18/08/2021	DA	DA	DA
0003	CLIENT REVIEW	18/08/2021	DA	DA	DA
0004	CLIENT REVIEW	18/08/2021	DA	DA	DA
0005	APP	18/08/2021	DA	DA	DA
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0007	PRELIMINARY	18/08/2021	DA	DA	DA
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0100	PRELIMINARY	18/08/2021	DA	DA	DA

GENERAL NOTES:
 1. DON'T SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. CALDERFLOWER ARCHITECTS HAS NOT LABELED ROOMS UNLESS OTHERWISE SPECIFIED.
 5. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 6. THIS DRAWING IS NOT AN APPROVED DOCUMENT.
 7. PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER RELEVANT BUILDING APPROVALS.

PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620

DRAWING TITLE:
LEVEL-2 FIRST FLOOR PLAN

SCALE: 1:200
 PROJECT NO: 1881
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DA
 DRAWING NO: A101
 ISSUE: 07

REVISIONS/TITLES
 NORTH



01 E01 NORTH ELEVATION
 SCALE: 1:200



02 E02 EAST ELEVATION
 SCALE: 1:200



03 E03 SOUTH ELEVATION
 SCALE: 1:200



04 E04 WEST ELEVATION
 SCALE: 1:200

CODE	DESCRIPTION	PRODUCT	FINISH
ACS-01	ALUMINIUM CURTAIN BLIND TYPE-01	POWDERCOAT	COLOUR MONUMENT MATT OR SIMILAR
AF-01	APPLIED FINISH TYPE-01	PAINT	COLOUR MONUMENT MATT OR SIMILAR
AF-02	APPLIED FINISH TYPE-02	PAINT	COLOUR DUNE OR SIMILAR
AL-01	ALUMINIUM LOUVER TYPE-01	POWDERCOAT	COLOUR DUNE OR SIMILAR
AL-02	ALUMINIUM LOUVER TYPE-02	POWDERCOAT	COLOUR MONUMENT MATT OR SIMILAR
AW-01	ALUMINIUM WINDOW SATE TYPE-01	POWDERCOAT	COLOUR MONUMENT MATT OR SIMILAR
CA-01	CAPPING TYPES	GLASS/ST	ZINCALUME OR SIMILAR
CL-01	CLADDING TYPE-01	CEMENT/EL BURROUND OR SIMILAR	SECONDARY PALETTE QUINCE OR SIMILAR
CL-02	CLADDING TYPE-02	CEMENT/EL TERRAZZO WOODLANDS OR SIMILAR	WHITERASH OR SIMILAR
CL-03	CLADDING TYPE-03	CEMENT/EL TERRAZZO WOODLANDS OR SIMILAR	LINED OR SIMILAR
CL-04	CLADDING TYPE-04	CEMENT/EL BURROUND OR SIMILAR	MUSH OR SIMILAR
FR-01	FRIDGE SACK TYPE-01	PSH TOWNHOUSE OR SIMILAR	HAMPBRISE OR SIMILAR
FS-01	OUTER GLASS SYSTEM TYPE-01	GLASS/ST	ZINCALUME OR SIMILAR
MD-01	METAL DOOR SATE TYPE-01	PAINT	COLOUR DUNE OR SIMILAR
MR-01	METAL FLOOR TYPE-01	CUSTOM ORB OR SIMILAR	ZINCALUME OR SIMILAR
ND-01	NETLON DOOR TYPE-01	POWDERCOAT	COLOUR DUNE OR SIMILAR
RY-01	RYLIGHT TYPE-01	YELLOW PINK LIGHT OR SIMILAR	COLOUR MONUMENT MATT OR SIMILAR

ARCHITECT:
CALDERFLOWER
 architecture

CLIENT:

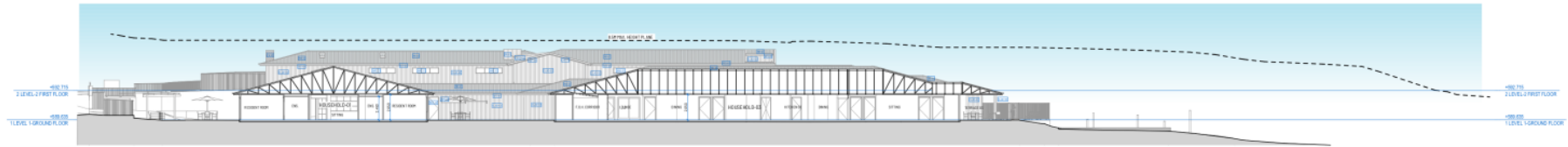
BaptistCare

NO.	REVISION	DATE	BY	CHKD.

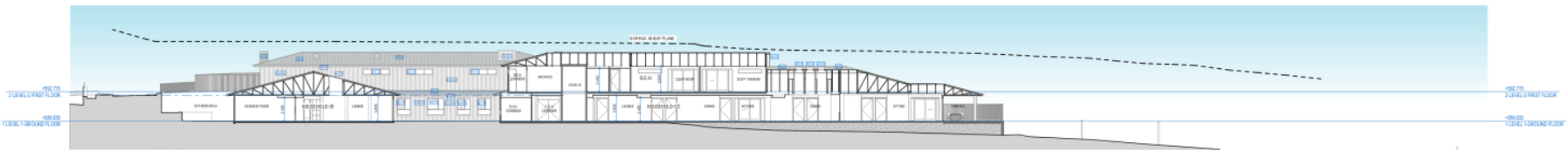
GENERAL NOTES:
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PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620
 DRAWING TITLE:
ELEVATIONS

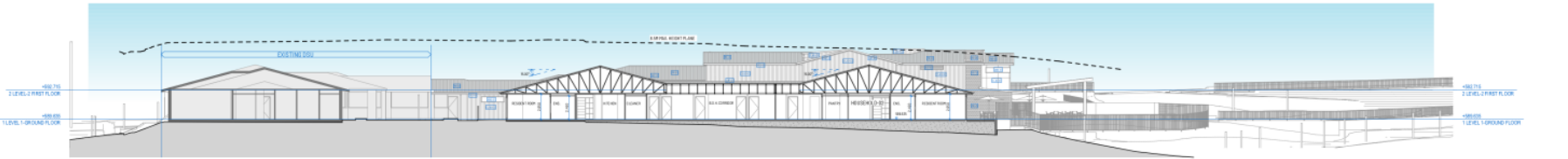
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 PROJECT NO: 1881
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORGANISATION: CALDERFLOWER ARCHITECTURE
 PROJECT SHEET: A200
 DRAWING NO: 02



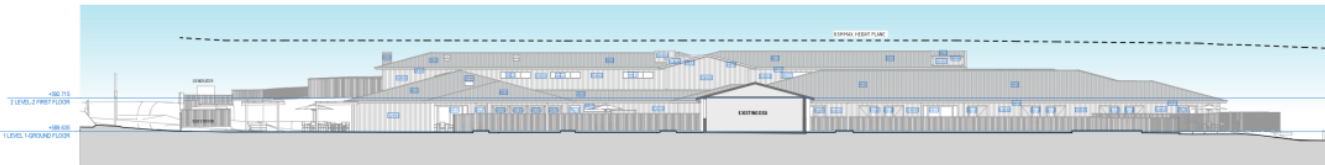
01 S01 SECTION 01
 SCALE: 1:200



02 S02 SECTION 02
 SCALE: 1:200



03 S03 SECTION 03
 SCALE: 1:200



04 S04 SECTION 04
 SCALE: 1:200

MANUFACTURAL FINISHES SCHEDULE			
CODE	DESCRIPTION	PRODUCT	FINISH
ADG-01	ALUMINIUM DOOR SUITE TYPE-01	POWDERCOAT	DULLX MONUMENT MATT OR SIMILAR
AF-01	APPLIED FINISH TYPE-01	PAINT	DULLX MONUMENT MATT OR SIMILAR
AF-02	APPLIED FINISH TYPE-02	PAINT	DULLX DUKE OR SIMILAR
ALT-01	ALUMINIUM LOUIRE TYPE-01	POWDERCOAT	DULLX DUKE OR SIMILAR
ALT-02	ALUMINIUM LOUIRE TYPE-02	POWDERCOAT	DULLX MONUMENT MATT OR SIMILAR
AW-01	ALUMINIUM WINDOW SUITE TYPE-01	POWDERCOAT	DULLX MONUMENT MATT OR SIMILAR
CAP-01	CAPPING TYPES	LYSAGHT	ZINCALUME OR SIMILAR
CLAD-01	CLADDING TYPE-01	CEMENTIT, BURROUND OR SIMILAR	SECONDARY PALETTE-CHINA OR SIMILAR
CLAD-02	CLADDING TYPE-02	CEMENTIT, TERRITORY WOODLANDS OR SIMILAR	WHITEWASH OR SIMILAR
CLAD-03	CLADDING TYPE-03	CEMENTIT, TERRITORY WOODLANDS OR SIMILAR	LINED OR SIMILAR
CLAD-04	CLADDING TYPE-04	CEMENTIT, BURROUND OR SIMILAR	HICK OR SIMILAR
FB-01	FACE BRICK TYPE-01	HIGH TOWNHOUSE OR SIMILAR	HAMPSHIRE OR SIMILAR
GPS-01	GUTTER & FACIA SYSTEM TYPE-01	LYSAGHT	ZINCALUME OR SIMILAR
MS-01	METAL DOOR SUITE TYPE-01	PAINT	DULLX DUKE OR SIMILAR
MR-01	METAL ROOF TYPE-01	CUSTOM CORR OR SIMILAR	ZINCALUME OR SIMILAR
NDT-01	ROLLER DOOR TYPE-01	POWDERCOAT	DULLX DUKE OR SIMILAR
SD-01	SKYLIGHT TYPE-01	VELUX FREE SKYLIGHT OR SIMILAR	DULLX MONUMENT MATT OR SIMILAR

ARCHITECT:
CALDERFLOWER
 architecture

CLIENT:

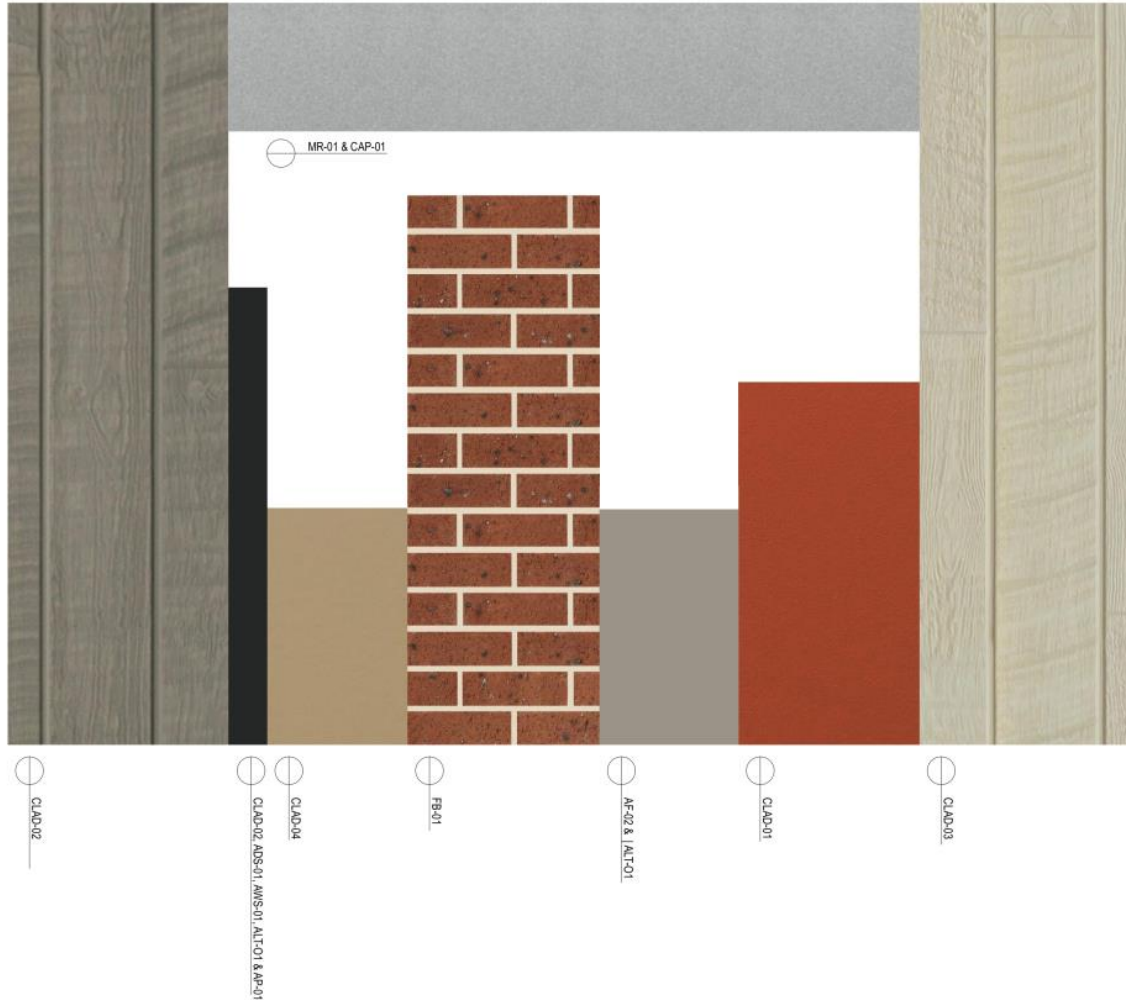
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NO.	REVISION	DATE	BY	CHKD.
01	ISSUED FOR PERMIT	15/08/2023	DA	DA
02	ISSUED FOR PERMIT	15/08/2023	DA	DA

DRAWING NOTES:
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. CALDERFLOWER ARCHITECTURE IS NOT LIABLE FOR ANY UNDESIRABLE DAMAGE CAUSED AS A RESULT OF THE USE OR MISUSE OF ANY INFORMATION CONTAINED HEREIN.
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 5. PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST OBTAIN THE NECESSARY APPROVALS OF A CC AND ALL OTHER RELEVANT LOCAL AUTHORITIES.

PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620
 DRAWING TITLE:
SECTIONS

SCALE: REFER DRAWING TITLES
 PROJECT NO: 1881
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DRAWING NO: 1881
 DA A210 02



CODE	DESCRIPTION	PRODUCT	FINISH
ADS-01	ALUMINIUM DOOR SUITE TYPE-01	POWDERCOAT	DULUX MONUMENT HATT OR SIMILAR
AF-01	APPLIED FINISH TYPE-01	PAINT	DULUX MONUMENT HATT OR SIMILAR
AF-02	APPLIED FINISH TYPE-02	PAINT	DULUX DUNE OR SIMILAR
ALT-01	ALUMINIUM LUGARE TYPE-01	POWDERCOAT	DULUX DUNE OR SIMILAR
ALT-02	ALUMINIUM LUGARE TYPE-02	POWDERCOAT	DULUX MONUMENT HATT OR SIMILAR
AMS-01	ALUMINIUM WINDOW SUITE TYPE-01	POWDERCOAT	DULUX MONUMENT HATT OR SIMILAR
CAP-01	CAPPING TYPES	LYSAGHT	ZINCALINE OR SIMILAR
CLAD-01	CLADDING TYPE-01	CEMENTAL SURROUND OR SIMILAR	SECONDARY PALETTE-CLINTH OR SIMILAR
CLAD-02	CLADDING TYPE-02	CEMENTAL TERRITORY WOODLANDS OR SIMILAR	WHITERASH OR SIMILAR
CLAD-03	CLADDING TYPE-03	CEMENTAL TERRITORY WOODLANDS OR SIMILAR	LIMED OR SIMILAR
CLAD-04	CLADDING TYPE-04	CEMENTAL SURROUND OR SIMILAR	HUSH OR SIMILAR
FB-01	FACE BRICK TYPE-01	FISH TORRINOISE OR SIMILAR	HAMPSPHIRE OR SIMILAR
GFS-01	GUTTER & FASCIA SYSTEM TYPE-01	LYSAGHT	ZINCALINE OR SIMILAR
MDS-01	METAL DOOR SUITE TYPE-01	PAINT	DULUX DUNE OR SIMILAR
MR-01	METAL ROOF TYPE-01	CUSTOM ORB OR SIMILAR	ZINCALINE OR SIMILAR
RD-01	ROLLER DOOR TYPE-01	POWDERCOAT	DULUX DUNE OR SIMILAR
SKY-01	SKYLIGHT TYPE-01	VELUX FIXED SKYLIGHT OR SIMILAR	DULUX MONUMENT HATT OR SIMILAR

ARCHITECT:
CALDERFLOWER
 architecture

CLIENT:

BaptistCare

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	15/08/2024	DA	DA
2	ISSUED FOR PERMIT	15/08/2024	DA	DA

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PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620

DRAWING TITLE:
MATERIALS

SCALE:
 PROJECT NO: 1881

PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DRAWING NO: 02
 DA: A800: 02



01 A900 ENTRANCE HIGH LEVEL



02 A900 REMOTE SIDE VIEW



03 A900 AERIAL OVERALL



04 A900 AERIAL OVERALL CONTEXT



05 A900 COLLETT STREET VIEW ENTRY



06 A900 SCHEME OVERALL

ARCHITECT:
CALDERFLOWER
 architecture
CALDERFLOWER ARCHITECTURE PTY LTD, ABN 49 091 852 270, 105-107 WINDYBUSH HIGHWAY, LINDSEY HILL
 NSW 2573, 161 SPYGLASS STREET, CAMPBELLTOWN NSW 2801 | P 02 6884 8622 | www.calderflower.com.au

CLIENT:

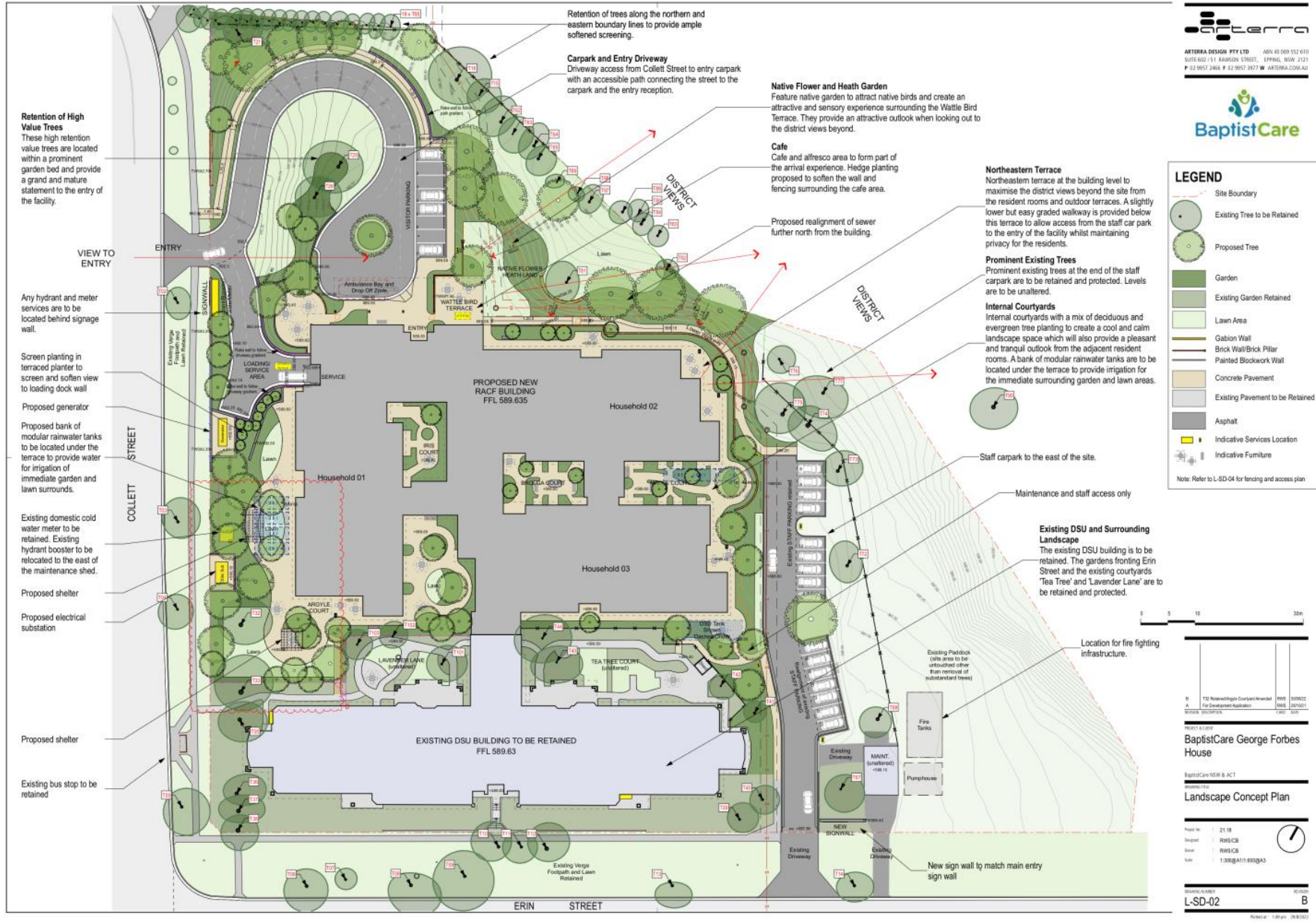
BaptistCare

NO.	DESCRIPTION	DATE	BY	CHECKED
01	PRELIMINARY	10/01/2021
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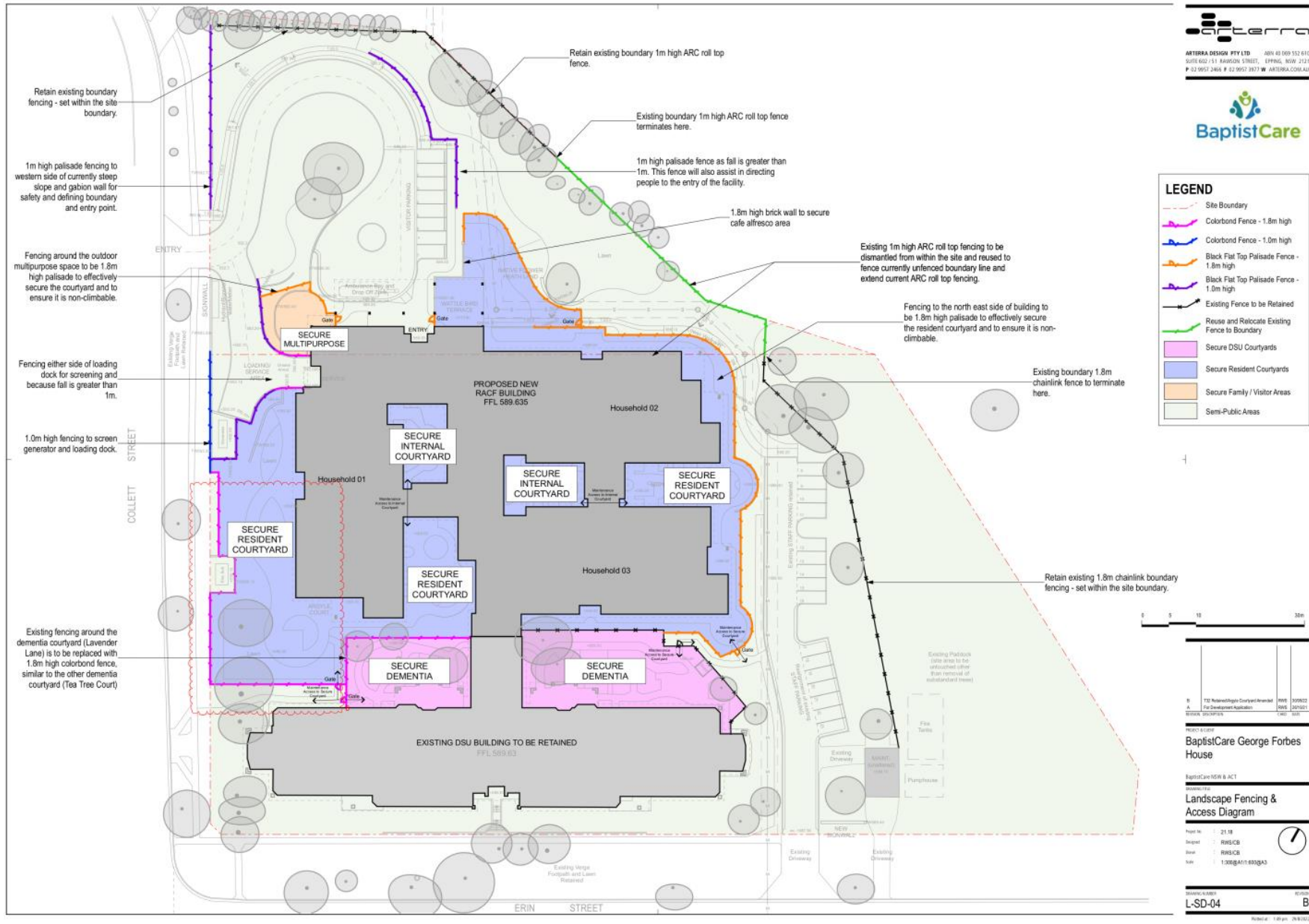
GENERAL NOTES:
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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PROJECT:
GEORGE FORBES HOUSE
 16 ERIN STREET, QUEANBEYAN, NSW 2620
 DRAWING TITLE:
BUILDING RENDERS

SCALE: METEOROLOGICAL TITLES
 PROJECT NO: 1881
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DRAWING NO: ISSUE
 DA A900 02



9.1 Development Application - DA.2021.1789 - Demolition and Construction - Seniors Living Housing - 16 Erin Street, Queanbeyan
 Attachment 2 - DA.2021.1789 - Plans - Seniors Housing -16 Erin Street, Queanbeyan (Continued)



LEGEND

- Site Boundary
- Colorbond Fence - 1.8m high
- Colorbond Fence - 1.0m high
- Black Flat Top Palisade Fence - 1.8m high
- Black Flat Top Palisade Fence - 1.0m high
- Existing Fence to be Retained
- Reuse and Relocate Existing Fence to Boundary
- Secure DSU Courtyards
- Secure Resident Courtyards
- Secure Family / Visitor Areas
- Semi-Public Areas



B	T22 Resident Single Courtyard Area 04	RWS	20/06/22
A	Site Development Application	RWS	20/06/22
	Access Diagram	GRS	20/06/22

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 BaptistCare George Forbes House

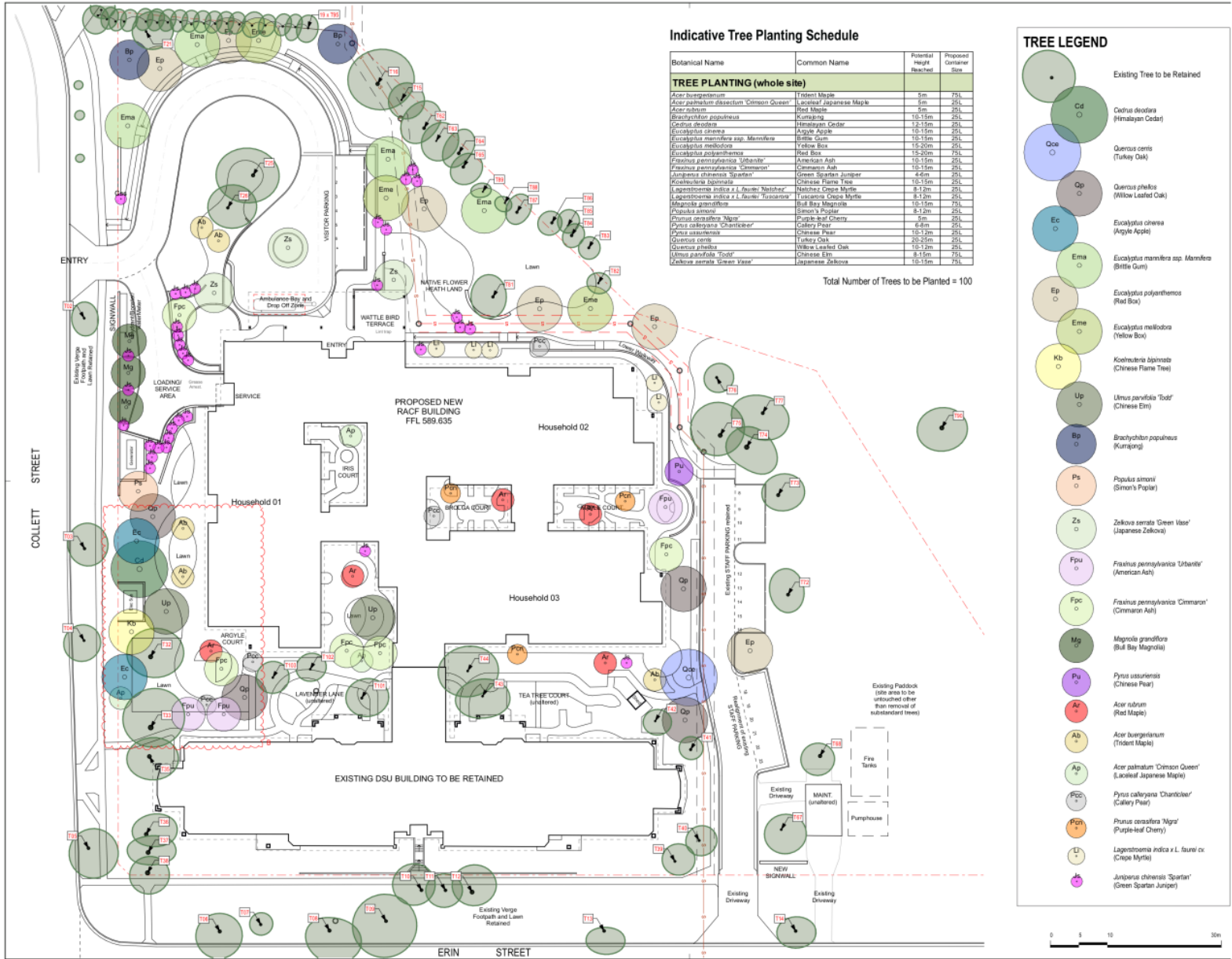
BaptistCare NSW & ACT

Landscape Fencing & Access Diagram

Project No: 21-18
 Designer: RWS/SCB
 Drawn: RWS/SCB
 Scale: 1:300 @ A1 (1:600 @ A3)

Sheet: 03/04
L-SD-04

Scale: 1:300 @ A1 (1:600 @ A3)
 Revision: B



Indicative Tree Planting Schedule

Botanical Name	Common Name	Potential Height	Proposed Canopy Size
TREE PLANTING (whole site)			
<i>Acer buergerianum</i>	Trident Maple	5m	75%
<i>Acer palmatum dissectum</i> 'Crimson Queen'	Laceleaf Japanese Maple	5m	25%
<i>Acer rubrum</i>	Red Maple	5m	25%
<i>Brachyctenon populneum</i>	Kurrumbidgee	10-15m	25%
<i>Cornus dioica</i>	Himalayan Cedar	12-15m	25%
<i>Eucalyptus citreus</i>	Argyle Apple	10-15m	25%
<i>Eucalyptus maculosa</i> ssp. <i>Marriana</i>	Bottle Gum	10-15m	25%
<i>Eucalyptus melliodora</i>	Yellow Box	15-20m	25%
<i>Fraxinus pennsylvanica</i>	Red Box	15-20m	75%
<i>Fraxinus pennsylvanica</i> 'Urbansii'	American Ash	10-15m	25%
<i>Fraxinus pennsylvanica</i> 'Cinnamon'	Cinnamon Ash	10-15m	25%
<i>Juniperus chinensis</i> 'Spartan'	Green Spartan Juniper	4-6m	25%
<i>Koelwaleria japonica</i>	Chinese Flame Tree	10-15m	25%
<i>Leguminosia indica</i> ssp. <i>L. faurei</i> 'Nashua'	Nashua Creeper Myrtle	8-12m	25%
<i>Leguminosia indica</i> ssp. <i>L. faurei</i> 'Tasmanian'	Tasmanian Creeper Myrtle	8-12m	25%
<i>Magnolia grandiflora</i>	Bull Bay Magnolia	10-15m	75%
<i>Prunus serrulata</i>	Simon's Pear	8-12m	25%
<i>Prunus serrulata</i> 'Nigra'	Purple-leaf Cherry	5m	25%
<i>Prunus cerasifera</i> 'Chantrelle'	Callery Pear	6-8m	25%
<i>Prunus ussuriensis</i>	Chinese Pear	10-12m	25%
<i>Quercus phellos</i>	Willow Leaved Oak	10-12m	25%
<i>Ulmus parvifolia</i> 'Tot'	Chinese Elm	8-15m	75%
<i>Zelkova serrata</i> 'Green Vase'	Japanese Zelkova	10-15m	75%

Total Number of Trees to be Planted = 100

TREE LEGEND

- Existing Tree to be Retained
- Ec ○ *Cedrus deodora* (Himalayan Cedar)
- Qoc ○ *Quercus cerris* (Turkey Oak)
- Gp ○ *Quercus phellos* (Willow Leaved Oak)
- Ec ○ *Eucalyptus citreus* (Argyle Apple)
- Ma ○ *Eucalyptus maculosa* ssp. *Marriana* (Bottle Gum)
- Ep ○ *Eucalyptus polyanthemos* (Red Box)
- Eme ○ *Eucalyptus melliodora* (Yellow Box)
- Kb ○ *Koelwaleria japonica* (Chinese Flame Tree)
- Up ○ *Ulmus parvifolia* 'Tot' (Chinese Elm)
- Bp ○ *Brachyctenon populneum* (Kurrumbidgee)
- Pa ○ *Populus alamosa* (Simon's Pear)
- Zs ○ *Zelkova serrata* 'Green Vase' (Japanese Zelkova)
- Fpu ○ *Fraxinus pennsylvanica* 'Urbansii' (American Ash)
- Fpc ○ *Fraxinus pennsylvanica* 'Cinnamon' (Cinnamon Ash)
- Mg ○ *Magnolia grandiflora* (Bull Bay Magnolia)
- Pu ○ *Prunus ussuriensis* (Chinese Pear)
- Ar ○ *Acer rubrum* (Red Maple)
- Ab ○ *Acer buergerianum* (Trident Maple)
- Ap ○ *Acer palmatum* 'Crimson Queen' (Laceleaf Japanese Maple)
- Fpc ○ *Fraxinus calleryana* 'Chantrelle' (Callery Pear)
- Pch ○ *Prunus cerasifera* 'Nigra' (Purple-leaf Cherry)
- Li ○ *Leguminosia indica* ssp. *L. faurei* cv. (Creeper Myrtle)
- Je ○ *Juniperus chinensis* 'Spartan' (Green Spartan Juniper)



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 SUITE 602 51 BAURSTON STREET, EPPING, NSW 2121
 P 02 9557 2466 F 02 9557 3973 W ARTERRA.COM.AU

B	T2 Related Rights Copyright Reserved	RWS	20/05/22
A	Final Development Application	RWS	20/05/22
	Revised Drawings	LCB	20/05/22

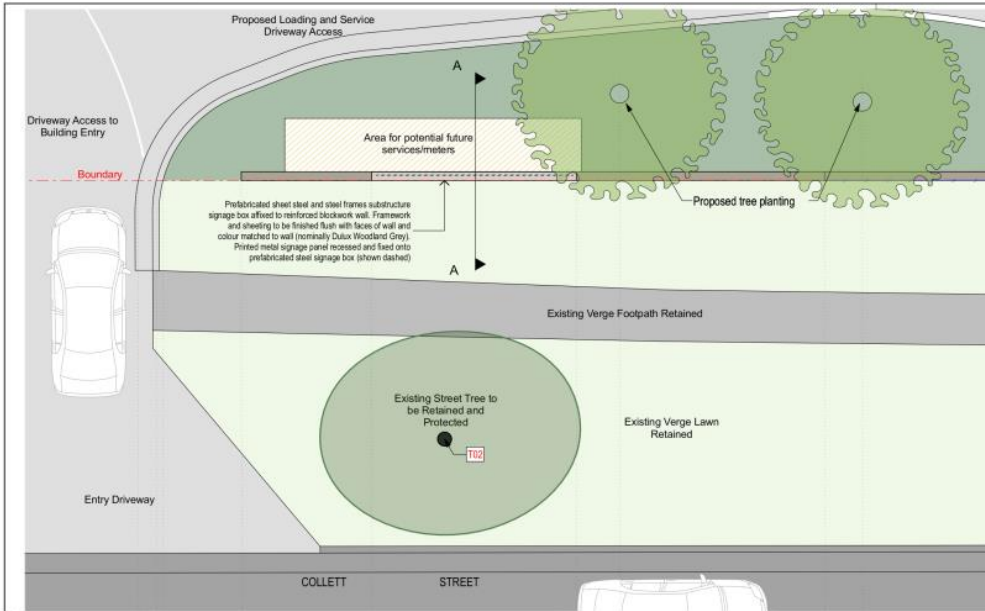
PROJECT CLIENT
 BaptistCare George Forbes House

PROJECT NUMBER
 BaptistCare NSM 8 4631

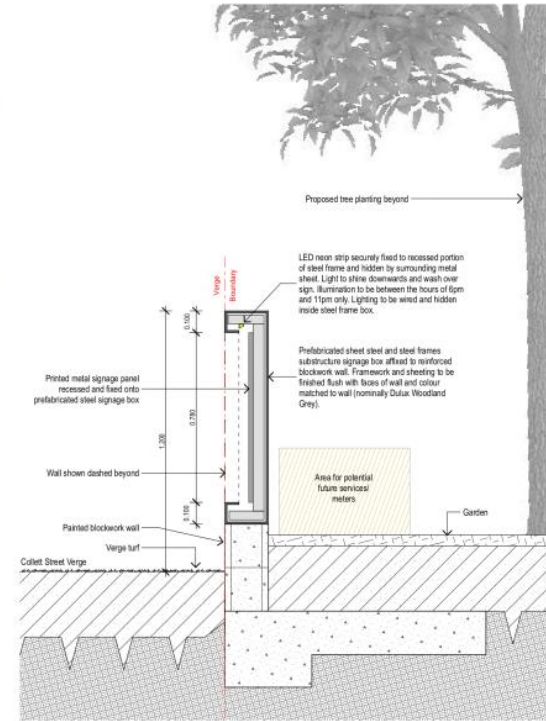
Tree Planting Plan

Project No : 21-18
 Designed : RWS/CLB
 Drawn : RWS/CLB
 Scale : 1:300 @ A111 803/043

ISSUED 20/05/22
 L-SD-05
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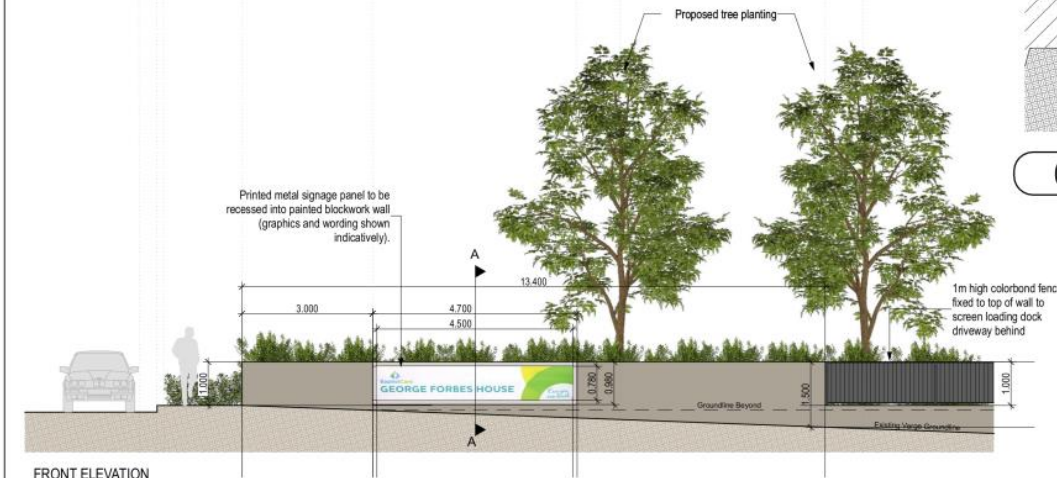
PLAN



02

Section AA - Proposed Entry Signage Detail

1:10@A1: 1:20@A3



FRONT ELEVATION

01

Proposed Entry Signage Detail

1:50@A1: 1:100@A3



Per Development Application: RWS 127862
 Project Reference: L-SD-08

Project Name: BaptistCare George Forbes House

Project Location: BaptistCare NSW & ACT

Project Title: Proposed Entry Signage - Collett Street

Project No: 21.18
 Designer: RWS/SCB
 Drawn: RWS/SCB
 Scale: As Shown

Revision: 03/2021
 L-SD-08
 A

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

26 OCTOBER 2022

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2021.1789 - DEMOLITION
AND CONSTRUCTION - SENIORS LIVING HOUSING - 16
ERIN STREET, QUEANBEYAN

ATTACHMENT 3 DA.2021.1789 - DRAFT CONDITIONS OF CONSENT - SENIORS
HOUSING -16 ERIN STREET, QUEANBEYAN

CONDITIONS OF CONSENT
DA.2021.1789

APPROVED DEVELOPMENT AND PLANS

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
A000 – Title Page	Calderflower Architecture		24/12/2021
A001 – Existing Site	Calderflower Architecture	Rev. 04 (26/10/21)	24/12/2021
A002 – Demolition Plan	Calderflower Architecture	Rev. 04 (26/10/21)	24/12/2021
A004 – Site Plan-Proposed	Calderflower Architecture	Rev. 06 (30/08/22)	24/12/2021
A100 – Level-1 Ground Floor Plan	Calderflower Architecture	Rev. 07 (29/09/21)	24/12/2021
A101 – Level-2 First Floor Plan	Calderflower Architecture	Rev. 07 (26/10/21)	24/12/2021
A200 – Elevations	Calderflower Architecture	Rev. 02 (26/10/21)	24/12/2021
A210 – Sections	Calderflower Architecture	Rev. 05 (21/06/21)	21/06/2021
A800 – Materials	Calderflower Architecture	Rev. 02 (26/10/21)	24/12/2021
A900 – Building Renders	Calderflower Architecture	Rev. 02 (26/10/21)	24/12/2021
L-SD-02 – Landscape Concept Plan	Arterra Design	Rev. B (30/08/22)	24/12/2021
L-SD-04 – Landscape Fencing & Access Diagram	Arterra Design	Rev. B (30/08/22)	24/12/2021
L-SD-05 – Tree Planting Plan	Arterra Design	Rev. B (30/08/22)	24/12/2021
L-SD-06 – Shrub & Groundcover Planting Plan	Arterra Design	Rev. B (30/08/22)	24/12/2021
L-SD-08 – Proposed Signage	Arterra Design	Rev. A (02/06/22)	17/02/2021

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 Management

Ensure Appendices 4.2 and 4.3 of the *Arboricultural Impact Assessment* are available to all workers/contractors during onsite inductions.

The applicant must engage a Project Arborist (minimum AQF 5) to carry out all recommendations outlined in the *Arboricultural Impact Assessment*. The Project Arborist role is to:

- Induct contractors into the Tree Management Plan.
- Ensure tree protection measures are in place and are adequate prior to demolition or construction.
- Ensure trees are protected throughout construction and that trees remain viable post construction.
- Any permitted works within a Tree Protection Zone (TPZ) must be supervised by the Project Arborist.
- The Project Arborist will record observations and take photographs at each site visit.
- The Project Arborist will provide certification that all tree protection measures have been adhered to at the following stages:
 - Pre-demolition
 - Demolition
 - Construction
 - Landscaping
 - End of construction
 - Project completion

Reason: To provide satisfactory environmental protection and to ensure the implementation of appropriate tree protection measures.

3. Use for Seniors or Persons with a Disability

The seniors housing development comprising a residential aged care facility is to be operated to accommodate people over the age of 55 or people with a disability.

Reason: To ensure the development at the occupation phase operates in accordance with the approved use.

4. Covenant on the land

Prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first, a restriction as to the user shall be registered against the title of the property on which development shall be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, limiting the use of any accommodation to which this application relates to the kinds of people referred to below.

The development shall only be occupied by:

- (a) Seniors, or people who have a disability,
- (b) People who live within the same household with seniors or people who have a disability,
- (c) Staff employed to assist in the administration of and provision of services to housing provided under *SEPP (Housing for Seniors or People with a Disability) 2004*.

Reason: To ensure the development at the occupation phase operates in accordance with the approved use and the applicable legislative requirements.

5. Consolidate Lots

Prior to the issue of an Occupation Certificate consolidate Lot 111 and Lot 112 DP821709 by a plan of consolidation into a single allotment. Provide proof of registration of this consolidation, with the NSW Land and Property Information, to Queanbeyan-Palerang Regional Council prior to the issuing of any occupation certificate.

Reason: To ensure the use operates over one lot.

GENERAL CONDITIONS

6. 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.

7. 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.

8. 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.

9. 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.

10. Copy to Owner

A copy of this consent is to be provided to the owner.

Reason: To ensure the owner is aware of the requirements imposed under the consent.

11. Retaining Walls

Any retaining wall greater than 1000 mm 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.

12. 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.

13. Protection of Sewer Mains

Council's sewer main affected by the development must be protected by extending footings to RL584.96m AHD and implementing pier and beam construction that has been designed and certified by a practising structural engineer.

Reason: To ensure that public services are not damaged or otherwise impacted on by the development.

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, trade/construction vehicle parking or disturbed by construction activities with the exception of;

- 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. Water & Sewer Compliance Certificate of Compliance - Design

Prior to the release of a Construction Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

Reason: To ensure that supply is available, and/or the hydraulic design is in accordance with the relevant specifications.

17. Submit an Application for Trade Waste (C4)

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

Reason: To ensure compliance with Section 8 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.

18. Prior to the issue of the Construction Certificate (Building)

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

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

The application must include the following details;

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

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

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

19. Submit a Construction Management Plan

Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and endorsed by, Council. The plan must:

- a) describe the proposed construction works and construction program and,
- b) set standards and performance criteria to be met by the construction works and,
- c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- d) identify procedures to receive, register, report and respond to complaints and,
- e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plans

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

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

20. 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.

21. Site Identification

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position 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.

22. Traffic Management and Section 138 Consent

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.

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

23. Sediment and Erosion Control

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

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

24. Retain and Protect Trees within Site and on Adjoining Land

Trees nominated to be retained on the approved plans must be protected in accordance with 'AS4970-2009 Tree Protection on Development Sites' and the following measures:

- a) Ensure all documentation submitted for a Construction Certificate application details tree retention with the diameter and position of the trunk and canopy clearly and accurately shown on all relevant plans;
- b) During construction, ensure retained trees on the site or adjoining land (if impacted) are protected by cyclone/chain mesh fencing.

The fencing must:

- 1) extend around the drip line of the tree;
 - 2) be a minimum of 1.8 metres high
 - 3) consist of a minimum of 4 panels
 - 4) be erected prior to commencement of any work; and
 - 5) remain in place until all site works have been completed.
- c) Comply with the measures outlined within the approved Tree Management Plan (TMP) prepared by an AQF Level 5 Arborist (If applicable).

The principal Certifier must ensure compliance with these requirements, both on the plans, as well as on-site during construction, and prior to the issue of any Occupation Certificate.

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

25. Retain and Protect Trees on Public Land

All trees located on Council owned or managed lands, including the verge between the property boundary and the street kerb and gutter, must be protected in accordance with 'AS4970-2009 Tree Protection on Development Sites' and the following measures:

- a) During construction, ensure retained trees are protected by cyclone/chain mesh fencing

The fencing must:

- 1) extend around the drip line of the tree,
 - 2) be a minimum of 1.8 metres high,
 - 3) consist of a minimum of 4 panels,
 - 4) be erected prior to commencement of any work; and
 - 5) remain in place until all site works have been completed.
- b) Comply with the measures outlined within the approved Tree Management Plan (TMP) prepared by an AQF Level 5 Arborist (If applicable).

Please note that verge surfaces, including soft and hardscape areas, are subject to protection measures during construction according to other Council policies.

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

26. Access Compliance Report

Prior to Council or an accredited certifier issuing a construction certificate, the recommendations of Document title: Statement of Compliance, Access for People with a Disability, Author: Accessible Building Solutions, Dated: 02/12/2021 must be satisfied and approved by the principal certifying authority.

Reason: To ensure compliance with the relevant Australian Standards.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

35. 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.

36. Works Sites to Be Fenced

A hoarding/fencing 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.

37. Temporary Vehicle Access

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

Reason: To minimise transfer of soil from the site onto the road pavement.

38. Protection of Works on Public Roads

Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council's Design and Construction Specifications.

Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

Reason: To ensure an adequate level of public safety and convenience during construction.

39. Tree Removal

The felling and removal of trees shall be carried out by a person who is appropriately qualified and who holds appropriate and current insurance.

Reason: To ensure a professional result and to provide protection to residents against liability for damage or harm to person(s) or property.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION/COMPLETION CERTIFICATE

40. Occupation Certificate

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

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

41. Sewage Connection

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

Reason: Premises are connected to available domestic sewerage system.

42. Water and Sewer Certificate of Compliance – Construction

Prior to the issue of an Occupation Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

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

43. Lighting In Car Parks and Public Spaces

Lighting throughout the car parking area and in public spaces must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking and AS/NZS 1158 Set:2010 - Lighting for Roads and Public Spaces.

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

44. 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.

45. 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.

46. Inspection Prior To Opening Health Premises

The hairdressers, physio office / gym, and treatment rooms must inspected by Council's Environmental Health Officer upon completion of the fit out works and prior to the commencement of trade.

Reason: To ensure that the fit out works have been satisfactorily completed before trade commences.

47. 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.

48. Smoke Free Area

The use and operation of a premises is to comply with the smoke-Free Environment Act 2000.

Reason: The premises remain smoke free for the comfort and safety of patrons.

49. Car Parking to Comply With AS/NZS 2890

All car parks must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking, except for car parks for adaptable units which must comply with AS 4299-1995 Adaptable Housing.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004, 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.

50. Decommission Entrances

Close two of the existing five entrances to lots 111 and 112. The existing vehicular kerb crossing must be closed off and a new crossing constructed in the location shown on the approved plans with work undertaken by a Council approved contractor at no cost to the Council.

Reason: To minimise the number of lot entrances along roads.

51. Stormwater Disposal Requirements

All stormwater from the site must be captured and piped to the street gutter/stormwater pit/other via an on-site detention system to limit the discharge from the site to the pre-development rate.

A stormwater management plan demonstrating the maintaining the pre-development runoff flow for both 20% and 1% storm events is required in accordance with Council's D5 Stormwater Drainage Design specification, and provision for onsite stormwater detention (OSD) and water quality in accordance with Council's D7 Erosion Control and Stormwater Management Design specification and corresponding computer modelling.

In-ground Gross Pollutant Traps (GPT) targeting litter are to be installed in accordance with Council's D7 Erosion Control and Stormwater Management Specification.

Reason: To provide satisfactory stormwater management and water quality.

52. Provide Water Service and Water Meter

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

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

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

53. Power Supply

The building shall be connected to a suitable power supply.

Reason: To allow for a power supply to be available.

54. 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, or 3% black oxide coloured concrete.
- c) Gradients of commercial driveways shall satisfy the requirements of AS/NZS 2890.2 - *Commercial vehicle facilities*.
- d) At minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area.
- e) In all urban, village and heritage areas where existing footpaths and/or kerb and gutter are concrete, the driveway cross-over shall be finished in concrete.
- g) In accordance with Councils Development Design Specification D13.

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

55. 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.

56. Driveway Location from Water Meter, Sewer and Stormwater Connections

The driveway within the property must maintain a clearance not less than one (1) metre from the water meter.

The driveway verge cross-over is not permitted to be constructed over the water service, sewer tie point connection or stormwater tie point connection.

Reason: To ensure such service is not damaged by vehicle movements or difficult to access.

57. Erosion and Sediment Control

Maintain erosion and sedimentation controls for as long as necessary after completion of works to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The controls are to remain in place until all disturbed ground surfaces are rehabilitated/revegetated and stabilised to prevent erosion or sediment loss.

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

58. Repair Damaged Public and Private Property

All damage caused to public and private property during the construction operations and associated activities must be repaired or reinstated prior to Council accepting any Certificate of Completion.

Reason: To ensure that all public and neighbouring private property in the vicinity of the development is maintained in its pre-development condition.

59. 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.

60. Submit Annual Fire Safety Statement

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

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

61. Food Business - Registration NSW

Prior to the commencement of operations the food business must register with the New South Wales Food Authority. Registration may be completed online and free of charge at: http://www.foodnotify.nsw.gov.au/nafs_prod/.

Reason: The Authority is aware of the food business.

62. Food Business - Registration Council

Any food businesses occupying the premises must notify Council via Council approved "Food Registration form" before operating.

Reason: compliance with s.100 of the Food Act 2003

63. Landscaping Works Completed By an Accredited Contractor

All landscaping must be completed by a Council accredited Category 1 or 2 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

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

64. 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.

65. Impervious Surfaces in Courtyards

All impervious areas within courtyards must drain to a garden bed or storm water pit.

Reason: To ensure effective disposal of storm water.

66. Water & Sewer Compliance Certificate - Construction

Prior to the issue of an Occupation Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

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

67. Submit External Glazing Certificate

Prior to the issue of any Occupation Certificate certification that the glazing systems installed in external windows and doors comply with the details submitted with the development application must be submitted to the Principal Certifying Authority.

Reason: To ensure that the building satisfies the provisions of Australian Standard 2021-2000 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction so as to reduce noise levels from aircraft within the building.

68. Disposal of Waste Materials

Prior to the issue of any Occupation Certificate written evidence that all demolition/waste materials removed from the site have been disposed of at an approved site must be submitted to the Principal Certifying Authority.

Reason: To ensure that all demolition/waste materials are disposed of in a proper manner.

69. Submit Work-As-Executed Drainage Plan

Work-as-executed plans of all sanitary drainage must be submitted to Council prior to the issue of any Occupation Certificate.

Reason: To ensure that accurate records of sanitary drainage installations are available for future use by interested persons.

70. 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.

71. Separate Plumbing System for Rainwater

Water from the rainwater storage tank must not be cross connected to the potable water supply.

Reason: To prevent the possibility of cross contamination with Council's reticulated water supply.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

72. Medical / Pathological Waste

Any contaminated medical or pathological wastes stored on the premises shall be secured in approved containers and disposed of by a registered contractor, in accordance with the requirements of the NSW Department of Health and the NSW Office of Environment and Heritage.

Reason: To appropriately manage pathological waste and in accordance with the applicable requirements.

73. All Surfaces to be Concrete or Asphalt Surfaced

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

Visitor car parks must be clearly labelled prior to the occupation of the building.

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

74. Work in Accordance with Engineering Specifications

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

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

75. Maintain Car Parking Areas and Driveway Seals

All concrete or asphalt surfaced 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.

76. Vehicle and Goods Storage Confined to the Site

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

Reason: To ensure free flow of vehicular and pedestrian traffic on the road and the verge.

77. 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.

78. Continuous Maintenance of Signs

The sign/s approved by this consent must be continuously maintained in a structurally sound and tidy manner.

Reason: To ensure that signs do not become derelict or unsightly.

79. Hazardous and Toxic Materials Storage

Hazardous and toxic material must be stored in accordance with NSW WorkCover Authority requirements.

Reason: To minimise threats to the environment from hazardous and toxic materials.

80. Flammable Liquids Storage and Handling

The storage and handling of flammable and combustible liquids must be in accordance with:

- a) Australian Standard 1940-2004 "The Storage and Handling of Flammable and Combustible Liquids", and
- b) The NSW WorkCover Authority's Code of Practice for Storage and Handling of Dangerous Goods, and
- c) Work Health and Safety Regulation 2011.

Reason: To minimise threats to the environment from flammable and combustible liquids and to advise of relevant standards.

81. Surface Water

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

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

82. 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.

83. Carry Out Sewer Work, Carry Out Water Supply Work, Carry Out Stormwater Work

All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011*. No alterations or additions are permitted without approval from Council.

Reason: All plumbing and drainage functions adequately.

Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Installation of the on-site sewage management system and disposal area,
- Final inspection of plumbing, drainage and on-site sewage management system.

The top level of the sewerage service yard gully shall be located a minimum of 150 mm below the lowest fixture level and a minimum of 75 mm above ground level. Where it is not practicable to locate the top of the yard gully 150 mm below the lowest fixture level or 75 mm above the surrounding ground level, then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

The sewer junction inspection opening is to be located and raised to ground level.

Reason: To ensure compliance with AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011.

Three star and four star rated water conservation devices are to be installed in the bathroom and kitchen respectively.

Reason: Water efficiency and minimisation of wastewater produced.

A 'Notice of Work' (NoW) is to be issued to Queanbeyan-Palerang Regional Council no later than 2 business days before the work concerned is carried out.

Reason: Council is informed prior to undertaking inspections and in accordance with requirements of Plumbing and Drainage Act, 2011.

Licensees as the 'responsible person' must submit a Sewer Service Diagram(SSD) layout to Queanbeyan-Palerang Regional Council prior to or at the time of inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

A 'Certificate of Compliance' (CoC) is to be issued to the Queanbeyan-Palerang Regional Council and a copy to the person for whom the work is carried out on completion of the final inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

84. 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.

85. 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.

86. Protect Existing House Drains from Footings

Existing house drainage and stormwater drainage lines must be protected where they pass through proposed footings.

Reason: To ensure the integrity of the drainage lines is maintained.

87. 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.

88. Relocate Overflow Relief Gully

The overflow relief gully must be relocated to the outside of the building footprint.

Reason: To ensure the overflow relief gully remains in the open and is easily sighted.

89. Heated Water Not to Exceed 50 Degrees C

All new heated water installations must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

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

Reason: To prevent accidental scalding.

ADVISORY NOTES

NSW Police

- Ensure all door locks and window locks are of good quality and comply with *the Building Code of Australia (BCA)*.
- Consideration should be given to the installation of lighting at all entry and exit points as well as the boundary of the location.
- Consideration should be given to the use of graffiti resistant paint or materials for the outer walls, in particular the ground level of construction.
- The development of a maintenance plan, incorporating a Graffiti Management Plan, as research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally within a 48 hour period.

- Consideration to the installation of a CCTV throughout the location particularly the carpark area as carparks are particularly prone to the offences of stealing (steal from motor vehicle).
- On landscaping, it should be noted and to be taken into consideration that although landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism, landscaping can also provide concealment or entrapment areas for people involved in criminal behaviour and also restrict natural surveillance.
- Some predatory and opportunistic offenders seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment (i.e. kept under 70cm of height). Street trees should not be placed directly under street lighting. When they mature they can block areas of light, creating shadows and dark spaces.
- Due to the vulnerability of the client that will reside at this location there should be measures put in place to be able to restrict access to visitors with a control measure.
- It is well known that offences against aged persons have historically taken place Aged Care Facilities. It is strongly recommended that a CCTV system is inside the premises (obviously not in the private areas of the residents) this will allow better protection of the residents should safety issues arise.

Essential Energy

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

Rural Fire Service

NSW Rural Fire Service have issued a Bushfire Certificate on 22 April 2022 (copy attached at Schedule 1). They advise they have issued General Terms of Approval however have no specific conditions.

SCHEDULE 1

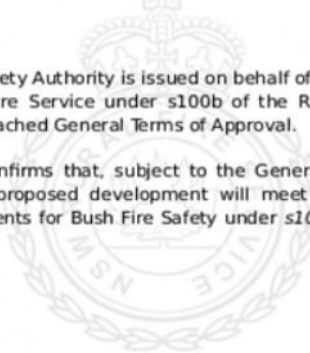


BUSH FIRE SAFETY AUTHORITY

SFPP - Seniors Housing
GEORGE FORBES HOUSE 16 ERIN ST QUEANBEYAN NSW 2620, (none)
RFS Reference: DA20220127002053-Original-1
Your Reference: (CNR-34429) DA.2021.1789

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under s100b of the Rural Fires Act 1997.



Martha Dotter

Supervisor Development Assessment & Plan
Built & Natural Environment

Friday 22 April 2022

QPRC



DELEGATED REPORT - DA.2020.1154.B

SUMMARY

Proposal:	Three lot Torrens title subdivision: Modification: change to Condition 28, 29 and 30 to enable proposed Lot 112 DP to connect to solar power, battery storage and backup generator instead of electricity supply.
Address:	44 Brooks Road BYWONG NSW 2621
Property description:	Lot 11 DP 245149
Applicant:	PHL Surveyors
Owner:	Cheryl Lorraine Le Mesurier & David Barry Le Mesurier
Date of lodgement:	22/12/2021
Notification period:	21/01/2022 to 08/02/2022
Submissions received:	Nil
Assessment officer:	Annie Shumaker
Estimated cost of works:	\$60,110
Zoning:	C4 Environmental Living under Palerang Local Environmental Plan 2014
Heritage:	Not applicable
Flood affected:	Not applicable
Bushfire prone:	Yes
Recommendation of officer:	Approval

EXECUTIVE SUMMARY

Modify consent conditions 28, 29 and 30 of development consent DA.2020.1154.A to enable proposed Lot 112 of the three-lot subdivision to connect to solar power, battery storage and backup generator instead of electricity supply.

The application was notified between 21 January 2022 and 08 February 2022. No submissions were received.

Recommended for approval subject to amended conditions of consent 28, 29 and 30.

BACKGROUND

The subject site, commonly known as 44 Brooks Road, Bywong and described as Lot 11 on DP 245149, is a single allotment with approval for a three-lot Torrens title subdivision. It has a total area of 19.61 Ha. and comprises two dwellings (dual occupancy, detached) and ancillary structures. The approved subdivision will create lots that are 3.92 Ha, 8.22 Ha and 7.47 Ha in size. Two of the proposed lots will each contain one of the existing dwellings, while the third lot ie proposed lot 112 will include a building envelope for future development, subject to development consent.

A prior modification to the development consent was approved on 26 August 2021 (DA.2020.1154.A). This modification amended condition 31 of the original consent to reduce the width of the required right of carriageway easement from 20m to 10m.

DESCRIPTION OF THE SITE AND LOCALITY

Located on the southeast side of Brooks Road, the site is extensively cleared. A watercourse ie Gum Flat creek runs from north to south through the southern portion of the block. The site has a divergent slope running to the creek in the proposed lot 112.

Existing development on the current lot 11 consists of two dwellings (detached dual occupancy) and ancillary structures. Vehicular access is provided to the site via an existing driveway from Brooks Road. A new access point to the southernmost proposed lot ie Lot 112 will be created from Shinglehouse Road. The lot will be known as 83 Shinglehouse Road, Bywong. Existing development within the locality is primarily rural residential dwellings and ancillary structures such as sheds and garages.



Figure 1: Locality plan

9.2 Modification Application - 2020.1154.B - Modification to Conditions of Consent Relating to Energy Supply - 44 Brooks Road, Road
Attachment 1 - DA.2020.1154.B - Section 4.55 Assessment Report - Modification Application - 44 Brooks Road, Bywong
(Continued)

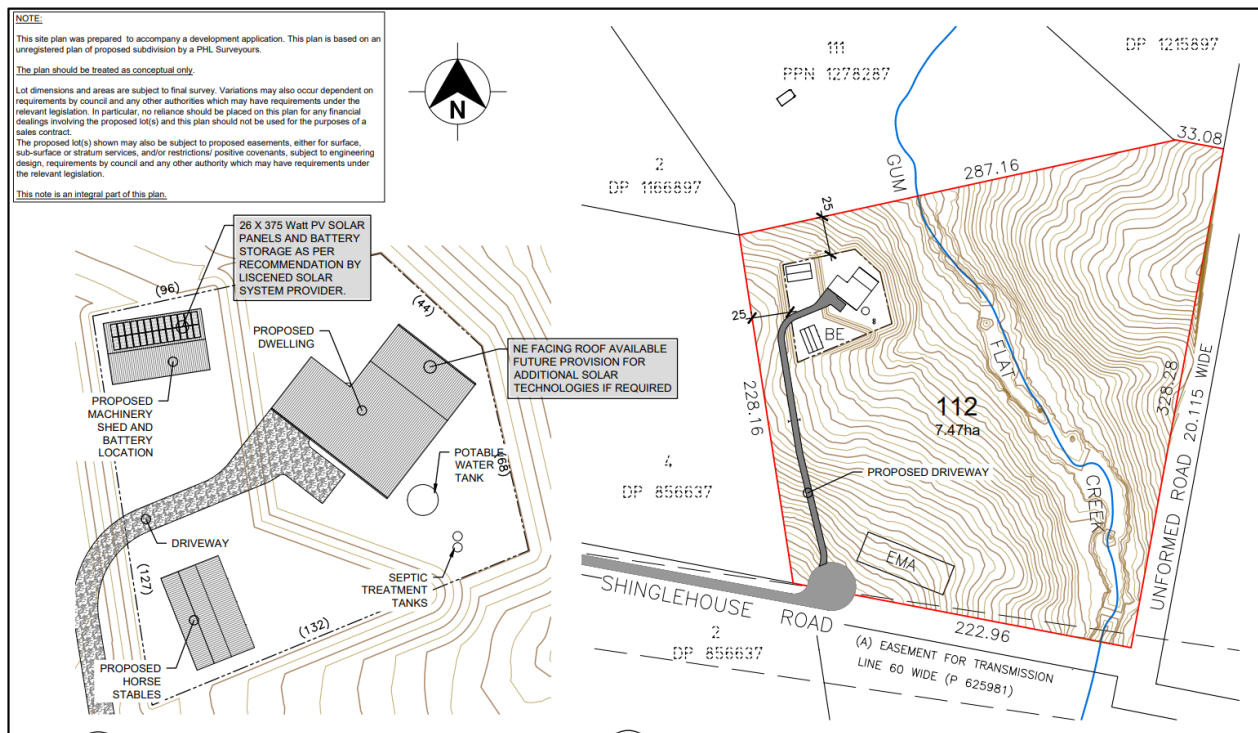


Figure 2. Indicative site plan for proposed Lot 112, showing proposed locations of solar panels and battery

PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The specific elements of the proposal are:

- to connect solar power to proposed Lot 112 instead of connecting electricity supply. Due to well established trees, infrastructure, distance and intrusion of power lines for future purchasers of proposed Lot 111, connection to existing electrical supply from Lot 111 is difficult.
- battery storage and back up generator.

The application seeks Council approval for modification to consent conditions 28, 29 and 30.

CONSENT AUTHORITY

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

SECTION 4.10 DESIGNATED DEVELOPMENT – EP&A Act, 1979

The proposal as modified is not designated development.

SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal as modified is not integrated development.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Development Engineer provided initial comments on the proposal as follows:

"The land parcel is identified as Lot 11 DP 245149 (44 Brooks Road, Bywong). The lot is classed as C4 (E4) Environmental Living under the *Palerang Local Environmental Plan 2014*.

DA.2020.1154 is for a three lot torrens title subdivision which was determined on the 4 January 2021. Conditions 26 and 27 relate to reticulated electrical supply to the newly created lots prior to the issue of a Subdivision Certificate. These became Conditions 28 and 29 in the amended consent.

Council's policy is to have a reticulated electricity supply to all new subdivisions. However, section C1.2.9 (3) of the Palerang Development Control Plan 2015 provides for consideration of alternative power sources in the RU1 Primary Production, C3 (E3) Environmental Management and C4 (E4) Environmental Living zones.

Subsequently, the removal of Conditions 28, 29 and amendment of Condition 30 is supported through this modification and to allow for the installation of a ground mounted solar energy system in place of reticulated electricity supply.

The following conditions as per the approved Notice of Consent, dated 4 January 2021 to be removed or amended:

Condition #28 – Separate Connections & Services - **To be deleted.**

Condition #26A – Electricity Supply - **Replacement Condition as below.**

Condition #29 – Submission from Service Authority - **To be deleted.**

Condition #30 – Covenant on the Land - **To be amended as below.**

Condition 26A. Electricity Supply

The applicant is to provide a ground mounted solar electricity system with a minimum generating capacity of 7.5kW to each of the concessional lots. No infrastructure is to be installed if tree removal without prior consent from Queanbeyan-Palerang Regional Council. The applicant shall install the systems at their own cost and prior to the issue of a Subdivision Certificate for the land. A specification document for each system should be provided to Council prior to the release of a Subdivision Certificate.

Condition 30. Covenant on the Land (Amended)

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

- a) Creation of a Right of Carriageway 10m wide in favour of proposed Lot 111 over proposed Lot 110,
- b) Lot 112 will need an onsite system of power generation at the owners cost as the land is unlikely to be serviced by a reticulated electricity supply system. The owner of Lot 112, at any point in time, is responsible for the ongoing maintenance and replacement of any panels, batteries, inverters, and any parts that form part of the operation of the solar electricity supply system and that it must be maintained in good working order and condition in perpetuity. Prior to any sale, evidence as to the age of the system and its maintenance status is to be provided to any potential purchaser(s).
- c) Nominating Council as the name of the person/authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.
- d) Plantings on the entire site, including within the building envelopes, are to exclude species listed on the regional weeds lists.

- e) Ground covers are to be maintained at a minimum 70% in accordance with the guidelines contained in Queanbeyan-Palerang Regional Council's Palerang DCP 2015.

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

Following a request from the applicant, proposed condition 26A - Electricity Supply was updated to:

"Condition 26A. Electricity Supply

The applicant is to provide a solar electricity system with a minimum generating capacity of 7.5kW to Lot 112. No infrastructure is to be installed if tree removal without prior consent from Queanbeyan-Palerang Regional Council. The applicant shall install the systems at their own cost and prior to the issue of a Subdivision Certificate for the land. A specification document for each system should be provided to Council prior to the release of a Subdivision Certificate."

The change in the proposed condition, accommodates the applicant's request to allow the solar panels to be mounted on the roof a proposed shed, rather than requiring them to be ground mounted.

EXTERNAL REFERRALS

NIL

SECTION 4.55 MODIFICATIONS – GENERALLY EP&A ACT, 1979

4.55 (1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
- (c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be. Subsections (1), and (2) do not apply to such a modification."

Comment:

In regards subclause 'a', it is considered that the modification(s) sought as part of this application is of minimal environmental impact.

Regarding subclause 'b', Council is satisfied that the development to which the consent as modified relates, is substantially the same development for which consent was originally granted. In answering this threshold question, a comparative analysis of the approved development as modified has been undertaken.

With regard to subclauses 'c' and 'd', the application was notified in accordance with Part E of the Palerang DCP 2015 between 21 January 2022 and 8 February 2022. No submissions were received.

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:

	YES	NO	N/A
Construction:			
Is the development likely to comply with BCA?	X		
Stormwater:			
Can stormwater be satisfactorily disposed of?			X
Is an easement required?		X	
Utilities:			
Does the development impact on sewer/drainage services or easements?		X	
Demolition:			
Does the development comply with AS2601-1991?			X
Disability Access:			
Can compliance be achieved with the Disability (Access to Premises – Building Standards 2010)?			X
The provisions of the Palarang Local Environmental Plan 2014 (LEP):			
Is the development permissible in the Zone?	X		
Is the development consistent with the aims and objectives of the zone?	X		
Are relevant clauses satisfied? Elaborate where necessary			X
Will the proposed development have a detrimental effect on:			
The views to and from potentially affected land		X	
The overshadowing of potentially affected land		X	
The privacy of potentially affected land		X	
From any zero lot line wall			X
The likelihood of land being detrimentally affected by noise			X
Drainage and stability of and onto, adjoining lands			X
Will the development detrimentally affect neighbouring land			X
Will the development effect light & ventilation to any adjacent window		X	
Any other detrimental effects		X	
Provisions of any Draft Environmental Planning Instruments (LEPS):			
Are there any Draft Environmental Planning Instruments?	X		
Will the proposal satisfy the Draft EPIs?	X		
Provisions of the Palarang Development Control Plan 2015			
Does the development satisfy the relevant sections? Elaborate when necessary.	X		
Are there any variations to the DCP? Elaborate when necessary.		X	
Is notification required under the provisions of Part E of the DCP?		X	
Have any submissions been received? If Yes, elaborate			X
Impact of the development on the Environment			
Context & Setting			
Is the impact on the character of the Locality/Streetscape satisfactory?	X		
Is the Scale, Form, Character, Density and Design satisfactory?	X		
Access			
Is vehicle access satisfactory? Refer to any engineering requirements below	X		
Public Domain			
Is the effect on Recreational Opportunities satisfactory?			X
Utilities			
Are utility services available (water, sewer, electricity, etc)?	X		
Heritage			
Is the site affected by a Heritage item or Conservation Area?		X	
If Yes, has it been referred to Council's Heritage Advisor/Committee?			X
Is a Heritage Impact Statement required?		X	
Soils/Stability			
Will the development effect stability of the land or adjoining land?			X
Will there be any cut and fill works?			X
Tree Removal			

Will any trees be removed?		X	
Waste			
Are the provisions for waste control adequate?			X
Hazards			
Are there risks from Natural hazards - Bushfires, Slope and Flooding? If Yes, elaborate		X	
Are there risks from Hazards - Industry, Contamination? If Yes, elaborate			X
Social/Economic Impact			
Will there be any Social Benefits?	X		
Will there be any Social Costs?			X
Will there be any Economic Benefits?	X		
Will there be any Economic Costs?			X
Design			
Is the development design sensitive to the Environment/Landscape?	X		
BASIX			
Is a BASIX Certificate required?			X
Have the required commitments been included on the plans?			X
4.15(1) Suitability of the site			
Is the proposal compatible with the locality?	X		
4.15(1)(d) Any submissions made.			
4.15(1)(e) Is the Public Interest adequately protected?	X		

Comments: Assessment of the modification application has taken into consideration matters outlined in section 4.15 of the *Environmental Planning and Assessment Act, 1979* as relevant to the development application:

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

The draft Queanbeyan-Palerang Comprehensive Local Environmental Plan 2020 was on public exhibition from 1-30 June 2020. The draft plan has been considered as part of this assessment and has no effect on the proposed development.

CONCLUSION

The application has been assessed having regard to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*, and is deemed satisfactory for approval, subject to the recommended conditions of consent.

RECOMMENDATION

That the conditions of consent of DA.2020.1154 be amended by:

- Deleting condition 28 and inserting condition 26A
- Deleting condition 29, and
- Amending condition 30

