



Ordinary Meeting of Council

8 March 2023

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 9.1

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

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 1 DA.2021.1452 - ARCHITECTURAL PLANS

PROPOSED 24 ROOMS NEW GENERATION BOARDING HOUSE

2 Ross Road, Queanbeyan, NSW 2620



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DA 15.1b	March 11am-12pm Shadows To Existing Bldg
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DA 15.3	June 9am-12pm Shadows
DA 15.3a	June 9am-10am Shadows To Existing Bldg
DA 15.3b	June 11am-12pm Shadows To Existing Bldg

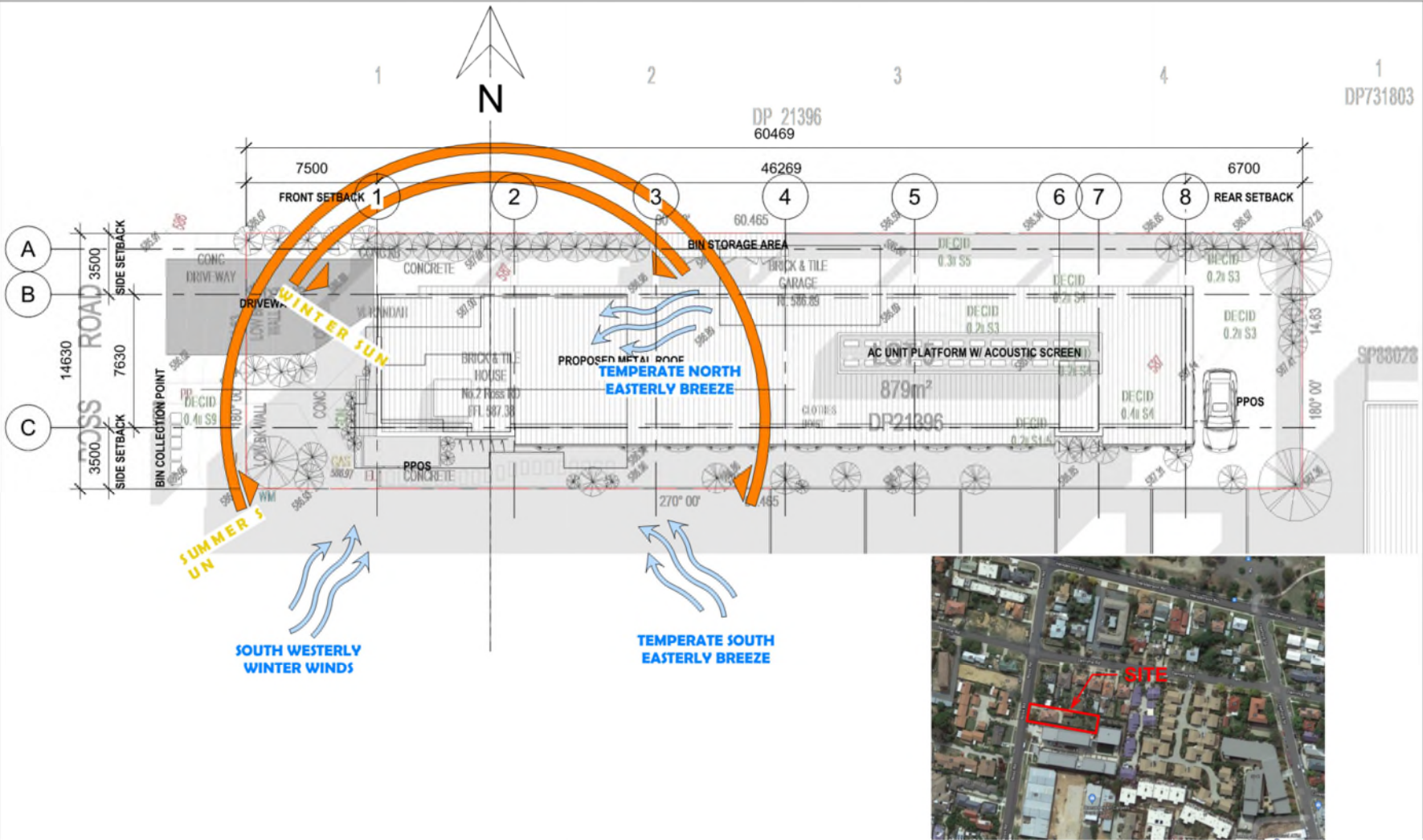
ROOM MIX

ROOM	AREA	SINGLE	DOUBLE
MANAGER ROOM	18.4 m2	*	
ROOM 1 (STUDIO)	13.8 m2		*
ROOM 2	20.2 m2		*
ROOM 3 (DISABLE)	20.7 m2		*
ROOM 4 (DISABLE)	20.7 m2		*
ROOM 5 (ADAPT.)	18.4 m2		*
ROOM 6 (ADAPT.)	18.4 m2		*
ROOM 7	17 m2		*
ROOM 8	14 m2	*	
ROOM 9	14 m2	*	
ROOM 10	17 m2		*
ROOM 11	14 m2	*	
ROOM 12 (STUDIO)	13.8 m2		*
ROOM 13	17 m2		*
ROOM 14	17m2		*
ROOM 15	17 m2		*
ROOM 16	17 m2		*
ROOM 17	17 m2		*
ROOM 18	17 m2		*
ROOM 19	17 m2		*
ROOM 20	17 m2		*
ROOM 21	17 m2		*
ROOM 22	17.5 m2		*
ROOM 23	21 m2		*
ROOM 24	19 m2	*	*

COMPLIANCE TABLE

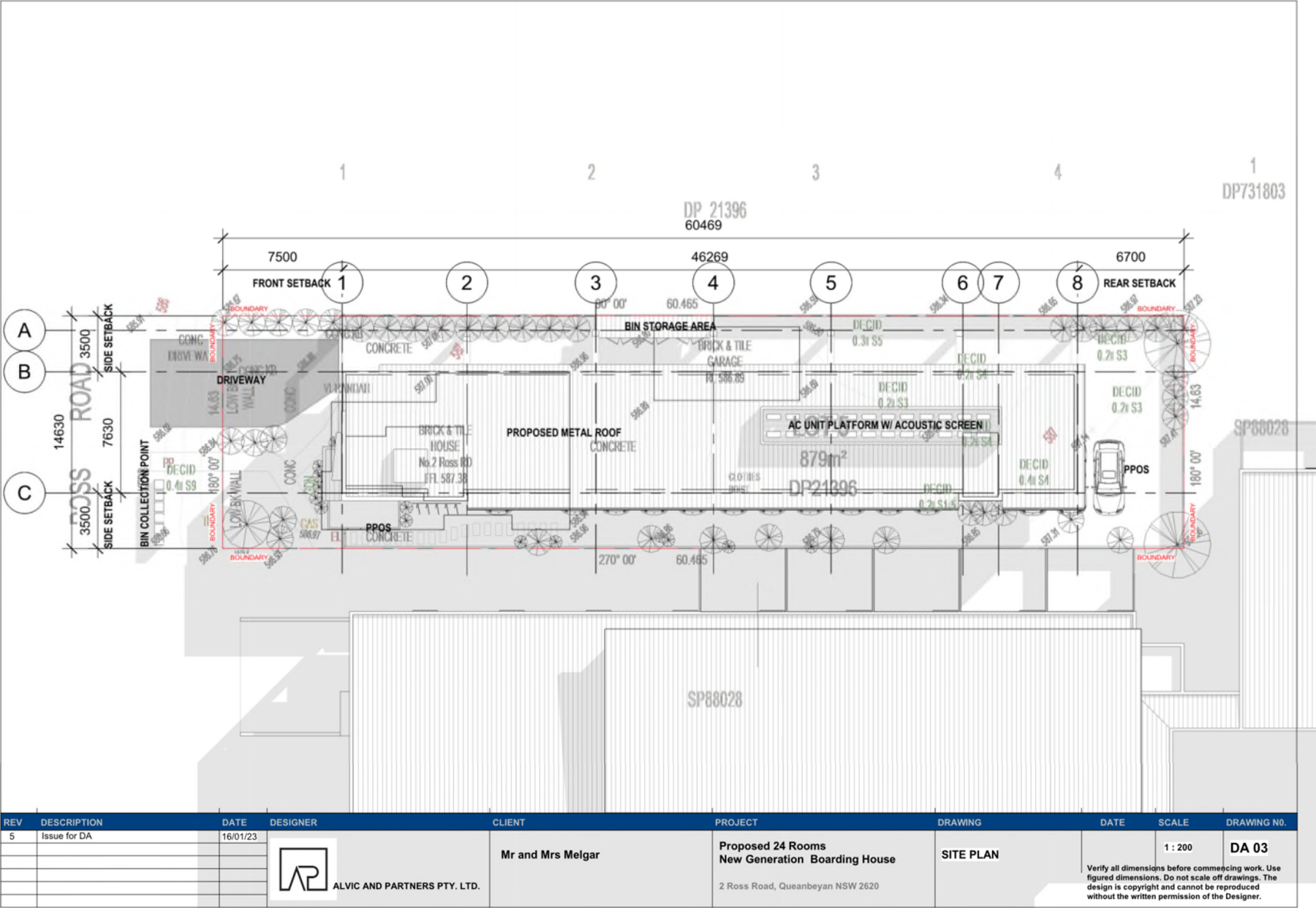
	MINIMUM REQUIREMENTS	PROVIDED
Front Setback	7.5 M	7.5 M
Side Setback		3.5 M
Side Setback		6.7 M
Site Coverage	Lot Area 878.93 sqm	355 sqm
PPOS	20 sqm	25 sqm
Parking Spaces	0.5 per boarding room	15 Car Spaces
Room Sizes	min. 12sqm for single min. 16sqm for double	complied as shown on plan
Communal Rooms		Provided
Bicycle Space	1 per 5 boarding rooms	6 Provided
Motorcycle Space	1 per 5 boarding rooms	6 Provided

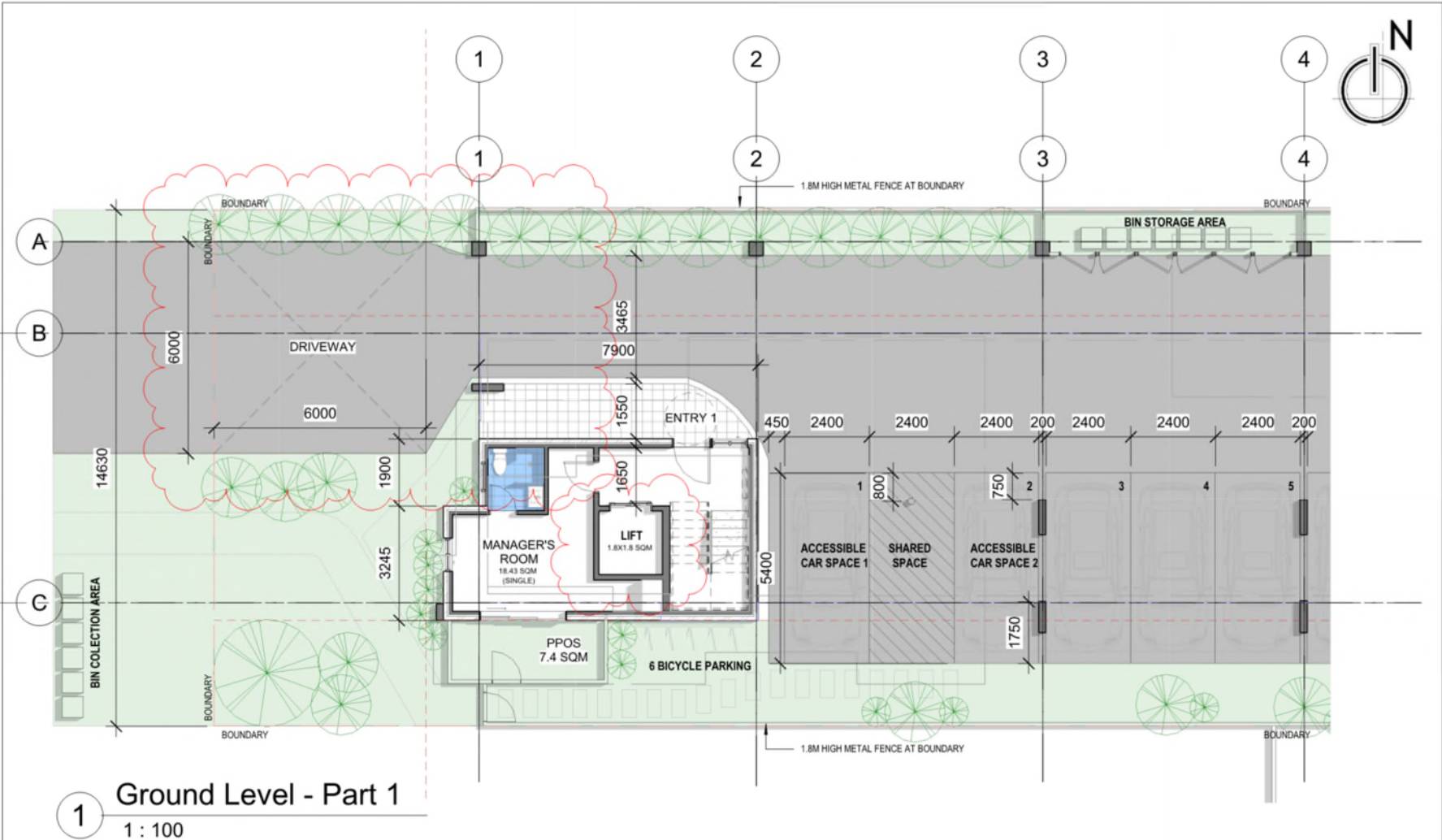
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5	Issue for DA	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	COVER SHEET		1 : 100	DA 01
Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.									



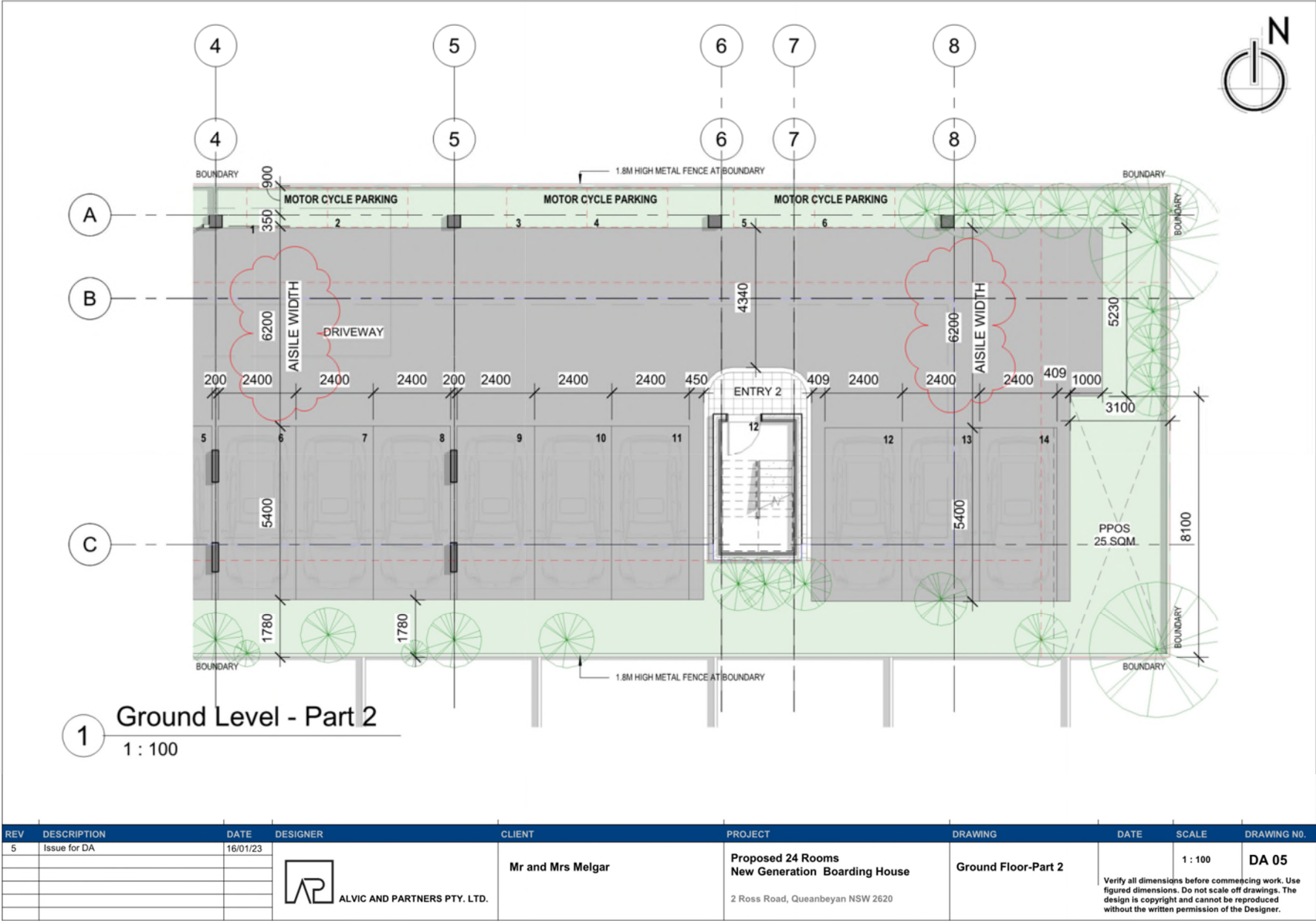
LOCATION PLAN

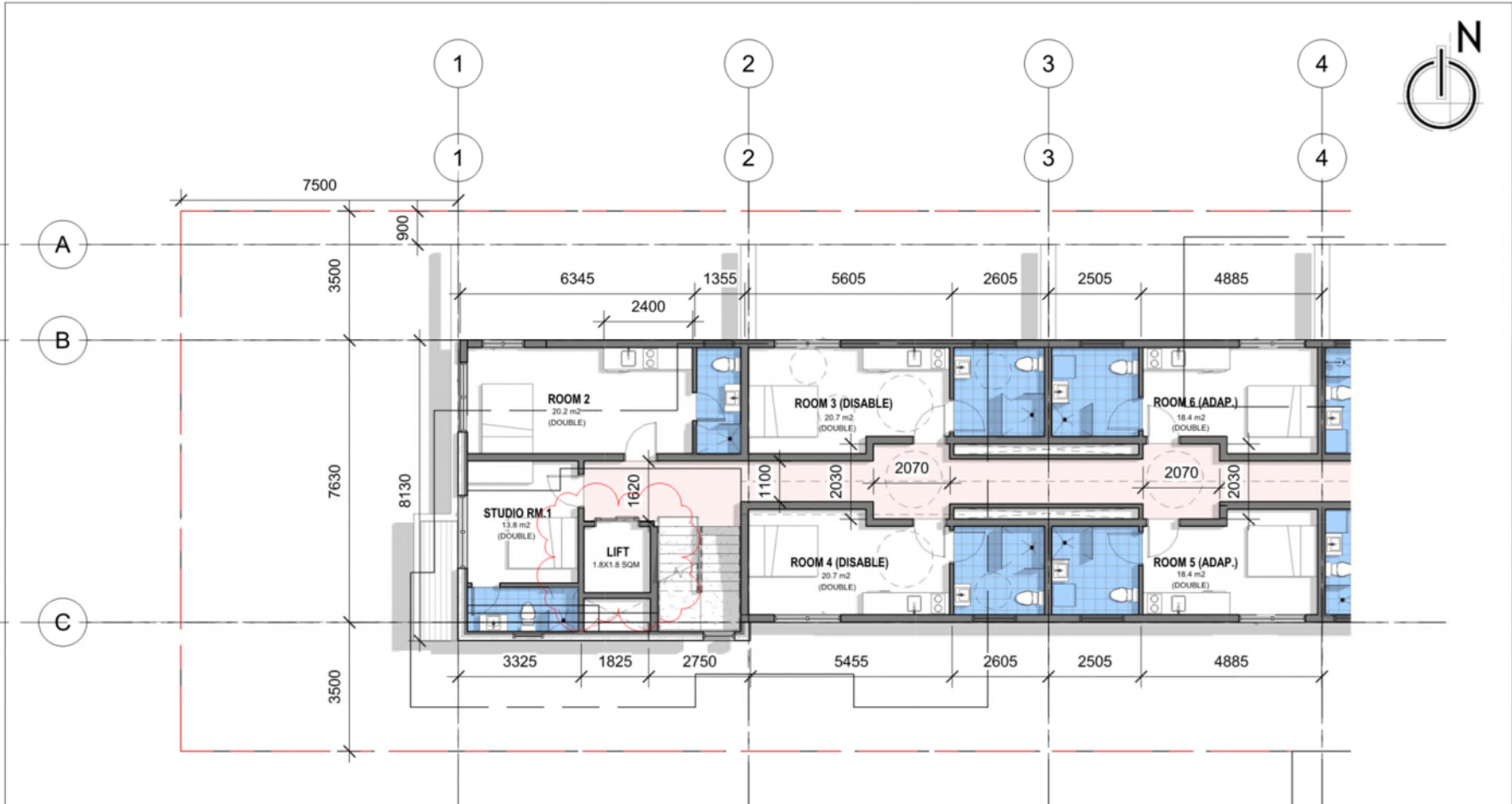
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5	Issue for DA	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	SITE ANALYSIS PLAN AND LOCATION PLAN	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	As Indicated	DA 02





REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
3	Lift	16/01/23	<div>ALVIC AND PARTNERS PTY. LTD.</div>	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	Ground Floor-Part 1		1 : 100	DA 04
							Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.		





1 First Floor-Part 1
1 : 100

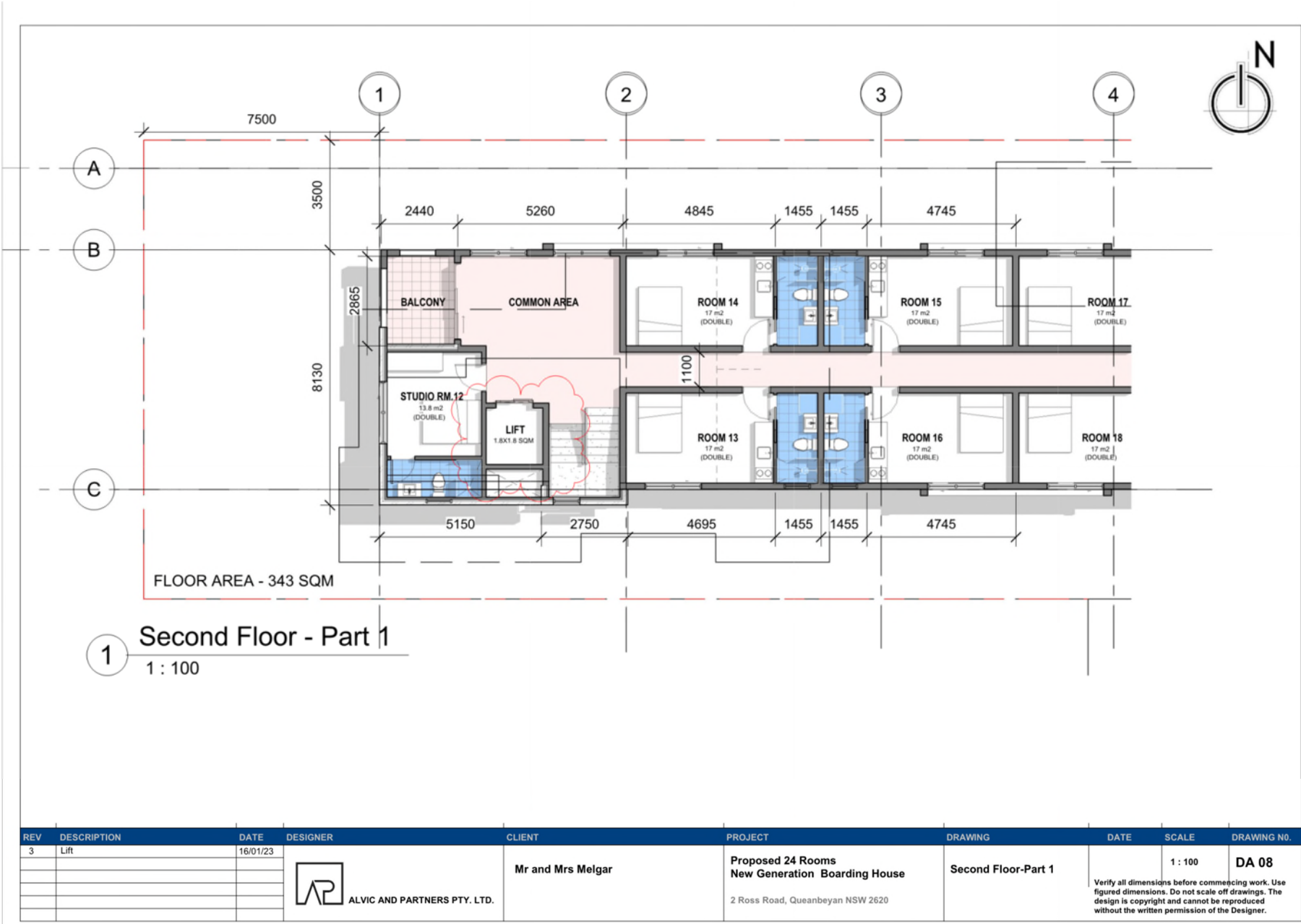
REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
3	Lift	16/01/23		Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House	First Floor-Part 1		1 : 100	DA 06
					2 Ross Road, Queanbeyan NSW 2620				

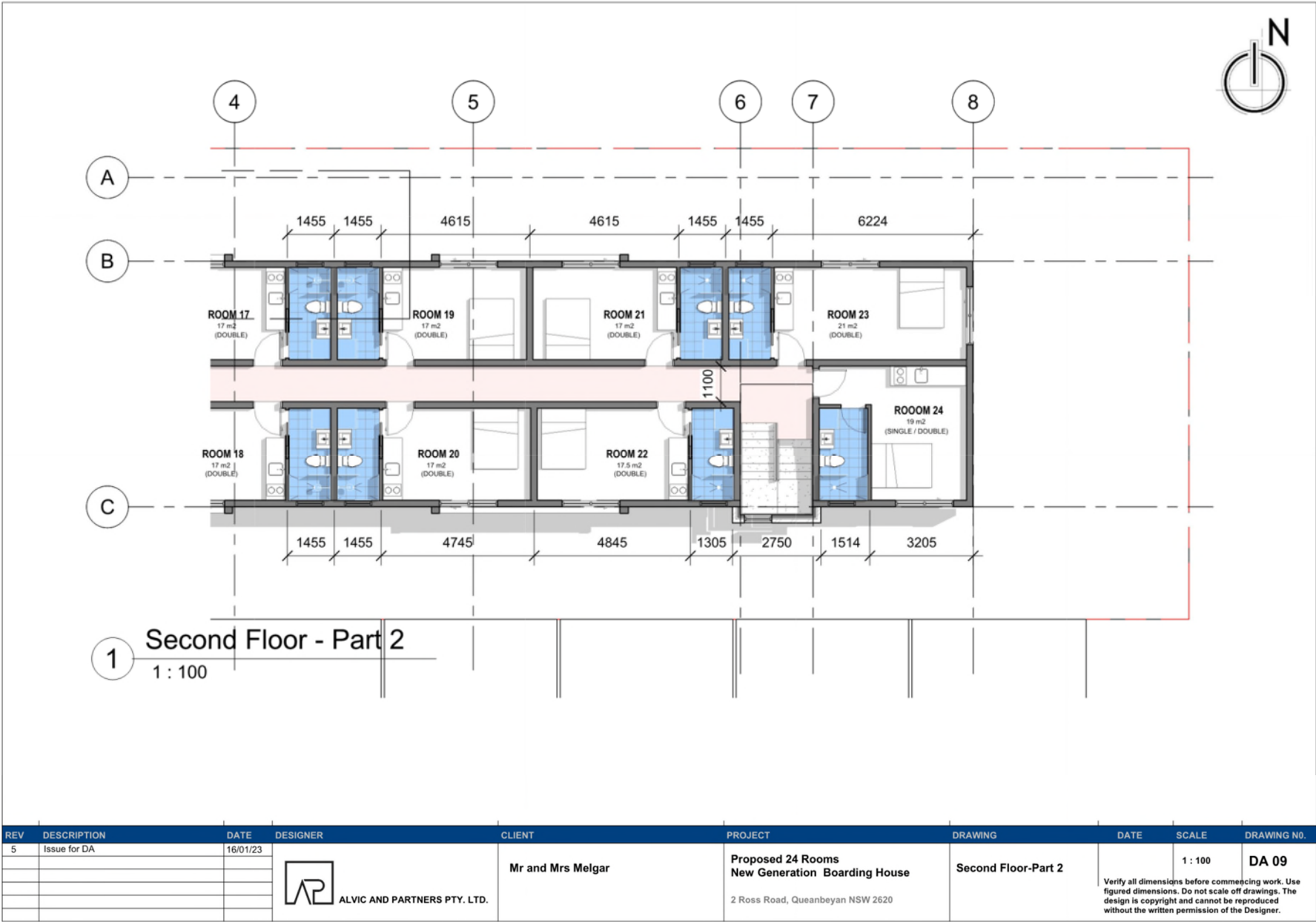


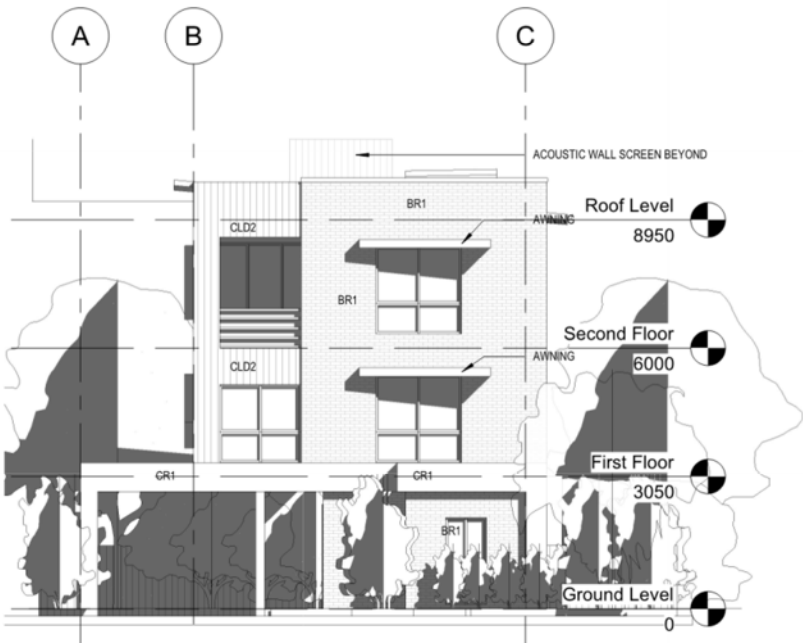
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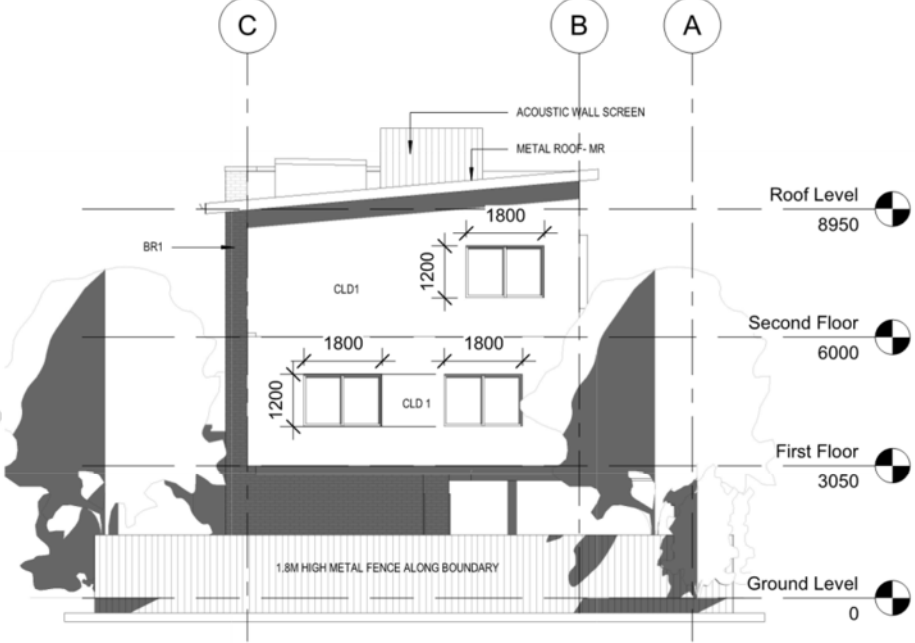
REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
5	Issue for DA	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	First Floor-Part 2		1 : 100	DA 07
							Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.		







1 West Elevation
1 : 100



2 East Elevation
1 : 100

REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
5	Issue for DA	16/01/23		Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House	East & West Elevation		1 : 100	DA 10
					2 Ross Road, Queanbeyan NSW 2620				



Mr and Mrs Melgar

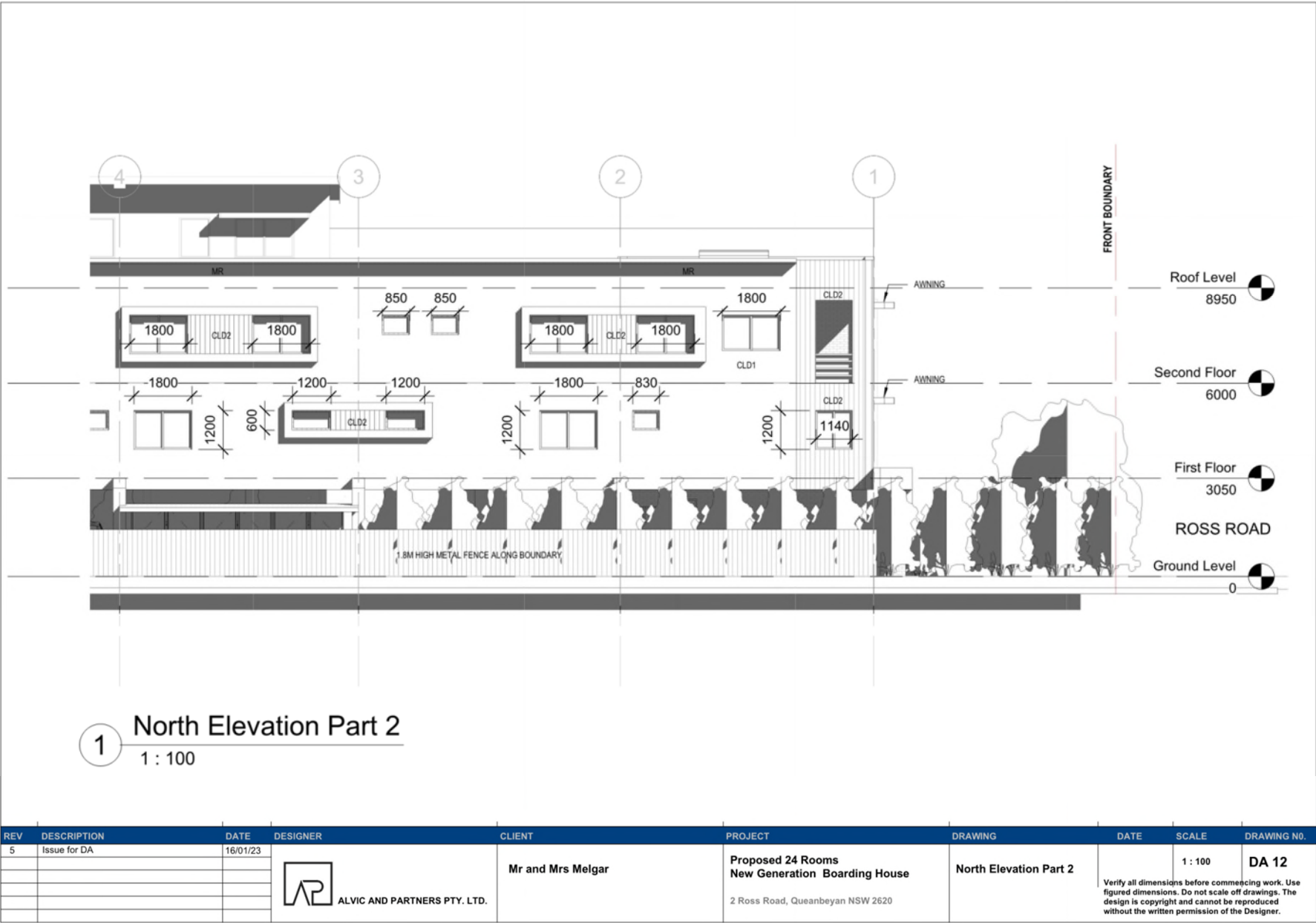
Proposed 24 Rooms
New Generation Boarding House
2 Ross Road, Queanbeyan NSW 2620

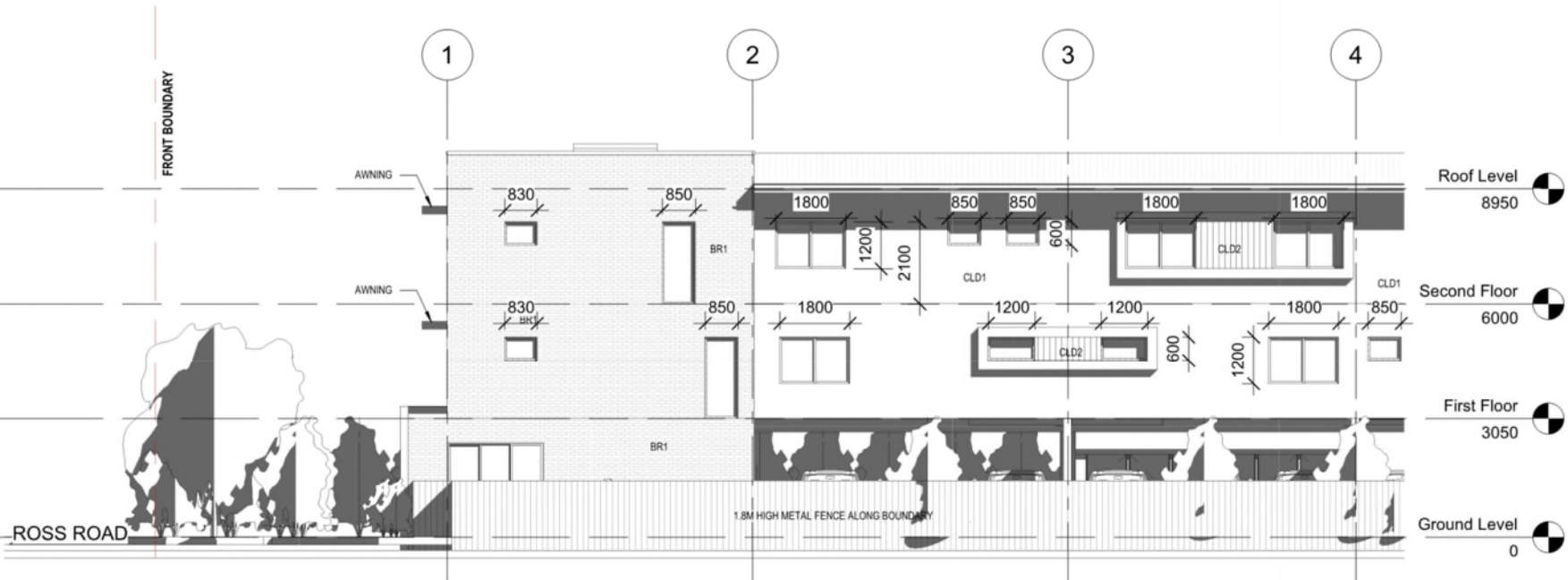
East & West Elevation

Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.



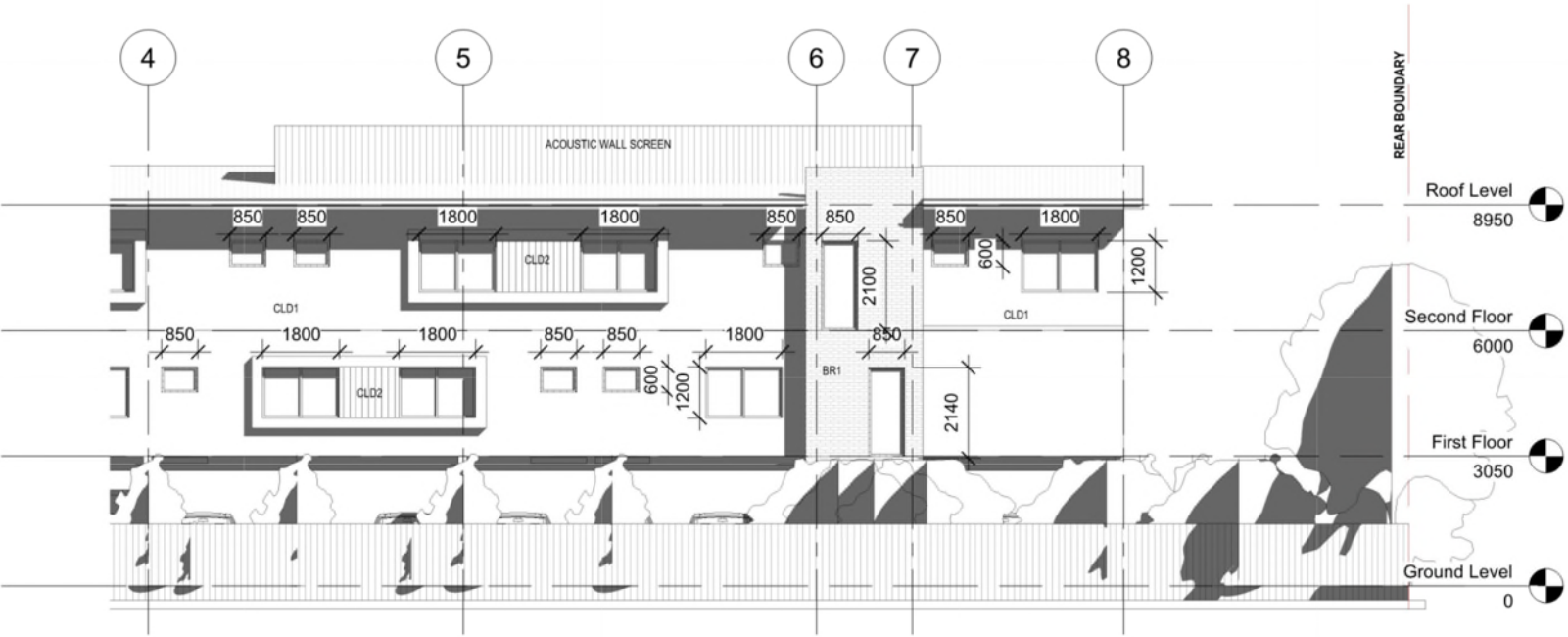
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5	Issue for DA	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	North Elevation Part 1		1 : 100	DA 11






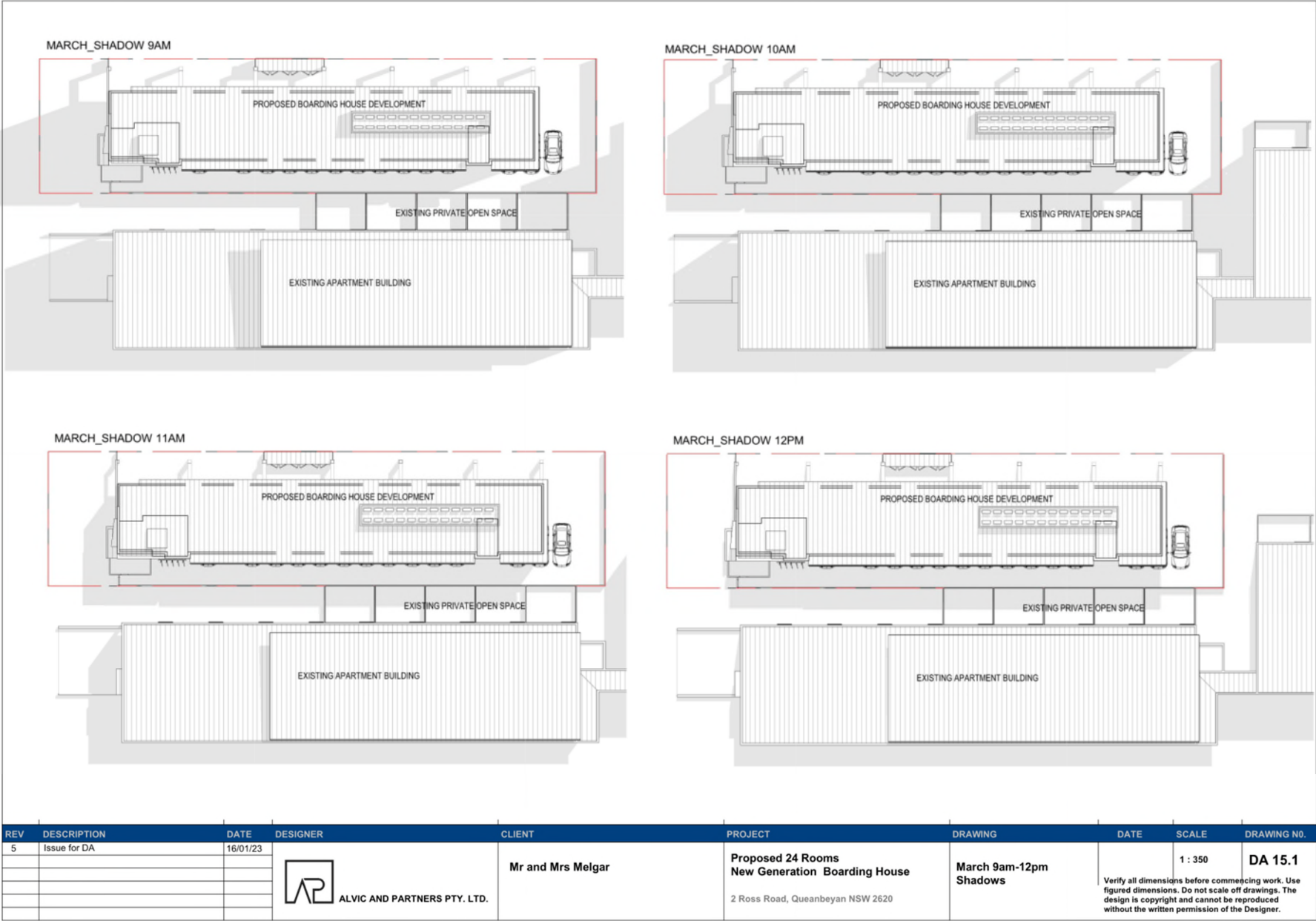
1 South Elevation Part 1
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REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
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1 South Elevation Part 2
1 : 100

REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
5	Issue for DA	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	South Elevation Part 2		1 : 100	DA 14
							Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.		






SHADOWS CAST TO EXISTING BUILDING
SHADOWS OF EXISTING BUILDING

MARCH 09:00 AM




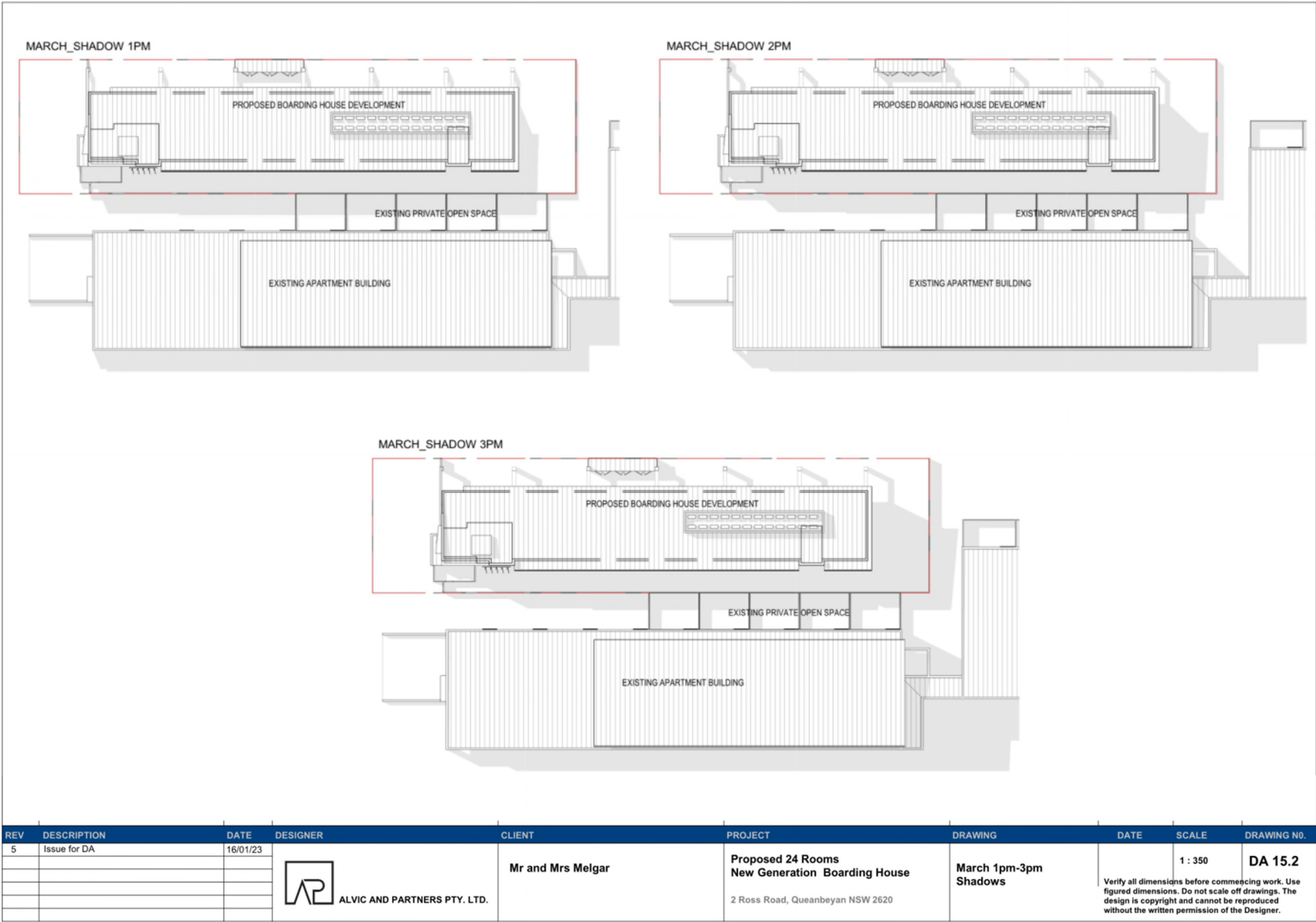
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REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	March 9am-10am Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.1a



REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	March 11am-12pm Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.1b






SHADOWS CAST TO EXISTING BUILDING
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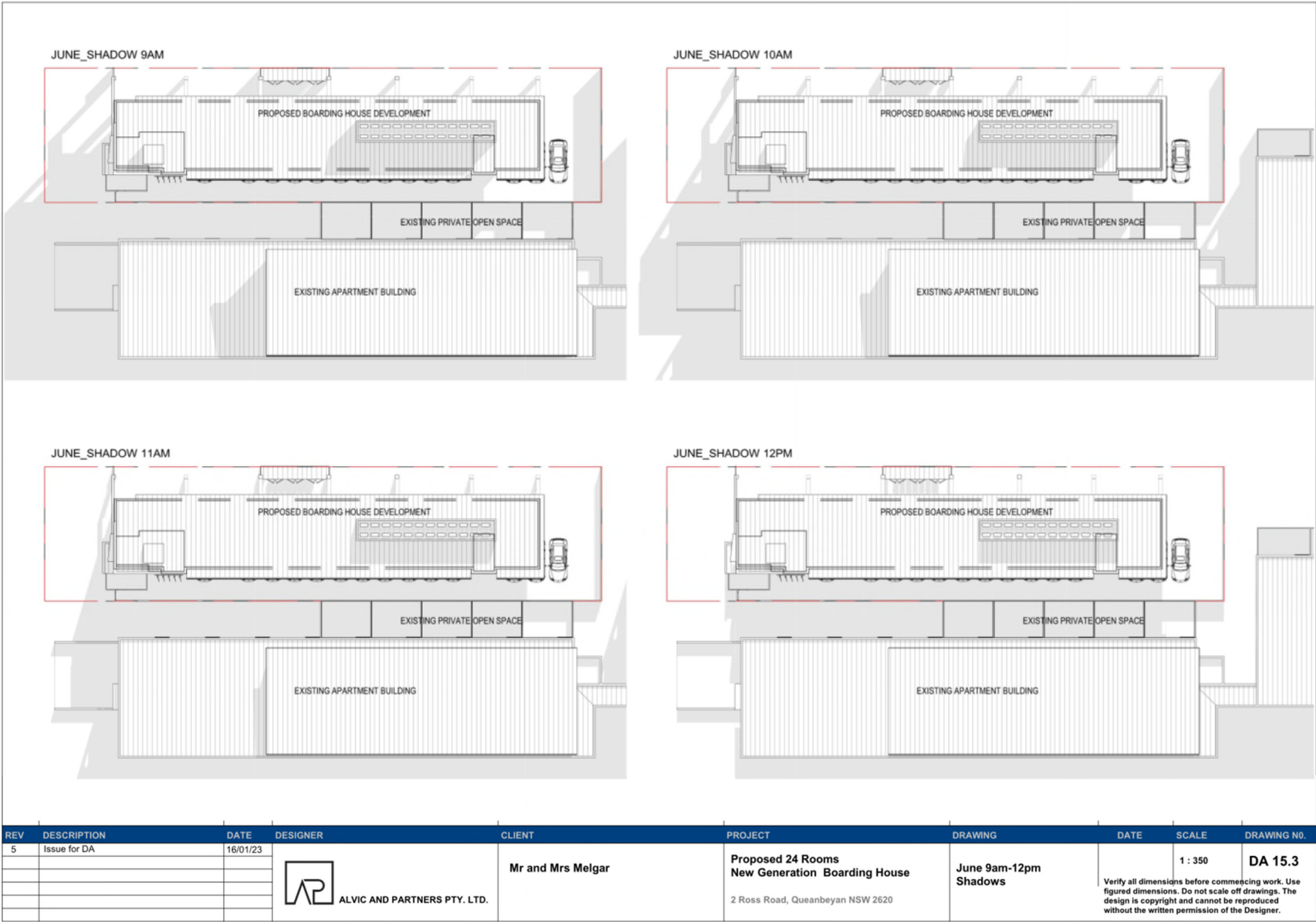
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REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	March 1pm-2pm Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.2a



REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	March 3pm Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.2b





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4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	June 9am-10am Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.3a



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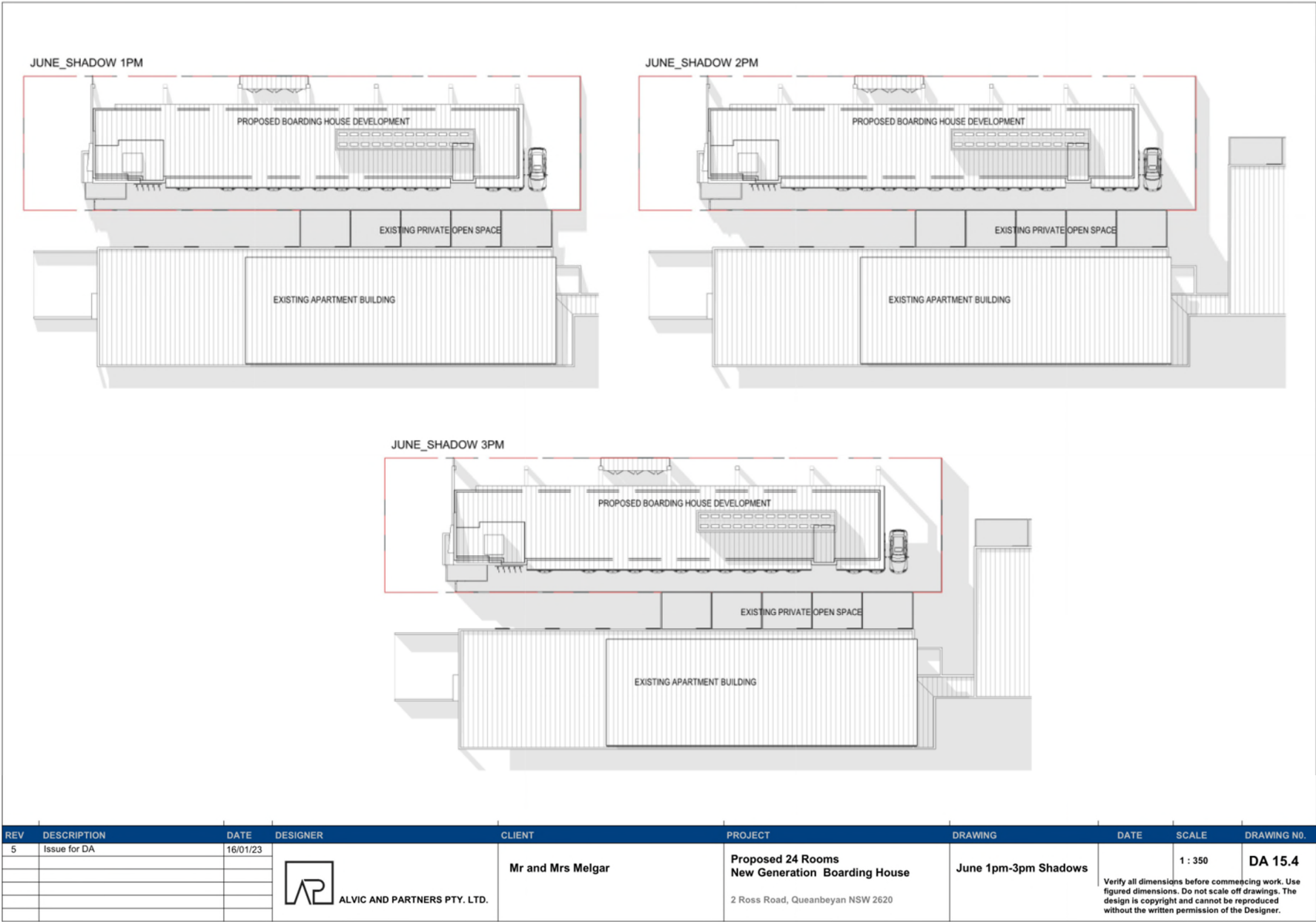
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SHADOWS OF EXISTING BUILDING

JUNE 12:00 PM

REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	June 11am-12pm Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.3b






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JUNE 1:00 PM




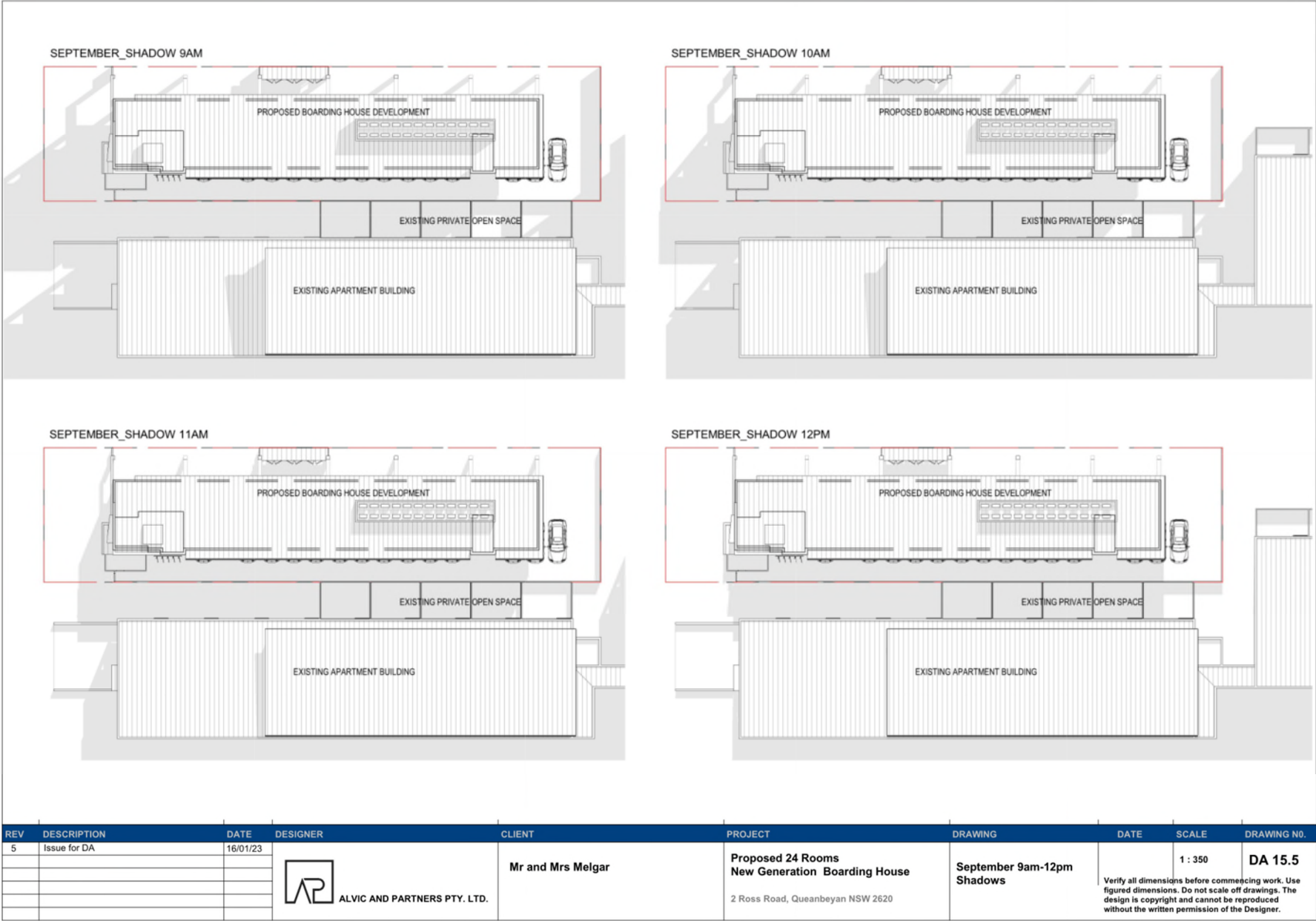
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REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
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4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	June 3pm Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.4b






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SEPT 09:00 AM



SHADOWS CAST TO EXISTING BUILDING
SHADOWS OF EXISTING BUILDING

SEPT 10:00 AM

REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
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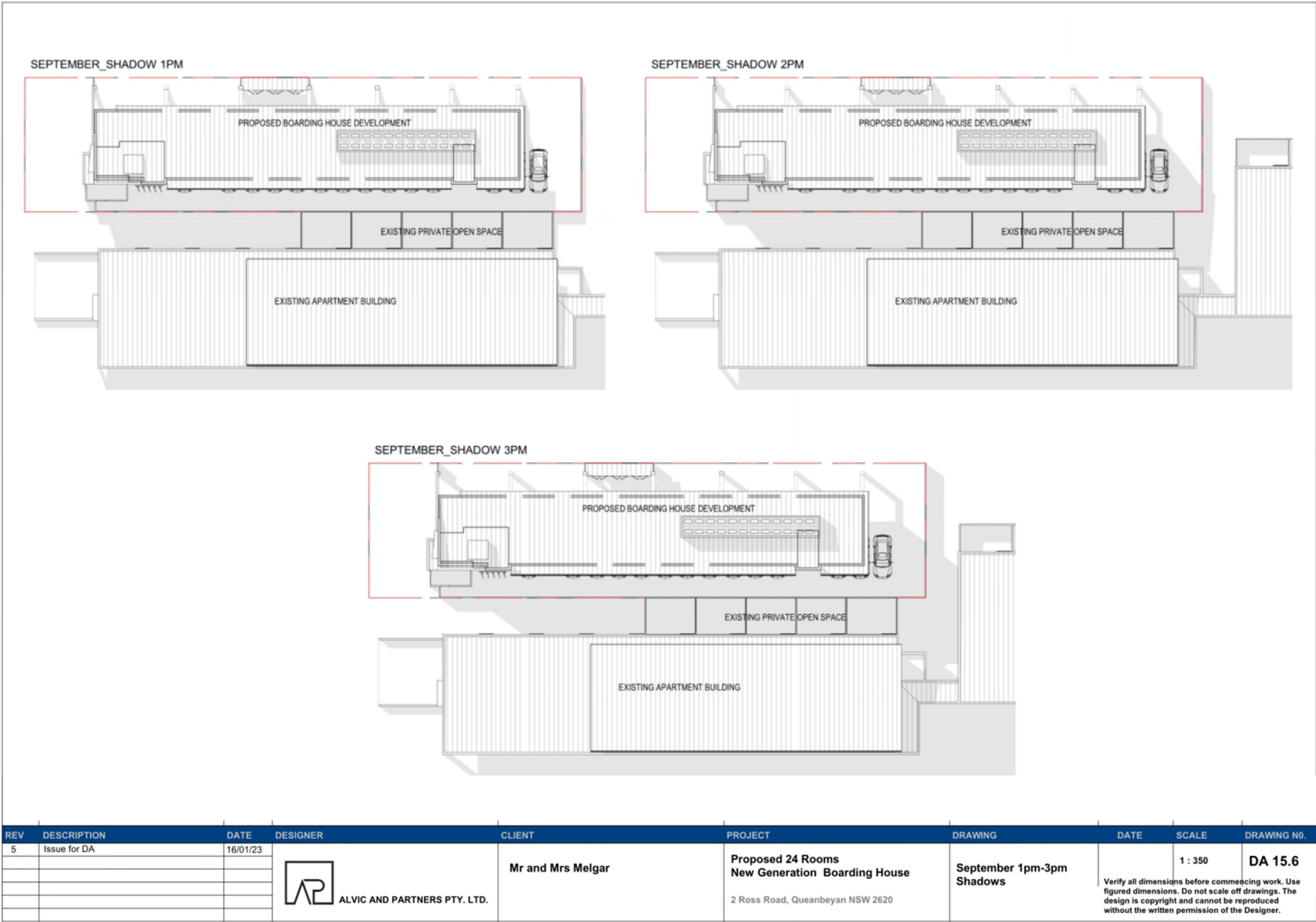
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SHADOWS CAST TO EXISTING BUILDING
SHADOWS OF EXISTING BUILDING

SEPT 12:00 PM

REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	September 11am-12pm Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.5b

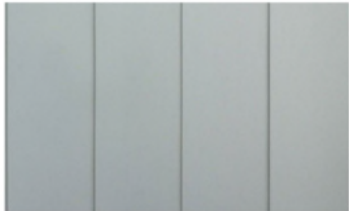




REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	September 1pm-2pm Shadows To Existing Bldg	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.	1 : 150	DA 15.6a



REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
4	Shadow Elevation	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	September 3pm Shadows To Existing Bldg		1 : 150	DA 15.6b
							Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.		



FIBRE CEMENT WALL CLADDING
SIDES AND REAR



METAL ROOF



FACE BRICK



RENDER COLOUR



WINDOW FRAME COLOUR



FEATURE WALL CLADDING

REV	DESCRIPTION	DATE	DESIGNER	CLIENT	PROJECT	DRAWING	DATE	SCALE	DRAWING NO.
5	Issue for DA	16/01/23	 ALVIC AND PARTNERS PTY. LTD.	Mr and Mrs Melgar	Proposed 24 Rooms New Generation Boarding House 2 Ross Road, Queanbeyan NSW 2620	External Finishes	Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawings. The design is copyright and cannot be reproduced without the written permission of the Designer.		DA 16

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 2 DA.2021.1453 - STATEMENT OF ENVIRONMENTAL EFFECTS -
BOARDING HOUSE - 2 ROSS ROAD, QUEANBEYAN

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED CONSTRUCTION OF THREE-STORY NEW
GENERATION BOARDING HOUSE INCLUDING DEMOLITION OF
EXISTING STRUCTURES AND REMOVAL TREES WITH
ASSOCIATED SITE WORKS

2 ROSS ROAD, QUEANBEYAN – 2620
(LOT 5 DP21396)

AMENDED (MARCH 2022)

STATEMENT OF ENVIRONMETAL EFFECTS

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STATEMENT OF ENVIRONMENTAL EFFECTS

INTRODUCTION

1.1 Background

Queanbeyan-Palerang Regional Council has requested to provide additional information concerning sewer, stormwater, architectural, and planning matters dated 10th December 2021.

This revised Statement of Environmental Effects has been prepared for providing all the requested information with response to each concerned matter in support of this development application.

Following are the responses to all the matters specified in the Council's Letter:

1) Sewer:

Hydraulic Service Plan and Hydraulic Services Sewer Diversion report have been revised to fulfil the all the listed requirements.

VSA Engineering Pty Ltd has been engaged to address the sewer diversion matters. Please refer to the below response prepared by VSA Engineers to each sewer matter.

- *The existing invert levels or manholes to be retained and existing surface levels along the proposed alignment are to be verified by survey to ensure feasibility. Additionally, all other service authorities should be contacted for asset as-built information to ensure the constructability of the proposed sewer*

Response:

Please refer to Survey Plan supplied by Bereza Surveying dated 15/01/2022 for further surveyed levels as requested. Other services have also been surveyed with invert levels for coordination & construction purposes.

- *The submitted plans and report do not agree on the grades of the proposed sewer lines*

Response:

Please refer to updated hydraulic plans & report for updated grade & levels as requested

- *Node 6646 is a dead end/end cap. If the proposed realignment is approved, a standard 1050 SMH will be required to be constructed at this location unless grades are suitable for continuity to the next new manhole.*

Response:

Please refer to the updated Hydraulic Plans for further required amendments.

- *Existing sewer manholes and pipework labelled as "to be made redundant" shall be removed and the area made good.*

Response: Refer to the amended Hydraulic Plans (Drawing No. H010, Rev-5)

STATEMENT OF ENVIRONMENTAL EFFECTS

- A new 1050 SMH or terminal maintenance shaft will be required to be constructed on the northern edge of the property as a maintenance and/or access point for the sewer main crossing 57 Derrima Road.

Response:

Please refer to updated hydraulic plans for further required amendments.

- Council do not approve of the alignment of the proposed sewer over the front yard of the subject site. It is long with large directional changes that may not be necessary. Whilst it is acknowledged that there is a significant tree in the verge area which places some limitations on the ideal alignment, there are more satisfactory alternatives to the proposal. Council would be happy to discuss this matter in more detail.

Response:

Please refer to updated hydraulic plans for further required amendments & alignment as agreed & discussed with Council Development Engineer.

2) Stormwater:

Stormwater Engineering Plans has been revised to address the On-site Detention (OSD) Tank design matter.

- Council advise that a permeable base to the OSD tank will not be permitted. Additionally Council's assessment of the design parameters indicate the system will not satisfactorily limit the 20% AEP storm event. The Applicant is advised to revise their OSD design to remove the permeable base of the OSD tank, resize the tank and orifice as necessary to limit both 1% & 20% events and send Council a copy of the DRAINS model for assessment. If any assumptions are made regarding available capacity of the rainwater tank prior to a storm event, these need to be stated and justified.

Response:

Please refer to updated stormwater drainage plans (Rev-2) for further required amendments.

3) Parking:

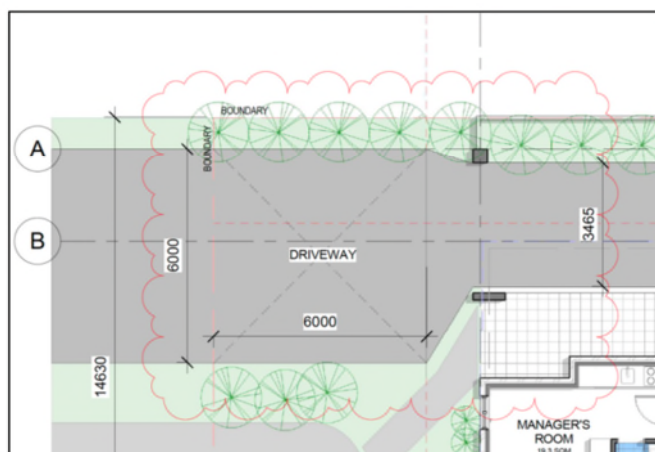
Architectural Plans has been revised to incorporate the required increased driveway access width.

- Revised plans are required showing that the driveway access width is increased to 6m from the kerb to a point at least 6m within the property boundary to assist with safer site access and egress.

Response:

Driveway access has been adjusted to 6m from kerb to a point at least 6m within the property boundary to cater the safe site access and egress. (Refer to the below figure)

STATEMENT OF ENVIRONMENTAL EFFECTS



Source: Extracted from revised Architectural plans (Ground Floor)

- Revised plans are required demonstrating compliance with User Class 1 facilities under AS2890.1. This is a standard requirement for new development.

Response:

As per the Traffic Impact Assessment Report prepared by Amber Organisation, the proposed car parking and access arrangements have been suitably designed and are in accordance with the Development Control Plan and AS/NZS 2890.1:2004.

A summary of compliance against Development Control Plan and AS/NZS 2890.1:2004 given by Amber Organisation:

- The accessway has a minimum width of 3.4 metres which exceeds the requirement of 3.0 metres for a single lane.
- A passing area has been provided at the entrance to the site which measures 5.7 metres wide by 7.7 metres long and allows two vehicles to pass at the site frontage.
- A pedestrian sight splay is provided on the southern side of the access measuring 2.5 metres into the site and 2.0 metres along the site frontage.
- A minimum height clearance in excess of 2.5 metres is provided within the car parking area.
- The regular parking spaces have a width of 2.5 metres and a length of 5.4 metres, accessed via 5.8 metre wide aisle, which meets the dimensional requirements for regular users.
- Two disabled parking spaces have been provided with a width of 2.4 metres and a length of 5.4 metres. A shared area with the same dimensions and a central bollard has been provided between the spaces in accordance with AS/NZS 2890.6-2009.
- Columns have been provided in accordance with Figure 5.2 of AS/NZS 2890.1:2004.
- A blind aisle extension of 1.4 metres has been provided.
- All vehicles are able to enter and exit the site in a forward direction.

The assessment indicates that the car park layout has been designed appropriately and in accordance with the dimensional requirements of the Development Control Plan and AS/NZS 2890.1:2004.

STATEMENT OF ENVIRONMENTAL EFFECTS

4) Planning:

- The shadow diagrams provided indicate that the adjoining dwellings on the lot to the south will not receive the required solar and daylight access to the primary private open space or living rooms due to the height of the development

Response:

This specific matter has been discussed with the application assessment officer and council has agreed to consider the shadow analysis and impact of overshadowing in March and September months.

Under GIPA, approved shadow analysis of adjoining property (4 Ross Road) to the south had been obtained to conduct the overshadowing impact assessment.

Please refer to the detailed shadow diagram prepared for March and June Months from 9am to 3pm with consideration of adjoining Property's PPOS and Building Footprint. It should be noted that a couple of design options had been considered to mitigate the impact of overshadowing.

However, considering the Lot Profile constraint, there hasn't been much difference identified even after cutting the building edge and floor. Hence, we would request council to consider the site limitations, provided shadow impact assessment prepared with accurate levels, and the compliance against other controls for the determination of this application.

- Indicate on plans which rooms are proposed to be single and double rooms

Response:

Revised Architectural Plans now indicates the occupancy (Single/Double) of each room. Following table demonstrates the room size and occupancy summary for reference.

ROOM	AREA	SINGLE	DOUBLE
MANAGER ROOM	19.3 m2	*	
ROOM 1	17.3 m2		*
ROOM 2	20.2 m2		*
ROOM 3 (DISABLE)	20.7 m2		*
ROOM 4 (DISABLE)	20.7 m2		*
ROOM 5 (ADAPT.)	18.4 m2		*
ROOM 6 (ADAPT.)	18.4 m2		*
ROOM 7	17 m2		*
ROOM 8	14 m2	*	
ROOM 9	14 m2	*	
ROOM 10	17 m2		*
ROOM 11	14 m2	*	
ROOM 12	20 m2		*
ROOM 13	17 m2		*
ROOM 14	17m2		*
ROOM 15	17 m2		*
ROOM 16	17 m2		*
ROOM 17	17 m2		*
ROOM 18	17 m2		*
ROOM 19	17 m2		*
ROOM 20	17 m2		*
ROOM 21	17 m2		*
ROOM 22	17.5 m2		*
ROOM 23	21 m2		*
ROOM 24	19 m2	*	*

Source: Extracted from revised Architectural Plans

- Councils records however show the lot size is 878.93m2. Please amend reports to reflect correct size.

Response: Noted, Report has been revised with the correct lot size of 878.93m2

STATEMENT OF ENVIRONMENTAL EFFECTS

5) NSW Police:

- *The NSW Police Force Crime Prevention Officer has requested that further reflection is sought on the following:*

No persons under the age of 18 years should be allowed to occupy the boarding house, The development is lacking in parking spaces which may lead to congested areas around the site

Response:

Plan of Management has been revised imposing rule of “No persons under the age of 18 years will be allowed to occupy the boarding house”.

6) Submissions:

- *The application has received a number of submissions (see attached), please consider the planning concerns raised and how these issues have been addressed*

Response:

It is noted that there are 10 Objection Submissions have been made against the proposed development that are mainly related to Overshadowing, Privacy, Parking Space, Room size and Occupancy.

We believe, the development of boarding house is proposed to fully utilise the site potential and to support the emerging demand of affordable accommodation for young & old professionals (singles or couples), and divorcees where there is a lack of supply of safe, quality, and affordable place to live in Queanbeyan.

With regards to the design concerns, the proposed development is fully complied with all the controls specified in relevant legislation and Policies. Overshadowing issue has always been considered to maintain the privacy of residents of neighbouring property and trust the proposed design is the best outcome that will provide maximum possible sunlight to the adjoining properties.

A Plan of Management has been prepared ensuring that the premise will maintain the privacy and protect the amenities of neighbouring property. Therefore, we would request to consider the provided plan of management and if it necessitates improvising, we are willing to amend the management plan as per council’s advice.

Parking Space has been provided in accordance with the SEPP (Affordable Housing) requirements. It is Assumed that each parking space generates one vehicle movement in each of the peak hours the site is conservatively estimated to generate up to 14 vehicle movements per hour. In accordance with the traffic impact assessment, *“the road network is able to readily accommodate the expected increase in traffic during peak times (approximately 1 vehicle every 4 minutes) and is not expected to create any adverse impact on traffic operation of the surrounding road network, with vehicles able to travel north or south on Ross Road”*.

STATEMENT OF ENVIRONMENTAL EFFECTS

We trust, the provided Traffic Impact Assessment, Waste Management, and Landscape Plan addressed the remaining other concerns.

Following is the list of revised documents provided addressing all the raised concerns:

- Revised Architectural Plans
- Revised Stormwater Engineering Plans
- Revised Hydraulic Service Plan (Sewer)
- Revised Hydraulic Service Report
- Drain and WSUD Music Model
- Revised Plan of Management
- Revised Statement of Environmental Effects

We believe the submission of revised documents has addressed all the raised matters. Council can recommence the assessment of the provided information and the proposed development can be considered worthy of support.

STATEMENT OF ENVIRONMENTAL EFFECTS

1.2 Overview

This Statement of Environmental Effects (SEE) is submitted to the Queanbeyan-Palerang Regional Council in support of a Development Application for the construction of Three-storey new generation Boarding House with demolition of existing structures, removal of existing trees, and other associated site works.

The site is known as **2 Ross Road, Queanbeyan (Lot 5 DP21396)**

The subject site is zoned R4 High Density Residential and proposed new generation boarding house is permissible with authority consent.

This Statement of Environmental Effects (SEE) will address the proposal in the context of the applicable planning legislation and policy:

- Queanbeyan Local Environmental Plan 2012;
- Queanbeyan Development Control Plan 2012; and
- State Environmental Planning Policy (Affordable Rental Housing) 2009.

This report provides an assessment of the environmental impacts and identifies the steps to be taken if there are any potential impacts on the environment.

Pre-DA Meeting (PR.2021.1020) with DCR Panel was conducted on 29th April 2021 seeking advice regards to the proposal. The proposed development has been designed considering the advice received from the council complying with the principal development standards depicted in relevant legislation and policies.

This report is to be read in conjunction with the following associated documents and plans prepared as a part of this DA:

- **Owners Consent**
- **Architectural Plans** prepared by Alvic and Partners Pty Ltd
- **Acoustic Report** Prepared by Acoustic Logic Pty Ltd
- **BASIX Certificate** Prepared by Evergreen Energy Consultants
- **Landscape Plan** Prepared by Precinct Landscapes Pty Ltd
- **Stormwater Management Plans** Prepared by VSA Engineering Pty Ltd
- **Survey Plan** prepared by McCauley Roberts J and Associates
- **Traffic and Parking Assessment Report** prepared by Amber Organisation Pty Ltd
- **BCA Design Compliance Assessment Report** prepared by BCA Vision Pty Ltd.

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE DESCRIPTION

2.1 Site Location and Context

The site is located on the Eastern side of Ross Road, Queanbeyan, approximately 170 metres north of Uriarra Road and walkable distanced to Queanbeyan Railway Station.

The subject site is rectangular in configuration with a frontage of approximately 14.8 metre to Ross Road and length of Approximately 65.2 metres. The site is having an area of approximately 878.93 square metre.

The site is zoned R4 –High Density Residential, with the surrounding land use being residential and the nearest Queanbeyan town centre being located approximately 600 metres southeast of the site.



Figure 1: Locality Map (Source: Sixmaps)

STATEMENT OF ENVIRONMENTAL EFFECTS

2.2 Existing Site and Vegetation

The subject site is mostly vacant except for the dwelling house (brick and tile roof) and detached garage (Refer to [Figure 2](#)). There are couple of trees identified that are proposed to be removed as a consequence of the development of the site.

The site is relatively flat in profile and has an average slope gradient.



Figure 2: Existing Site and Vegetation (Source: Eplanning Spatial Viewer)

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT PROPOSAL

This Development Application seeks development consent for the following proposal as detailed in the Architectural Drawings prepared by Alvic and Partners Pty Ltd.

The proposal seeks consent for

- A) Demolition of Existing Structures;
- B) Construction of Three-Storey New Generation Boarding House; and
- C) Associated Site Works.

This proposal includes the demolition of all existing structures, outbuildings and the removal of existing eight (8) trees identified during the survey. Supporting documents in relation to the proposed demolition and removal of existing trees work have been provided with this application.

The proposed development involves the construction of three-storey new generation boarding house comprising 25 rooms in total including 2 disabled room, 2 adaptable room and one manager's room on the ground floor.

The main purpose of Boarding House development is to provide safe and affordable accommodation to young & old professionals (singles or couples), and divorcees where there is a lack of supply of safe, quality, and affordable place to live in Queanbeyan. A true intention behind this proposal is to provide a community where there's a social connection among residents, providing considerable communal spaces, while still having their own personal space.

The proposed development is generally consistent and complying with the set criteria and requirements stipulated in relevant legislations and policies.

Pre-DA Meeting (PR.2021.1020) with DCR Panel was conducted on 29th April 2021 seeking advice regards to the proposal. The proposed development has been designed with consideration of the advice received from the council.

Following table illustrates the size of each room and occupancy load.

ROOM	AREA	SINGLE	DOUBLE
MANAGER ROOM	19.3 m2	*	
ROOM 1	17.3 m2		*
ROOM 2	20.2 m2		*
ROOM 3 (DISABLE)	20.7 m2		*
ROOM 4 (DISABLE)	20.7 m2		*
ROOM 5 (ADAPT.)	18.4 m2		*
ROOM 6 (ADAPT.)	18.4 m2		*
ROOM 7	17 m2		*
ROOM 8	14 m2	*	
ROOM 9	14 m2	*	
ROOM 10	17 m2		*
ROOM 11	14 m2	*	
ROOM 12	20 m2		*
ROOM 13	17 m2		*
ROOM 14	17m2		*
ROOM 15	17 m2		*
ROOM 16	17 m2		*
ROOM 17	17 m2		*
ROOM 18	17 m2		*
ROOM 19	17 m2		*
ROOM 20	17 m2		*
ROOM 21	17 m2		*
ROOM 22	17.5 m2		*
ROOM 23	21 m2		*
ROOM 24	19 m2	*	*

Figure 3: Proposed Room Sizes and Occupancies (Source: Extracted from Architecture Plans)

STATEMENT OF ENVIRONMENTAL EFFECTS

As per the parking requirement sought in State Environmental Planning Policy (Affordable Rental Housing) 2009, A total of 14 parking spaces has been provided that includes 2 disabled space to accommodate the resident and staff parking demand.

A total of 7 bicycle parking spaces are proposed within a 'Cora Expo' type bicycle parking, and 6 motorcycle spaces are proposed on the northern side of the car park.

An access to the site is proposed via a new double-width crossover to Ross Road, with a passing area provided at the entrance to the site.

More detail about the parking provision, swept path analysis have been provided in Traffic Impact Assessment Statement prepared by Amber Organisation Pty Ltd.

The layout of the proposal is depicted in Figure 4-8 below.

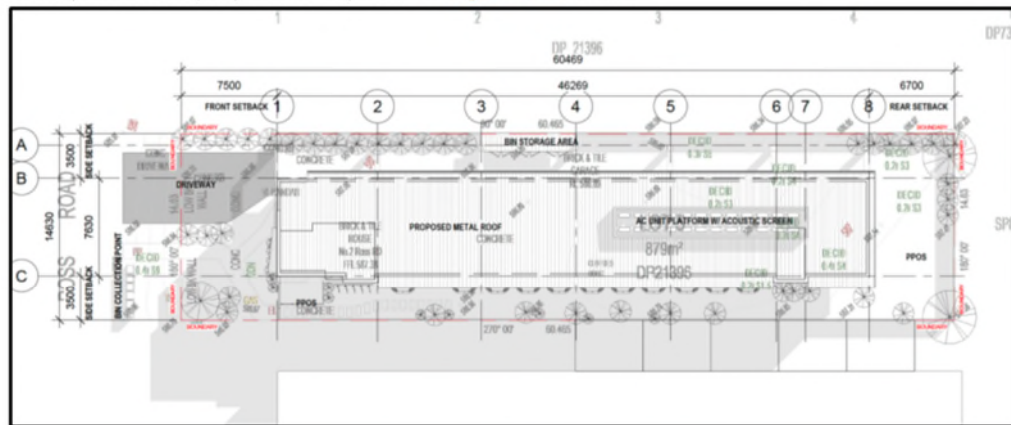


Figure 4: Site Plan (Source: Extracted from Revised Architecture Plans)

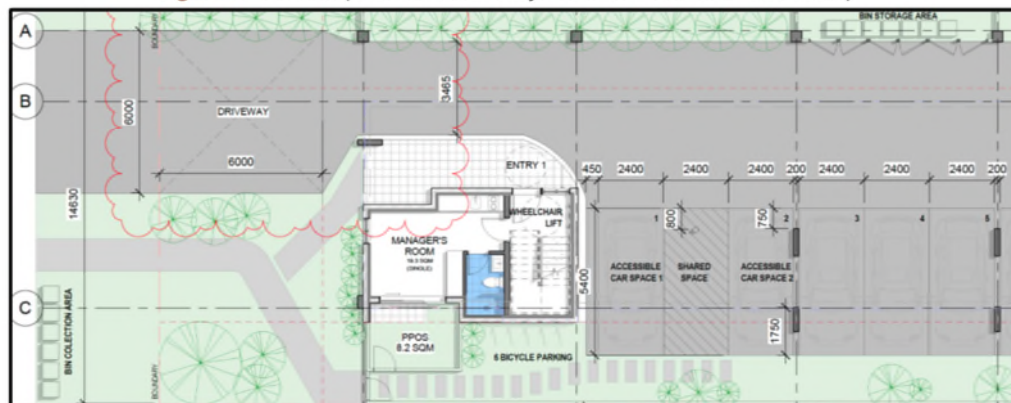


Figure 5: Ground Floor Plan - Part 1 (Source: Extracted from Revised Architecture Plans)

1100

1210

ROOM 1
12.3m²
(DOUBLE)

ROOM 2
20.2m²
(DOUBLE)

ROOM 3 (DISABLE)
20.7m²
(DOUBLE)

ROOM 4 (DISABLE)
20.7m²
(DOUBLE)

ROOM 5 (ADAP.)
18.4m²
(DOUBLE)

ROOM 6 (ADAP.)
18.4m²
(DOUBLE)

1200

1100

2030

2070

2070

2030

5495

2205

5605

2605

2505

4885

3845

1305

2750

5455

2605

2505

4885

7630

3790

3500

1900

7500

500

[illegible]

STATEMENT OF ENVIRONMENTAL EFFECTS

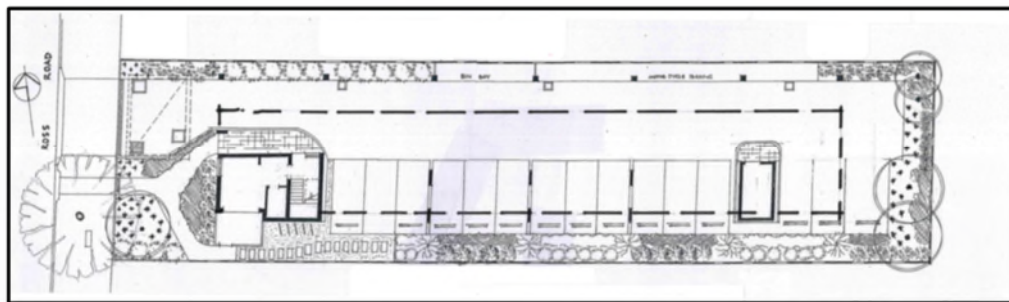


Figure 9: Landscape Plan prepared by Precincts landscape Architects

A Plan of Management has been prepared to define the responsibilities and rules under Boarding House Act 2012. It ensures that privacy and amenity of neighbouring properties will not unreasonably be reduced by the proposed development of boarding house.

The proposed development is complying with the vital performance standards embodied within SEPP (Affordable Rental Housing) and Queanbeyan Development Control Plan 2012 that is depicted in below table.

Table 1 – Development Compliance Summary

COMPLIANCE TABLE

	MINIMUM REQUIREMENTS	PROVIDED
Front Setback	7.5 M	7.5 M
Side Setback		3.5 M
Rear Setback		6.7 M
Site Coverage	Lot Area 878.93 sqm	355 sqm
PPOS	20 sqm	25 sqm
Parking Spaces	0.5 per boarding room	15 Car Spaces
Room Sizes	min. 12sqm for single min. 16sqm for double	complied as shown on plan
Communal Rooms		Provided
Bicycle Space	1 per 5 boarding rooms	6 Provided
Motorcycle Space	1 per 5 boarding rooms	6 Provided

STATEMENT OF ENVIRONMENTAL EFFECTS

PLANNING FRAMEWORK

The relevant environmental planning instruments and development controls plans for the subject site are:

- Queanbeyan Local Environmental Plan 2012;
- Queanbeyan Development Control Plan 2012; and
- State Environmental Planning Policy (Affordable Rental Housing) 2009.

4.1 Queanbeyan Local Environmental Plan 2012

The particular aims of this Local Environmental Plan are as follows:

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

The proposed development of new generation boarding house will ensure that it will create a quality residential environment which is consistent with the objectives of the Queanbeyan LEP.

An environmental assessment was undertaken through this SEE with no significant issues raised in the specialist reports which accompany this application.

4.1.1 Zoning

Zone R4- High Density Residential

Objectives of the zone:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage development that considers the high-density amenity of existing and future residents.*

STATEMENT OF ENVIRONMENTAL EFFECTS

Under the Queanbeyan LEP, the subject site is zoned **R4 – High Density Residential** which permits the proposed development of boarding house, subject to Council approval.

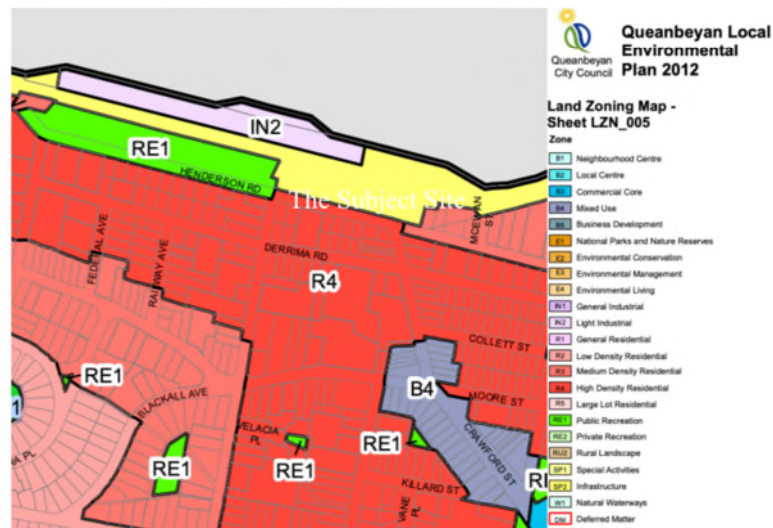


Figure 10: Zoning Map (Source: Queanbeyan LEP)

4.1.2 Building Height

The R2 zoned portion of the subject site is located within **Height Area N** – which restricts the future height of buildings to **14m**. The proposal is consistent with scale of development anticipated by the 14metre height control.

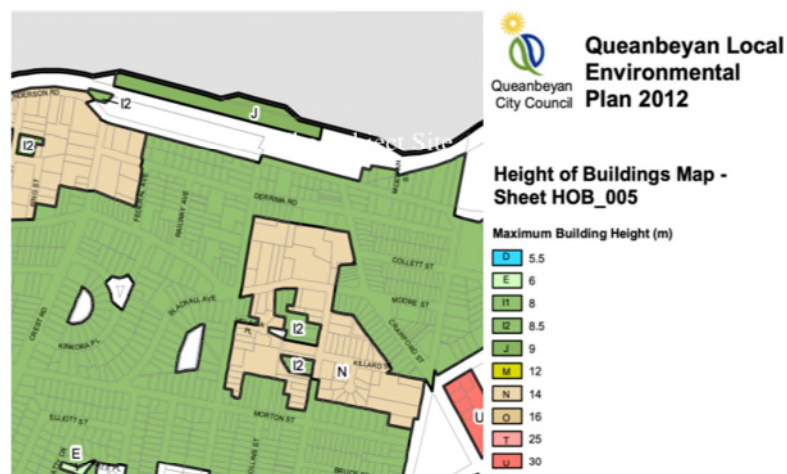


Figure 11: Height of Building Map (Source: Queanbeyan LEP)

STATEMENT OF ENVIRONMENTAL EFFECTS

4.2 State Environmental Planning Policy (Affordable Rental Housing) 2009.

This section of the SEE is intended to specifically respond to the features of the SEPP outlined in Part 2.

The key environmental issues pertinent to the site are addressed in [Section 6.1](#), [Section 6.2](#) and [Section 6.3](#).

This section of the SEE will address the principal design and layout controls that are relevant to the proposed boarding house – primarily Division 3 of Part 2 of SEPP.

Table 2: SEPP (Affordable Rental Housing) 2009 – Part 2			
Division 3	Principle Standard/Control	Commentary/Response	Compliance
Section 29 Subclause 1	<p>FSR: the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or</p> <p>(b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or</p> <p>(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus—</p> <p>(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</p> <p>(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.</p>	<p>The proposed development has adapted the maximum height limit of 14m specified in Queanbeyan LEP2012.</p> <p>There is no FSR restrictions applies to the subject property.</p>	Yes Complies
Section 29 Subclause 2	<p>Building Height: Is not more than Maximum Height permitted under any Planning Instrument</p> <p>Landscape: Treatment on front setback area is compatible with the streetscape</p> <p>Solar access: at least on of the Communal living room receives 3hrs of direct sunlight</p> <p>Private open space: one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers, one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation Manager</p> <p>Parking: in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room,</p> <p>Accommodation size: 12 square metres in the case of a boarding room intended to be used by a single lodger, or 16 square metres in any other case.</p>	<p>The proposed development has adopted the maximum height limit of 14m specified in Queanbeyan LEP2012.</p> <p>The proposed landscaping on front setback area will be compatible with the streetscape. Please refer to the submitted Landscape Plan prepared by Precincts Landscape Architects.</p> <p>The proposed location of communal space ensures that it receives at least 3hrs of sunlight between 9am to 3pm. (Refer to Drawing No 15, Shadow Diagram)</p> <p>The proposed development has provided more than 20m2 PPOS complying with the minimum dimension of 3m and provided 8.2m2 PPOS adjacent to Manager accommodation</p> <p>A total of 14 parking spaces has been provided that includes 2 disabled space to accommodate the resident and staff</p>	Yes Complies

STATEMENT OF ENVIRONMENTAL EFFECTS

		<p>parking demand. A total of 7 bicycle parking spaces are proposed within a 'Cora Expo' type bicycle parking, and 6 motorcycle spaces</p> <p>The proposed boarding rooms has a Size of 14m² to 21m² complying with the minimum requirement</p>	
Section 29 Subclause 3	A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room	Each proposed room has a kitchenet area and Ensuit. In addition, there is a big kitchen and common areas on the first floor.	Yes Complies
Section 29 subclause 4	A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).	The proposed development has adopted all the specified controls and requirement in clause 1 and 2. Hence the development should consider for the worthy of support	Yes Complies
Section 30 (Standards for Boarding House)	if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided	Yes- Provided Refer to the submitted Architectural Drawings.	Yes Complies
	no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,	Area of Boarding rooms varied between 14m ² to 21m ² .	Yes Complies
	adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger	Individual Kitchenet area and ensuit has been provided for each room. In addition, common kitchen and communal space has been provided.	Yes Complies
	if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager	Accommodation for manager has been provided on the ground floor with private open space of 8.2sqm.	Yes Complies
	if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use	Not Applicable As the subject land is zoned R4 High Density Residential	Yes Complies
	at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.	A total of 7 bicycle parking spaces are proposed within a 'Cora Expo' type bicycle parking, and 6 motorcycle spaces	Yes Complies
Section 30A Character of local area	A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	The proposed Boarding House designed such a way that it will not demolish or affect the character of local area and fits within.	Yes Complies

STATEMENT OF ENVIRONMENTAL EFFECTS

ENVIRONMENTAL PLANNING ASSESSMENT

5.1 Acoustic Assessment

Acoustic Assessment report has been prepared by Acoustic Logic Pty Ltd on 17th June 2021.

Following are the recommendations provided after the assessment:

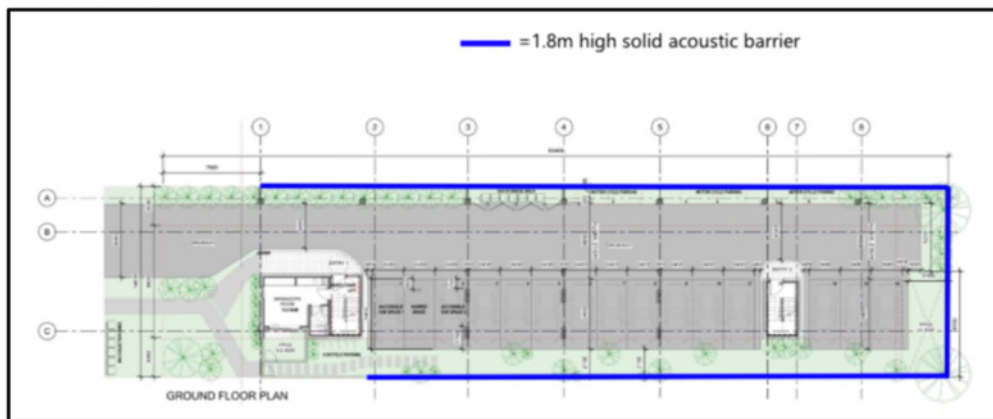
"...Noise emissions from operation of project site has been analysed and the following acoustic treatments are recommended to ensure that the external noise emissions comply with the criteria in Section 6. Noise emission from plant service project site shall be carried out at CC stage to ensure that the overall noise emission satisfy the requirements in Section 6.

First Floor and Second Floor Common Areas:

- Combined internal noise levels from patrons and music is to be limited to 70dB(A) L10 sound pressure level.
- Speakers are to be vibration isolated by NRD mounts or equal.
- The common areas should only operate during daytime hours of 7am-6pm and evening time 6pm-10pm.
- Management controls shall be implemented to minimise noise levels from usage of the common areas.
- The common area should not be used during the night-time between the hours of 10pm to 7am.
- External windows and doors are to be closed after 6pm.

Ground Floor On-Grade Carpark:

The proposed 1.8m high fence situated along the northern, southern and eastern boundaries of the project site should be a solid construction/lapped and capped, constructed from either 9mm thick fibre cement sheeting, 18mm thick plywood, 0.5mm colourbond or equal with all gaps sealed. See below for a mark-up of the nominated acoustic barrier..."



For more details, please refer to the submitted Acoustic Assessment Report.

STATEMENT OF ENVIRONMENTAL EFFECTS

5.2 Traffic and Parking Assessment

Traffic and Parking Assessment has been conducted by Amber Organisation Pty Ltd on 25th June 2021.

The report concludes that


"..Amber has been asked to review the traffic and parking matters of the proposed boarding house located at 2 Ross Road, Queanbeyan. The proposal involves the construction of 24 rooms and a manager's room. A total of 14 parking spaces are provided within the ground floor car park for use by staff and residents which connects with Ross Road. Based on the above assessment, the following conclusions are provided:

- The consent authority is not allowed to refuse consent for the development given the parking provision as outlined within State Environmental Planning Policy (Affordable Rental Housing) 2009;
- The proposed car parking and access arrangements have been suitably designed and are in accordance with the Development Control Plan and AS/NZS 2890.1:2004;
- A total of 7 bicycle parking spaces are proposed adjacent to the managers room, and 6 motorcycle spaces are proposed on the northern side of the car park. The proposed bicycle and motorcycle parking provision is appropriate for the size of the development; and
- The site is estimated to generate 14 vehicle movements during the peak hour which can be readily accommodate on the surrounding road network.

Therefore, it is concluded that the traffic and parking aspects of the proposed development are satisfactory, and the development will have a negligible impact on the surrounding environment...."

5.3 BASIX Certificate

BASIX certificate has been provided by Evergreen Energy Consultants Pty Ltd on 13th July 2021.

BASIX[®] Certificate Building Sustainability Index www.basix.nsw.gov.au Multi Dwelling Certificate number: 1217585M This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au Secretary Date of issue: Tuesday, 13 July 2021 To be valid, this certificate must be lodged within 3 months of the date of issue. 		Project summary <table border="1"> <tr><td>Project name</td><td>2 Ross Road, Queanbeyan</td></tr> <tr><td>Street address</td><td>2 Ross Road Queanbeyan 2620</td></tr> <tr><td>Local Government Area</td><td>Queanbeyan-Palerang Regional Council</td></tr> <tr><td>Plan type and plan number</td><td>deposited 21396</td></tr> <tr><td>Lot no.</td><td>5</td></tr> <tr><td>Section no.</td><td>-</td></tr> <tr><td>No. of residential flat buildings</td><td>1</td></tr> <tr><td>No. of units in residential flat buildings</td><td>25</td></tr> <tr><td>No. of multi-dwelling houses</td><td>0</td></tr> <tr><td>No. of single dwelling houses</td><td>0</td></tr> </table> Project score <table border="1"> <tr> <td>Water</td> <td>✓ 40</td> <td>Target 40</td> </tr> <tr> <td>Thermal Comfort</td> <td>✓</td> <td>concession Target Pass</td> </tr> <tr> <td>Energy</td> <td>✓ 30</td> <td>Target 30</td> </tr> </table>	Project name	2 Ross Road, Queanbeyan	Street address	2 Ross Road Queanbeyan 2620	Local Government Area	Queanbeyan-Palerang Regional Council	Plan type and plan number	deposited 21396	Lot no.	5	Section no.	-	No. of residential flat buildings	1	No. of units in residential flat buildings	25	No. of multi-dwelling houses	0	No. of single dwelling houses	0	Water	✓ 40	Target 40	Thermal Comfort	✓	concession Target Pass	Energy	✓ 30	Target 30
Project name	2 Ross Road, Queanbeyan																														
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Thermal Comfort	✓	concession Target Pass																													
Energy	✓ 30	Target 30																													

STATEMENT OF ENVIRONMENTAL EFFECTS

ENVIRONMENTAL PLANNING ASSESSMENT- Section 4.15 REVIEW

The following table provides an evaluation of the proposed development sought in relation to key issues generally addressed through an assessment of a development proposal under Section 4.15 of the EP&A Act.

Key Matters of Consideration		
4.1 Context and Setting	Yes	No
Is the proposal visually prominent in the surrounding area?		<input checked="" type="checkbox"/>
Is the proposal consistent with the proposed or existing streetscape?	<input checked="" type="checkbox"/>	
Is the proposal consistent with Council's setback policies?	<input checked="" type="checkbox"/>	
Will the proposal be in character with the surrounding area?	<input checked="" type="checkbox"/>	
4.2 Access, Traffic and Utilities	Yes	No
Is a legal and practical access available to the proposal?	<input checked="" type="checkbox"/>	
Will the proposal increase local traffic movement/volume?		<input checked="" type="checkbox"/>
Are additional access points to road network required?		<input checked="" type="checkbox"/>
Has vehicle manoeuvring and onsite parking been addressed?	<input checked="" type="checkbox"/>	
Are all services readily available to the site?	<input checked="" type="checkbox"/>	
4.3 Environmental Impacts	Yes	No
Is the proposal likely to result in any form of air pollution?		<input checked="" type="checkbox"/>
Does the proposal result in any form of water pollution?		<input checked="" type="checkbox"/>
Will the proposal have any noise impact above background noise levels?		<input checked="" type="checkbox"/>
Does the proposal involve any significant excavation or filling?		<input checked="" type="checkbox"/>
Can the proposal involve any significant erosion or runoff?		<input checked="" type="checkbox"/>
Is the development considered to be environmental sustainable?	<input checked="" type="checkbox"/>	
Is a BASIX certificate provided?	<input checked="" type="checkbox"/>	
Will the proposal have any impact on aboriginal artefacts or relics?		<input checked="" type="checkbox"/>
4.4 Flora & Fauna Impacts	Yes	No
Will the development result in removal of vegetation from the site?		<input checked="" type="checkbox"/>
Will the proposal have any impact on threatened species?		<input checked="" type="checkbox"/>
4.5 Natural Hazards	Yes	No
Is the proposal subject to any Natural Hazards?		<input checked="" type="checkbox"/>
Flooding		<input checked="" type="checkbox"/>
Bushfire		<input checked="" type="checkbox"/>
Landslip		<input checked="" type="checkbox"/>
4.6 Storm Water	Yes	No
Is the storm water disposed of via street drainage?	<input checked="" type="checkbox"/>	

STATEMENT OF ENVIRONMENTAL EFFECTS

Does the disposal storm water rely on an easement and/or Inter allotment arrangements?		<input checked="" type="checkbox"/>
4.7 Social and Economic Impacts	Yes	No
Will the proposal have a positive economic impact on the area?	<input checked="" type="checkbox"/>	
Will the proposal have any overshadowing impacts?		<input checked="" type="checkbox"/>
Will the proposal have any loss of privacy impacts?		<input checked="" type="checkbox"/>
Will the proposal have any impact on a Heritage Item?		<input checked="" type="checkbox"/>
4.8 Contamination	Yes	No
Does the site require a Contamination report?		<input checked="" type="checkbox"/>

STATEMENT OF ENVIRONMENTAL EFFECTS

CONCLUSION

It is concluded that the development proposal which seeks approval for **“The demolition of existing structures and construction of three-storey New Generation Boarding House”** is an appropriate and compatible form of development when assessed under headings of consideration of S.4.15 of the Environmental Planning and Assessment Act 1979, Queanbeyan Local Environmental Plan, 2012; Queanbeyan Development Control Plan 2012; and State Environmental Planning Policy (Affordable Rental Housing) 2009.

We believe the proposed Construction satisfies and is generally in accordance with the planning controls embodied within the relevant Legislation and Policies.

Based on the foregoing review and the subdivision plans submitted, it is recommended that the **Queanbeyan-Palerang Regional Council** approve the development application subject to standard conditions appropriate for this form of development.

For any further clarification please don't hesitate to contact us.

Yours truly

Bhavesht Taunk

Town Planner

M: 0421975243

E: Bhavesht.taunk2792@gmail.com

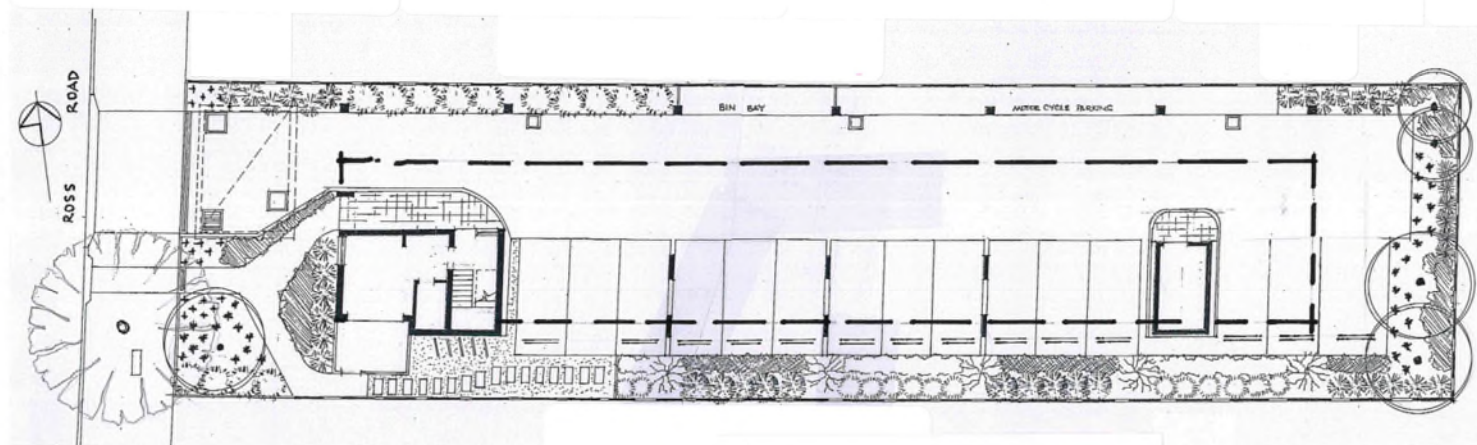
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment


8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 3 DA.2021.1453 - LANDSCAPE PLANS - BOARDING HOUSE - 2
ROSS ROAD, QUEANBEYAN

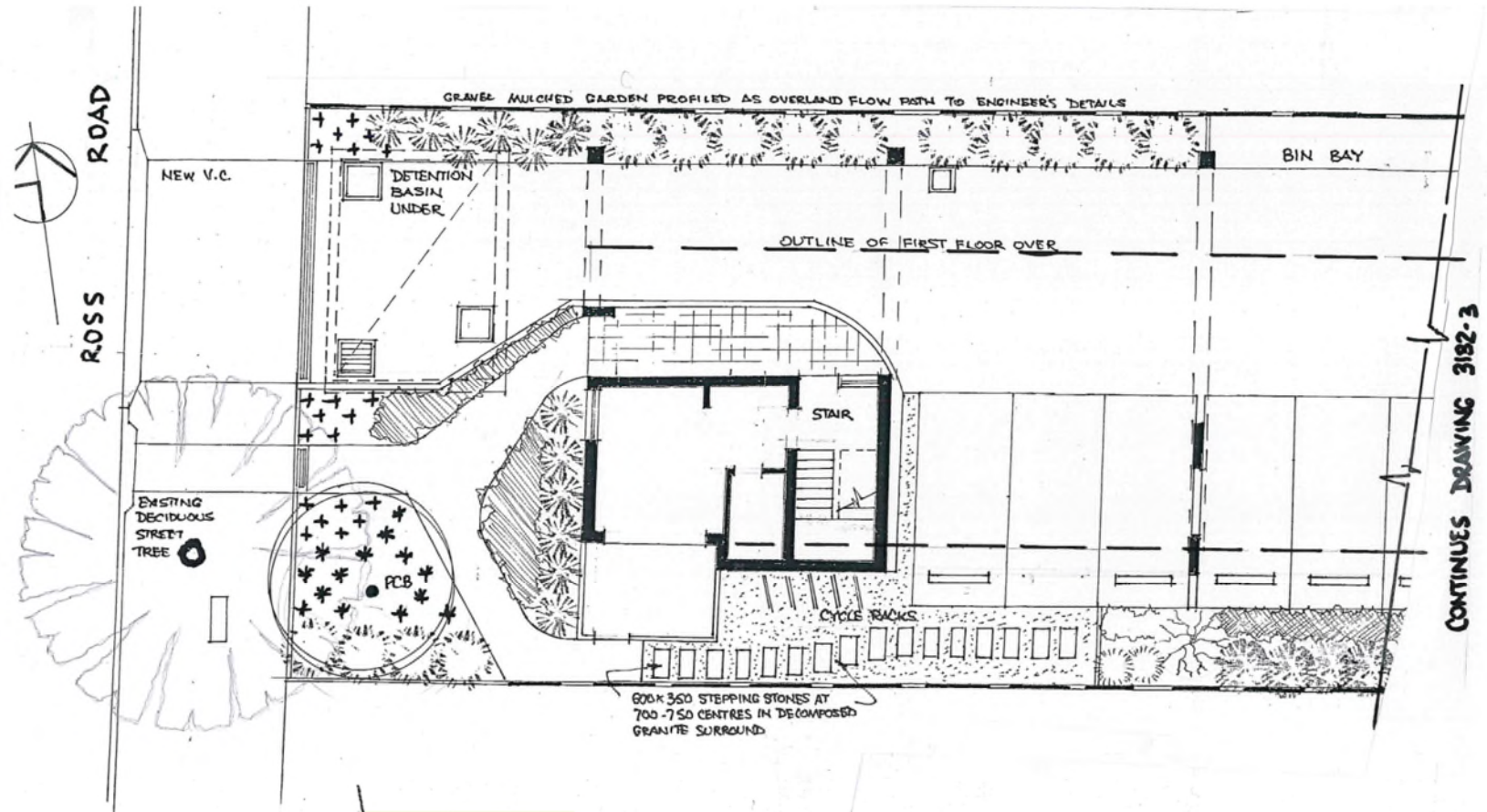


GENERAL NOTES: DRAWINGS 3182-1 to 5
Drawings in Set:
3182-1: Site Plan
3182-2: Landscape Plan: Western Sector of Site
3182-3: Landscape Plan: Eastern Sector of Site
3182-4: Plant Schedule Part A
3182-5: Plant Schedule Part B
#182-6: Specification and Details
Written dimensions are to be taken in preference to scale;
do not scale as drawing may be distorted by method of reproduction.
All dimensions and conditions are to be verified at the site prior to the commencement of landscape works. Co-ordinate levels with stormwater requirements.
Proposed site and floor levels are as set out by Building and Stormwater documents at the time of preparation of landscape documents. These levels should be verified with as built levels at the time of landscape construction.
Establish locations of all underground services prior to the commencement of landscape works.
All driveways and entry pathways where used shall be finished in an applied non-slip patterned finish in accordance with building documentation.
These drawings are subject to copyright and is not to be altered or copied in whole or part, or used for other projects without the written permission of Precinct Landscapes
These drawings are to be read in conjunction with building documentation by



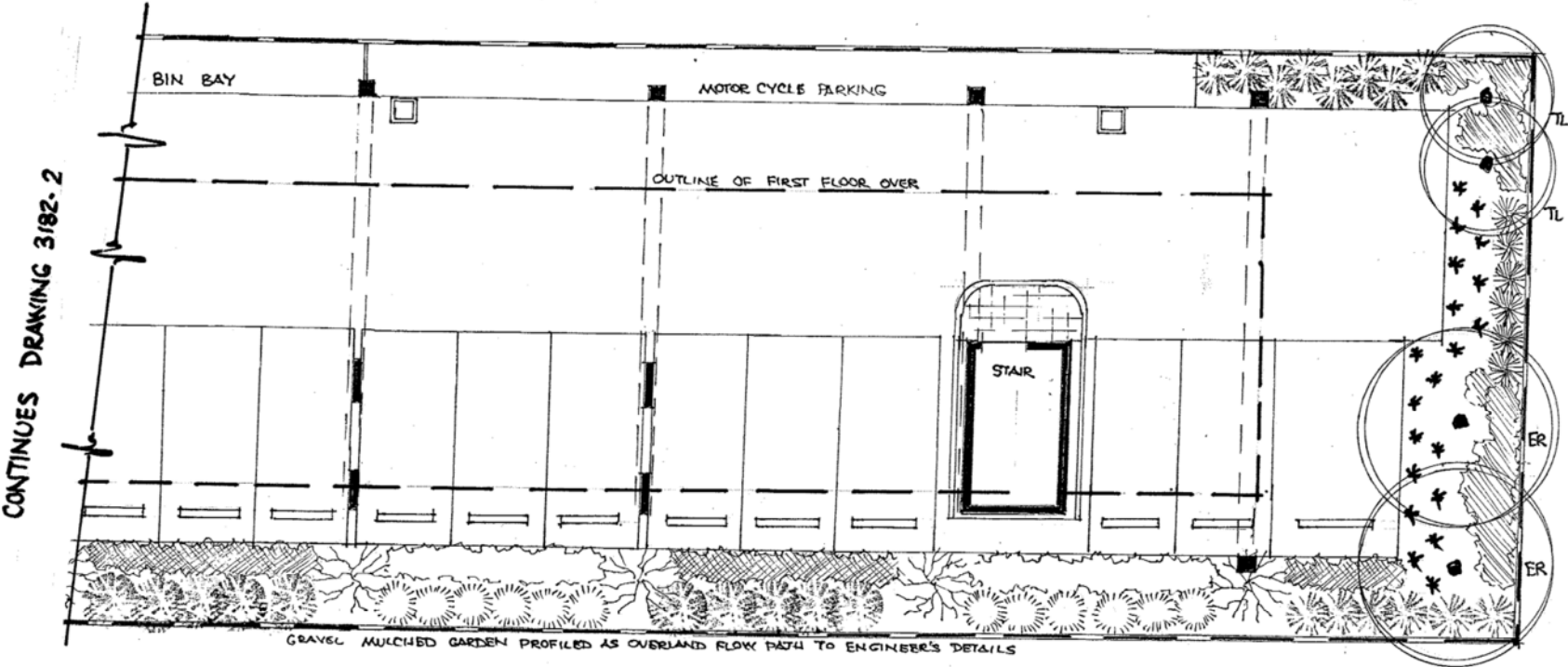
alvic + partners

Date	Issue	To	No/Scan	Amendment
SITE LANDSCAPE WORKS : Landscape Works Site Plan Proposed Residential Project 2 Ross Road, Queanbeyan NSW LGA: Queanbeyan-Palerang Building Documentation: Alvic & Partners				
PRECINCT LANDSCAPES Landscape Architects PO Box 66 Outlands NSW 2117 Phone: 9630-6581 Fax: 9630-6867 Mobile: 0418-637-899 Email: 1crrcr@bigpond.com				
Scales: 1:200 Date: 7 July 2021 Drawing Size: A3 DRAWING No 3182-1 of 6 Issue:				
THIS DRAWING PREPARED FOR AUTHORITY CONSENT AND NOT FOR CONSTRUCTION.				












FOR PLANT MATERIAL SYMBOLS SEE
DRAWINGS 3182-4 AND 3182-5










Date	Issue	To	No/Scan	Amendment
SITE LANDSCAPE WORKS :				
Landscape Works Western Sector of Site (Frontage)				
Proposed Residential Project				
2 Ross Road, Queanbeyan NSW				
LGA: Queanbeyan-Palerang		Building Documentation: Alvic & Partners		
PRECINCT LANDSCAPES Landscape Architects				
PO Box 66 Outlands NSW 2117 Phone 9630-6581 Fax 9630-6867				
Mobile: 0418-637-899 Email: jrcrcr@bigpond.com				
Scales: 1:100 Date: 7 July 2021 Drawing Size: A3				
DRAWING No 3182- 2 of 6		Issue:		
THIS DRAWING PREPARED FOR AUTHORITY CONSENT AND NOT FOR CONSTRUCTION.				














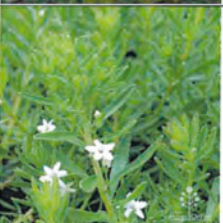
FOR PLANT MATERIAL SYMBOLS SEE
DRAWINGS 3182-4 AND 3182-5







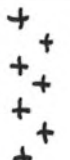


Date	Issue	To	Not/Scan	Amendment
SITE LANDSCAPE WORKS :				
Landscape Works Eastern Sector of Site (Rear)				
Proposed Residential Project				
2 Ross Road, Queanbeyan NSW				
LGA: Queanbeyan-Palerang		Building Documentation: Alvic & Partners		
PRECINCT LANDSCAPES Landscape Architects				
PO Box 66 Outlands NSW 2117 Phone 9630-6581 Fax 9630-6867				
Mobile: 0418-637-899 Email: tcrer@bigpond.com				
Scales: 1:100 Date: 7 July 2021 Drawing Size: A3				
DRAWING No 3182- 3 of 6		Issue:		
THIS DRAWING PREPARED FOR AUTHORITY CONSENT AND NOT FOR CONSTRUCTION.				

2 ROSS ROAD QUEANBEYAN POTENTIAL PLANT SCHEDULE			
PRECINCT LANDSCAPES LANDSCAPE ARCHITECTS			3182-Plants
Symbol	Species Common Name	Overall Form	Detail
ER	<i>Eucalyptus sideroxylon</i> "Rosea" Mugga Ironbark Native Mature Size: 13m x 6-8m spread Min Supply Size: 45 litre Quantity: 1		
TL	<i>Tristanopsis laurina</i> "Luscious" Water Gum Native Mature Size: 6m x 4m spread. Min Supply Size: 45 litre Quantity: 2		
PCB	<i>Pyrus calleryana</i> "Capital" Ornamental Pear Exotic Mature Size: To 8m x 4m Min Supply Size: 45 litre Quantity: 1		
	<i>Grevillea</i> "Canberra Gem" Canberra Gem Native Mature Size: To 2.4m x 1.5m Min Supply Size: 300mm Pot Quantity: 14		

	<i>Callistemon citrinus</i> "Endeavour" (syn <i>Melaleuca citrina</i>) Red Flowering Bottlebrush Native Mature Size: To 3m Min supply size: 5 litre Quantity: 6		
	<i>Syzygium australe</i> "Resilience" Dwarf Native Cherry Dwarf Lillipilli Native Hybrid Mature height :2-2.5m Min. supply size: 5 litre Quantity: 25		
	<i>Camellia sasanqua</i> "Setsugetta" Camellia Exotic Mature Height 3.0m Min supply size: 5 litre Quantity 10		

Date	Issue	To	No/Scan	Amendment	
<p align="center">SITE LANDSCAPE WORKS : Plant Schedule Part A Proposed Residential Project 2 Ross Road, Queanbeyan NSW</p>					
LGA: Queanbeyan-Palerang			Building Documentation: Alvic & Partners		
<p align="center">PRECINCT LANDSCAPES Landscape Architects PO Box 66 Outlands NSW 2117 Phone 9630-6581 Fax 9630-6867 Mobile: 0418-637-899 Email: 1crrc@bigpond.com</p>					
Date: 7 July 2021 Drawing Size: A3					
DRAWING No 3182- 4 of 6			Issue:		
THIS DRAWING PREPARED FOR AUTHORITY CONSENT AND NOT FOR CONSTRUCTION.					

	<p><i>Westringea fruticosa</i> Coast Rosemary</p> <p>Native</p> <p>Mature Height 2-2.4m</p> <p>Min supply size: 5 litre</p> <p>Quantity: 14</p>		
	<p><i>Hardenbergia violaceae</i> Native sarsaparilla</p> <p>Native</p> <p>Hardy scrambler</p> <p>Mature height as shrub: 1.2m</p> <p>Min supply size: 5 litre</p> <p>Quantity: 5</p>		
	<p><i>Eriostemon myoporoides</i> (Syn: <i>Phlatheca myoporoides</i>) Native Waxflower</p> <p>Native</p> <p>Mature Height 1.000m</p> <p>Min supply size : 5 litre</p> <p>Quantity: Allow 25 at 750mm centres</p>		
	<p><i>Myoporum parvifolium</i> Creeping Boobialla</p> <p>Native groundcover</p> <p>Min Supply Size: 150mm Pot</p> <p>Quantity: 40(Rounded)</p> <p>Plant at 750. mm centres</p>		

	<p><i>Dichondra "Silver Falls"</i> Silver Falls</p> <p>Native Hybrid</p> <p>Min supply size: 150mm Pot</p> <p>Quantity: 40 (Rounded)</p> <p>Plant at 600mm centres</p>		
	<p><i>Pennisetum "Purple Lea" PA400</i> Hybrid Foxtail Grass</p> <p>Native Hybrid Grass</p> <p>Mature height: 600-700mm</p> <p>Plant at 750mm centres</p> <p>Quantity: Allow 40</p>		
	<p><i>Dianella caerulea "Little Jess"</i> Little Jess Dwarf Paroo Lily</p> <p>Native Grass</p> <p>Mature Height: 400mm</p> <p>Plant at 600mm centres</p> <p>Quantity: Allow 20</p>		

Date	Issue	To	No/Scan	Amendment
<p>SITE LANDSCAPE WORKS :</p> <p>Plant Schedule Part B</p> <p>Proposed Residential Project</p> <p>2 Ross Road, Queanbeyan NSW</p> <p>LGA: Queanbeyan-Palerang Building Documentation: Alvic & Partners</p> <p>PRECINCT LANDSCAPES Landscape Architects</p> <p>PO Box 66 Outlands NSW 2117 Phone 9630-6581 Fax 9630-6867</p> <p>Mobile: 0418-637-899 Email: info@bigpond.com</p>				
<p>Date: 7 July 2021 Drawing Size: A3</p> <p>DRAWING No 3182- 5 of 6 Issue: <input type="text"/></p> <p>THIS DRAWING PREPARED FOR AUTHORITY CONSENT AND NOT FOR CONSTRUCTION.</p>				

SOFT LANDSCAPE WORKS OUTLINE SPECIFICATION:

NOTE: THE FOLLOWING AUSTRALIAN STANDARDS SHALL BE APPLICABLE TO WORKS INCLUDED IN THIS SPECIFICATION.
AS 4419: Soils for Landscaping and Garden Works
AS 4454: Composts, Soil Conditioners and Mulches
AS 4373: Pruning of Ornamental Trees
AS 1428: Stair and Paving Safety
AS 4970: Protection of Trees on Development Sites
Copies of all these standards shall be available on site during the execution of landscape works.

PREAMBLE: Prior to commencement of Landscape Works on site, the Landscape Contractor shall be fully familiarised with the Conditions of Development Consent and the local Development Control plan to the extent that both documents should be fully complied with for the construction of these works. Where there is a conflict between this drawing (or Drawings) and the statutory requirements, statutory requirements shall prevail.

1: SITE PREPARATION

Prior to the commencement of any site landscape works, remove all building rubbish and debris from the site, remove all weed growth and unwanted remnant plant material. Form up all ground surfaces, allowing for grades as required, and to levels allowing for landscape preparation and finishes to proceed. Allow for supplementary and introduced topsoils as later specified, to achieve finished levels. Build up, and / or reduce formation levels to enable landscape finishes to be finished off flush with adjacent boundary levels, pits, pathways, kerbs, and garden edging.

To each garden area, including mulched zones around trees in lawn, (including street trees), deep rip and cultivate all material, as found, to a mean depth of 300 mm for the whole of the garden bed.

To garden areas, supplement cultivated soils with introduced topsoil mix comprising 40% coarse river sand, 30% composted hardwood fines, or equal composting, and 30% fine loam. Imported topsoil shall have a pH in the range 5.5 - 7.0, and shall comply with AS4419.

This imported material shall be added to garden areas at a rate of the equivalent of a 100 mm deep layer of material placed over the whole of the cultivated area. Introduced material shall be mixed into cultivated site soil to create a mix of site and imported soil, to a mean depth of 300 mm. In clay soils add Gypsum at a rate of 300 grams/metre in the process of cultivation. All building up to levels or bulk fill shall be carried out in introduced material.

2: TURFING

Not used

3: EDGING

Generally all gardens shall finish such that mulching is flush with driveway, driveway kerbs where used, and pathways.

Edge gardens to boundaries with 100 x 50 sawn treated pine (H4 level hazard treatment for use in ground) in long lengths, pegged at 900 centres, set hard to fence plate at the level of the adjoining boundary.

4: PLANTING

Plant out all plant materials to the set out noted on the drawings, and to the quantity scheduled. Check set out of tall trees and shrubs against locations of overhead wiring, including poles for incoming power to the site.

Where a potential future felling of services may occur, relocate trees clear of wires within reasonable distance of original location. Do not place trees within 3,000 of buildings or incoming power poles.

All plants shall be kept under "nursery care" following delivery to the site and are not to be allowed to dry out. Dig out planting holes to the depth of the container, plus 25 mm, and to double the diameter of the container, with sides of planter holes loosened, remove plants from nursery containers and remove nursery canes prior to planting. Typically place plants 20-25 below adjacent finished ground level, and backfill with no air voids, and form localised dish around each plant. Do not place any additional soil over container soil. Place plants into damped soil, and deep water immediately following planting.

All plants shall be species as scheduled, true to type, mature for the container size, not root bound and ready for planting. Plants scheduled as "shade hardened" are proposed for areas predominantly in the shade and shall have been grown under shade conditions for at least two months prior to delivery.

Plants other than native grasses, reeds and rushes, placed into either overland flow swales or detention basins shall be undercut 100mm to allow free flow of water through the swale.

5: MULCHING

Mulch all garden / planter areas within 24 hours of planting, taking care that mulch is placed free from plant stems.

Organic or vegetative mulch shall comprise wood free leaf litter, or similar flake or woodchip material of irregular dimension containing not less than 85% chunky material (ie material larger than a minimum dimension of 5mm), placed to a mean depth of 75 mm. Gravel Mulch

shall be washed rounded river gravel equal to Nepean Gravel to pass 18mm down to 10 mm sieve, evenly graded placed in a 40 mm layer. Scoria or equal lightweight gravels or sharp gravels are not acceptable. Gravels should not retain any dust, spent Portland Cement, roadbase or other materials having either a mineral oil, chemical or alkaline content.

Where there is no other instruction, gravel mulches shall be used in overland flow profile gardens and swales, and above ground detention basins. Gravel mulch shall also be used as ground surfacing in areas of near to full shade.

NOTE: Plastic or "weed matting" barriers between mulch and soils ARE NOT TO BE USED.

6: STAKING AND TYING

Stake and tie all plants scheduled, and all plants supplied in 25 litre, or greater size containers. Stakes shall be 37 x 37 x 1800 long hardwood or equal and embedded 400 mm. Ties shall be headless, or equal non-detractive material, securely anchored to stakes, and looped around plant stems in a figure of eight pattern. Ties shall be set at the approximate half height of each plant, and shall be adjusted such that plants can flex and that lateral growth is not disturbed. Remove stakes and ties at completion of Establishment Period.

NOTE: All nursery canes, stakes and ties supplied with plants shall be removed at the time of planting.

7: ESTABLISHMENT AND CONTINUING SITE LANDSCAPE MAINTENANCE

The establishment period shall be not less than six months. The following works shall be carried out as regular routine, with attendances to be carried out to meet minimum watering requirements.

The contractor shall keep a written record of all maintenance attendances at the site including a record of all works carried out, at each site attendance.

NOTE: Where there is a local authority bond on the establishment landscape works, the period of establishment and maintenance for landscaping on this project shall be the period to which the bond is applicable.

7.1: Regularly deep water all areas. Mulched areas shall be deep watered at minimum intervals of one week.

7.2: Replace any plants that do not progress, or die, during the maintenance period. Replacements shall be carried out and recorded during the currency of the establishment period.

7.3: Keep all grassing and gardens in a weed free condition; treat all plants which suffer disease or insect infestation within this period.

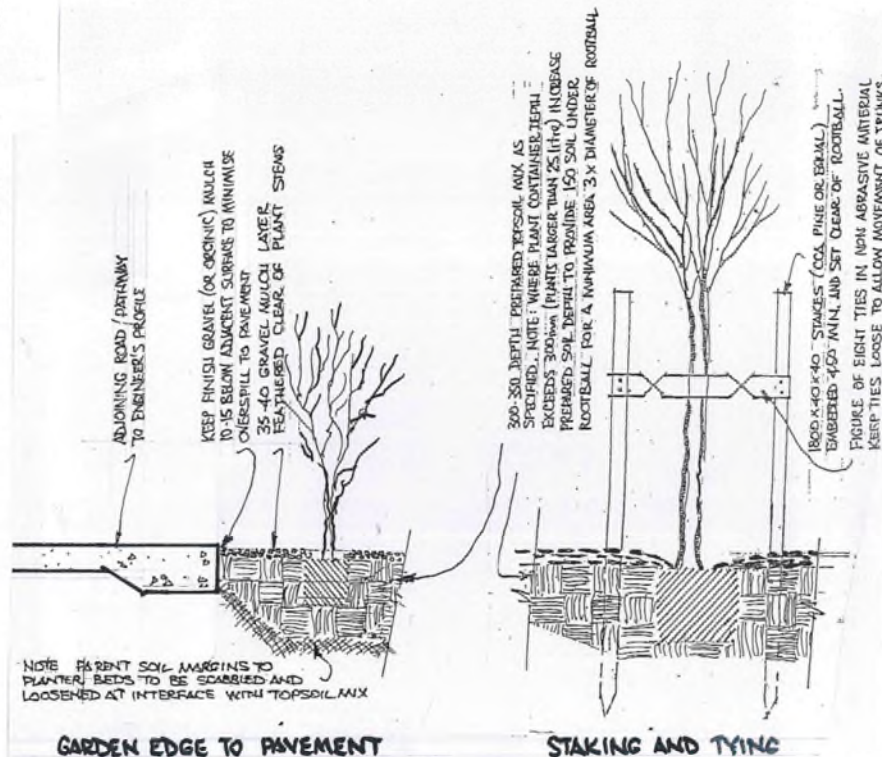
7.4: Sustain mulch levels to specified depth of organic and / or gravel mulching. Keep mulch free from plant stems.

8: PROTECTION OF TREES RETAINED ON AND ADJACENT TO SITE
(Note: This clause applies to trees retained on site, and any tree within 5,000 of the site)

Existing trees so indicated shall be retained. The trees shall be protected for the period of construction by the erection of a fence not less than 1800 high, or the alternative minimum required by the local authority, AS 4970, or set out to the limits defined by the consulting Arborist. Refer to Arborist's report which should be read in conjunction with this drawing and specification. Note that this instruction shall apply to the existing street tree at the Ross Road fronting and tree protection measures shall be taken in conjunction with the requirements of the local council.

The protected zone within this fence shall not be interfered with in any way during construction; the protected area shall be mulched at the time of erection of the protection fences with leaf litter mulch to a thickness of 75 mm and the fenced zone shall be regularly watered.

Finishing landscape works within tree protection areas shall be carried out on ground levels as found, with minimum cultivation. Provide similar protection to primary root zones of trees on adjoining properties where primary root zones project into the property.



Date	Issue	To	No/Scan	Amendment
SITE LANDSCAPE WORKS :				
Specification and Details				
Proposed Residential Project				
2 Ross Road, Queanbeyan NSW				
LGA: Queanbeyan-Palerang		Building Documentation: Alvic & Partners		
PRECINCT LANDSCAPES Landscape Architects				
PO Box 66 Outlands NSW 2117 Phone 9630-6581 Fax 9630-6867				
Mobile: 0418-637-899 Email: tcreer@bigpond.com				
Scale: 1:20 Date: 7 July 2021 Drawing Size: A3				
DRAWING No 3182-6 of 6		Issue:		
THIS DRAWING PREPARED FOR AUTHORITY CONSENT AND NOT FOR CONSTRUCTION.				

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
 CONSTRUCTION OF A THREE STOREY BOARDING
 HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 4 DA.2021.1453 - PLAN OF MANAGEMENT - BOARDING HOUSE
 - 2 ROSS ROAD, QUEANBEYAN

PLAN OF MANAGEMENT & House Rules

**2 Ross Road,
QUEANBEYAN**

March 2022

Plan of Management

2 Ross Road, QUEANBEYAN

1. Object of this Plan

1.1 The primary purpose of this Management Plan (PoM) is to ensure that neighbours' amenity is not unreasonably reduced by the use of the premises as a Boarding House. To achieve this, the Management Plan has been drafted with the following matters in mind:-

- a. to minimise disturbance to neighbours.
- b. to provide a procedure to receive and resolve complaints.
- c. to maintain the internal and external appearance of the premises.
- d. to ensure a person is readily contactable to assist in the ongoing implementation of this Management Plan.
- e. to ensure that this Management Plan is enforceable.
- f. to make provision for this plan to be amended from time to time with the approval of the Council in order to facilitate timely and responsive operational changes to improve residential amenity within and external to the site.
- g. That the use will be controlled by the PoM and the New Generation Boarding House Rules.
- h. To conform with the Boarding Houses Act, 2012.

2. The Boarding House

2.1

Room No. Occupancy

Room	Room Area (sqm)	Single	Doubles
Manager Room	17.3	*	

Room No.	Room Area (sqm)	Single	Doubles
1	17.3		*
2	20.2		*
3 (Disable)	20.7		*
4 (Disable)	20.7		*
5 (Adapt.)	18.4		*
6 (Adapt.)	18.4		*
7	17		*
8	14	*	*
9	14	*	*
10	17		*
11	14	*	*
12	20		*

Room No.	Room Area (sqm)	Single	Doubles
13	17		*
14	17		*
15	17		*
16	17		*
17	17		*
18	17		*
19	17		*
20	17		*
21	17		*
22	17.5		*
23	21		*
24	19		*

2.2 Fifteen (13) parking spaces are provided at ground level for use of boarders. These are to be always kept clear and available. They are allocated for the exclusive use of a tenant.

2.3 A list of furniture and facilities provided in each room is to be kept and included in the Occupancy Agreement.

3. Primary Person Responsible

3.1 The owner of the premises is responsible for ensuring that this Management Plan is properly always implemented. The owner is to exercise this through the appointed Property Manager or 'Manager' (see cl. 3.1 below).

3.2 The Manager is responsible for room allocation, maintenance of all records of operation, including each boarder and any special needs or requirements, emergency contacts, disability and the like.

Plan of Management

2 Ross Road, QUEANBEYAN

3.2 The Manager is to ensure that all occupants are given a copy of this Management Plan and a document called "New Generation Boarding House Rules" ("the Rules") at the time they commence their occupancy. The Rules are to include a policy statement for occupants of the New Generation Boarding House directed to the objects set out above. The Rules include guidelines for the conduct of occupants to minimise inappropriate behaviour that might reduce any neighbour's amenity. The Rules may not be inconsistent with this Management Plan or the conditions of development consent.

3.3 All tenants in the New Generation Boarding House are to sign an agreement undertaking to comply with the Rules.

3.4 The Manager is to enforce all the Rules of the Boarding House.

3.5 The Manager subject to any limitations imposed by the Residential Tenancies Act, is to remove any person from the New Generation Boarding House who fails to comply with any Rule after one warning, unless a serious breach occurs in which case no warning is required. If that person fails or refuses to leave the Boarding House, the Manager is to contact the police immediately. The owner must (if requested to do so) assist the Manager to the extent necessary to give effect to this provision.

3.6 The Manager is to maintain a register of occupants who have been evicted from the Boarding House, and ensure that those people are prevented from entering the premises in the future.

3.7 The Manager is to take all reasonable steps necessary to ensure that occupants of the New Generation Boarding House do not affect the amenity of neighbours. The Manager may evict occupants who unreasonably affect the amenity of the neighbours of the Boarding House. The owner must (if requested to do so) assist the Manager to the extent necessary to give effect to this provision.

3.8 The Manager or owner is to ensure that a list of the Rules to be displayed in the entrance, communal room, rooms of the Boarding House.

3.9 A sign to be displayed at the entrance to the New Generation Boarding House advising occupants to be mindful of the amenity of neighbours when entering or leaving the premises.

3.10 A contact mobile phone number for the Manager is to be displayed at the entrance to the boarding house.

4. Manager

4.1 The owner will appoint a Manager. The Manager is to have the appropriate skills to administer the PoM, and New Generation Boarding House Rules and assist in dispute resolution.

4.2 The Manager or Managing Agent is to ensure all occupants are provided with an Occupancy Agreement and New Generation Boarding House Rules.

4.3 The owner is to ensure a contact number is available for occupants to contact the Manager in the case of an emergency.

Plan of Management

2 Ross Road, QUEANBEYAN

4.4 The applicant (manager) meets their obligations under the Children and Young Persons (Care and Protection) Act 1998 and has procedures for referral to the relevant authority being either Human Services NSW (formerly Department of Community Services) and/or the NSW Police if required.

4.5 Providing assistance where possible and as reasonably practical to occupants who are in need of health, personal and or community services for example by providing information, and referral for occupants so that they can obtain necessary assistance.

4.6 Duties of the Manager:

- Be contactable between the hours of 6am and 12am.
- Oversee all concerns related to boarders/residents of the premises.
- Enforce the minimum occupancy period.
- Enforce the maximum occupancy levels.
- Provide lodgers with appropriate information including waste management before they move in.
- Organise the cleaning and maintenance of common internal and external areas.
- Organising waste, recycling and bulky waste collection services as needed for the site, maintaining bin storage areas, placing waste and recycling bins out for collection; regular cleaning of bins and waste storage areas/rooms, and managing litter and illegal dumping onsite. The manager is also responsible for coordinating prompt removal of dumped items onsite and/or at the kerbside
- Carry out regular monthly inspections to ensure the building is maintained in a clean and tidy condition and that all facilities and fittings are appropriately maintained.
- Record all inspections in a logbook which must be made available to Council upon request.
- Maintain the electrical circuits to a safe standard.
- Maintain an incident register.
- Notify Queanbeyan-Palerang Regional Council in writing within 1 month of any change in the management and provide contact details for the new management processes and personnel.
- Maintain appropriate signage within the building that informs residents of:
 - their rights and responsibilities
 - house rules
 - the right to privacy and a complaints process
 - health and safety procedures including emergency telephone numbers and other essential telephone numbers; and maintenance and fire safety in the building.
 - correct use of the waste and recycling bins onsite
 - options for the removal of discarded bulky waste items onsite
 - illegal dumping on the kerbside can attract fines. Household clean ups must be booked in with the waste service provider

Plan of Management

2 Ross Road, QUEANBEYAN

5. Rental Periods, Terms & Fees etc

5.1 All tenants must be provided with and sign an Occupancy Agreement.

5.2 Each room must be subject of a minimum term of 3 months.

5.3 A fee structure is to be designed which includes methodology for rental increases and basis upon which any rental increase is to be determined. Generally, a tenants rent should not be increased more than once in any 12 months period. Rent may be influenced by (but not limited to) room location, size, aspect, number of boarders, term of lease period, allocation of parking.

6. Occupancy Principles

In accordance with the Boarding Houses Act, 2012, the following Occupancy principles shall apply:

I. State of premises

A resident is entitled to live in premises that are:

- (a) reasonably clean, and
- (b) in a reasonable state of repair, and
- (c) reasonably secure.

II. Rules of registrable boarding house

A resident is entitled to know the rules of the registrable New Generation Boarding House before moving into the boarding house.

III. Penalties for breaches of agreement or house rules prohibited

A resident may not be required to pay a penalty for a breach of the occupancy agreement or the rules of the registrable boarding house.

IV. Quiet enjoyment of premises

A resident is entitled to quiet enjoyment of the premises.

All residents are to minimise any negative impacts on other boarders/lodgers and residents or neighbouring properties.

V. Inspections and repairs

A proprietor is entitled to enter the premises at a reasonable time on reasonable grounds to carry out inspections or repairs and for other reasonable purposes.

VI. Notice of increase of occupancy fee

A resident is entitled to 4 weeks written notice before the proprietor increases the occupancy fee.

VII. Utility charges

(1) The proprietor is entitled to charge a resident an additional amount for the use of a utility if:

- (a) the resident has been notified before or at the time of entering the occupancy agreement of the use of utilities in respect of which the resident will be charged, and
- (b) the amount charged is based on the cost to the proprietor of providing the utility and a reasonable measure or estimate of the resident's use of that utility.

Plan of Management

2 Ross Road, QUEANBEYAN

(2) A **utility** for the purposes of this clause is each of the following:

- (a) the supply of electricity, supply of gas, supply of oil, the supply of water, the supply of any other service prescribed by the regulations.

VIII. Payment of security deposits

(1) The proprietor may require and receive a security deposit from the resident or the resident's authorised representative only if:

- (a) the amount of the deposit does not exceed 2 weeks of occupancy fee under the occupancy agreement, and
- (b) the amount is payable on or after the day on which the resident (or the resident's authorised representative) enters the agreement.

(2) Within 14 days after the end of the occupancy agreement, the proprietor must repay to the resident (or the resident's authorised representative) the amount of the security deposit less the amount necessary to cover the following:

- (a) the reasonable cost of repairs to, or the restoration of, the registrable boarding house or goods within the premises of the boarding house, as a result of damage (other than fair wear and tear) caused by the resident or an invitee of the resident,
- (b) any occupation fees or other charges owing and payable under the occupancy agreement or the Act,
- (c) the reasonable cost of cleaning any part of the premises occupied by the resident not left reasonably clean by the resident, having regard to the condition of that part of the premises at the commencement of the occupancy,
- (d) the reasonable cost of replacing locks or other security devices altered, removed or added by the resident without the consent of the proprietor,
- (e) any other amounts prescribed by the regulations.

(3) The proprietor may retain the whole of the security deposit after the end of the occupancy agreement if the costs, fees or charges referred to in subclause (2) (a)–(e) are equal to, or exceed, the amount of the security deposit.

(4) In this clause:

security deposit means an amount of money (however described) paid or payable by the resident of a registrable New Generation Boarding House or another person as security against:

- (a) any failure by the resident to comply with the terms of an occupancy agreement, or
- (b) any damage to the New Generation Boarding House caused by the resident or an invitee of the resident, or
- (c) any other matter or thing prescribed by the regulations.

IX. Information about occupancy termination

A resident is entitled to know why and how the occupancy may be terminated, including how much notice will be given before eviction.

X. Notice of eviction

(1) A resident must not be evicted without reasonable written notice.

(2) In determining what is reasonable notice, the proprietor may take into account the safety of other residents, the proprietor, the manager of the boarding house.

Plan of Management

2 Ross Road, QUEANBEYAN

(3) Subclause (2) does not limit the circumstances that are relevant to the determination of what is reasonable notice.

XI Use of alternative dispute resolution

A proprietor and resident should try to resolve disputes using reasonable dispute resolution processes.

XII Provision of written receipts

A resident must be given a written receipt for any money paid to the proprietor or a person on behalf of the proprietor.

7. Safety & Security

The Manager and, where necessary or appropriate, the owner is to ensure all safety requirements of the New Generation Boarding House are met at all times, including ensuring the following:

7.1 Emergency access routes are clear.

7.2 Any items that are a fire hazard are removed from the premises without delay.

7.3 Maintenance of all fire safety measures including any required smoke detectors/alarms, sprinklers, emergency lighting and fire exits and ensure that regular inspection and certification is carried out.

7.4 CCTV surveillance of the common areas and grounds are maintained in good working order and viewable and accessible by the Manager.

7.5 Access is to be programmed to restrict access to any level other than the residents' level of occupation.

7.6 Providing assistance where possible and as reasonably practical to occupants who are in need of health, personal and or community services.

7.7 Consideration is given to designation of suitably located smoking and non-smoking rooms, to avoid congregation of smokers on the public and communal areas and nuisances to other residents from emanating smoke.

7.8 Contacting Police of any suspected criminal activity, or of any domestic violence or disturbance.

7.9 The maximum occupancy shall be 2 persons per room unless approved as a single occupancy room.

7.10 Instructions concerning accident and emergency procedures are always to be clearly displayed on the premises for both public and staff information to the satisfaction of Queanbeyan-Palerang Regional Council.

7.11 Fire safety: Evacuation Plans and Fire Mitigation Plans are to be prominently displayed in the common room area and at the entry points to the building.

Plan of Management

2 Ross Road, QUEANBEYAN

7.12 A floor plan is to be permanently fixed to the inside of the door of each sleeping room to indicate the available emergency egress routes from the respective sleeping room.

7.13 All boarders/lodgers are to be made aware of the fire safety features of the building and what to do in the event of an emergency.

7.14 All staff shall be trained in relation to the operation of the approved Emergency Management & Evacuation Plan.

7.15 All fire safety features within the building are to be regularly maintained in accordance with any statutory requirements.

8. Cleaning & health

8.1 The premises are to be professionally cleaned on a weekly basis, and garbage bins placed at the kerbside for collection, in accordance with clauses above. Arrangements for this will always be the responsibility of the Manager.

8.2 The manager is to ensure that the grounds of the New Generation Boarding House are maintained in a reasonably clean and tidy manner always.

8.3 Specific garbage room is allocated for use of the New Generation Boarding House residents. The residential garbage bins are to be lockable to restrict use by others.

9. Water Management and Recycling

9.1 It is the responsibility of boarders/lodgers to sort garbage and recyclables and place them in the appropriate bins.

9.2 The on-site manager is responsible for the collection arrangements, including making sure that the waste containers are placed adjacent to the kerb on the day of collection and removed back onto the property promptly after collection, and including the servicing of special waste such as "sharps" and /or sanitary napkin receptacles.

9.3 Where receptacles are provided for the disposal of sanitary napkins, these are to be serviced and readily cleaned on a regular basis.

9.4 Collection responsibilities of the manager include all regular garbage, recycling collection services, as well as household clean-up collection, ensuring goods for collection are managed in accordance with Council's and or private contractor collection requirements. In particular the following are to be managed:

- no bins must be placed in the collection points outside the scheduled collection time
- caretaker/building manager responsibility to transfer bins to their nominated collection point and withdraw them by 7pm on the day of service which will be in line with collection schedules for that area.
- caretaker/building manager is to ensure all bins and the waste room regularly cleaned and sanitised.
- The bins are to be placed at the nominated collection point for the waste and recycling bins from the site as approved by Council.
- Bulky waste and illegal dumping on site are to be disposed at approved waste disposal

Plan of Management

2 Ross Road, QUEANBEYAN

facility.

- Bin storage/collection area must be on a suitable paved surface.

10. Public Complaints Resolution Procedure

10.1 The Manager is to maintain a complaint register of public (external) complaints.

10.2 This register is to comprise forms to be completed by the Manager, occupants and or complainants. The form is to record the name, addresses, phone number details and date of any person making a complaint. Only complaints where all the above information is given are to be recorded in the register.

10.3 The Manager (or, where appropriate, the owner) is to respond by telephone to a complaint whether written or oral within 24hrs by telephone (provided that the complainant has provided a phone number).

10.4 The Manager is to respond within 7 days to a complaint in writing.

10.5 Where required, the Manager is to use best endeavours to arrange a meeting with complainants. The owner to be present at such meetings if practical. The Manager is to keep minutes of such meetings and keep these minutes in a public Complaints Resolution Procedure Register. This register is to be made available to the Council for inspection on 7 days' notice.

10.6 If a matter of complaint cannot be resolved and the complainant wishes to escalate the complaint, the matter may be referred to the Council or Community Justice Centre for resolution by the complainant.

11. Variations to this Plan of Management and the House Rules

11.1 This approved Plan of Management (incorporating the House Rules) may be varied from time to time by the Council, on the application of the owner, without the need for formal modification of the development consent.

11.2 The object of this clause is to facilitate timely and responsive alterations to the Plan of Management (and House Rules) where Council agrees that such alterations are appropriate and beneficial in preserving and enhancing residential amenity for occupants and/or for the locality.

11.3 The House Rules may be incorporated into the Occupancy Agreement.

Plan of Management

2 Ross Road, QUEANBEYAN

The New Generation Boarding House Rules to include the following:

- 1.1 Alcohol is not to be consumed outside of the New Generation Boarding House except within the designated communal area, the use of which shall be restricted to between 10.00am and 10.00pm (11.00pm during summer months). No intoxicated persons shall be permitted within the communal areas.
- 1.2 No illicit drugs or illegal activity shall be permitted within the New Generation Boarding House and its immediate environs.
- 1.3 Occupants to have a swipe card to the Boarding House, which is not to be given to any other person. Loss of the swipe card will require reimbursement a predetermined fee.
- 1.4 The maximum number of persons permitted within the room shall be as per the signed occupancy agreement, and in no case exceed two (2) adults per room (unless a nominated single occupancy room).
- 1.5 All landscaped and communal areas of the New Generation Boarding House not to be used by occupants between the hours of 10.00pm (11.00pm in summer months) and 7.00am except for the purposes of gaining direct access and egress to and from the Boarding House.
- 1.6 Smoking is only permitted in the external courtyard of the premises or designated smoke permitted areas. Ash and butts are to be disposed of appropriately and not from windows.
- 1.7 Occupants to place all empty containers/bottles/cans and other rubbish in bins provided in the communal areas and / or in the garbage room. There shall be no littering.
- 1.8 Occupants conduct is to be quiet, orderly and lawful at all times when residing at the Boarding House, this includes not causing nuisance from noise from amplified music, radios, televisions, loud talking, banging of doors, or any other activities etc. maintaining the reasonable amenity of neighbours (both within and external to the premises) is a fundamental obligation of all tenants.
- 1.9 Occupants to comply with all requests of the owner/Manager or they are liable to eviction.
- 1.10 Occupants to keep their room and bathroom clean at all times, and make their room available for inspection by the Manager once a week.
- 1.11 Internal communal areas are generally restricted to (other than for access/ passage purposes) between 6am and 10pm, except with the approval of the Manager.
- 1.12 No parties are permitted on the premises unless attended by the occupants only, and only subject to the prior approval of the manager who may impose conditions at his absolute discretion.
- 1.13 The manager at their absolute discretion may ask any person to vacate the communal areas.
- 1.14 No guests or invitees are permitted to remain on the premises between the hours of 11.00pm and 7.00am, unless prior approval is obtained by the manager. An additional fee may be payable, and under no circumstances is the occupancy of the room to exceed 2 persons.

Plan of Management

2 Ross Road, QUEANBEYAN

1.15 The use of the car's spaces shall be allocated by the manager at his absolute discretion. Any disabled person shall have precedence to the use of the disabled sized parking spaces. The manager has the right to rescind any permission to use the carpark area.

1.16 No clothes, washing, towels, surfboards or other items are to be placed on any window.

1.17 No pets are permitted on the premises.

1.18 No prostitution shall be permitted on the premises.

1.19 No persons under the age of 18 years will be allowed to occupy the boarding house.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 5 DA.2021.1453 - WASTE MANAGEMENT PLAN - BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

WASTE MANAGEMENT PLAN

FOR THE DEVELOPMENT APPLICATION

Construction of three-storey new generation boarding house
including demolition of existing structures, removal of trees
and associated site works

2 ROSS ROAD, QUEANBEYAN – 2620

(LOT 5 DP21396)

WASTE MANAGEMENT PLAN

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WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application.

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be assessed against the objectives of the DCP.

OUTLINE OF PROPOSAL

SITE ADDRESS: 2 ROSS ROAD, QUAEANBEYAN NSW 2620

OWNER OF THE PROPERTY: GILBERT MELGAR AND DYAN MAE CAMARA

OWNER ADDRESS: 6 RAY ROAD, EPPING NSW 2121

APPLICANT NAME: ALVIC AND PARTNERS PTY LTD

APPLICANT ADDRESS: 9 BOUNDARY ROAD, CALINGFORD NSW 2118

Buildings and other structures currently on the site:

SINGLE STOREY DWELLING WITH METAL ROOF AND DETACHED SINGLE GARAGE AND TREES

Brief description of proposal:

Construction of Three-storey new generation boarding house including demolition of existing structures, removal of trees and associated site works

The details provided on this form are the intentions of managing waste relating to this project.

WASTE MANAGEMENT PLAN

SECTION ONE – DEMOLITION

This is the stage with the greatest potential for waste minimisation, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.

Applicants should consider if it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful on-site sorting and storage and by staging work programs, it is possible to re-use many materials, either on-site or off. Instead of simply pulling down a building, waste management encourages the practice of recycling on site. This could require a number of colour-coded or clearly labelled bins on-site rather than one size fits all.

- Location of on-site storage space for materials (for re-use) and containers for recycling and disposal.
- Vehicle access to the site and to storage and container areas.

Continue over page....

WASTE MANAGEMENT PLAN

MATERIALS ON SITE		DESTINATION		
		Reuse and Recycling		Disposal
Type of Material	Estimated Volume (m3) or Area (m2)	Onsite Specify proposed reuse or on-site recycling methods.	Off Site Specify contractor and recycling outlet.	Specify contractor and landfill site.
Excavation Material	10m3	Keep and re-use topsoil for landscaping. Store on-site. Use some behind retaining walls etc	Art Excavations and Demolitions Company.	Nil
Green Waste	25m3	Separated. some chipped and stored on-site for re-use on landscaping	Remainder to Concerned Landscape Company	Nil
Bricks	85m3	Clean and re-use lime mortar bricks for fill	Concrete mortar bricks to Crushing and Recycling Company	Nil
Concrete	31m3	Crush concrete for temporary driveway	Concrete to crushing and Recycling Company	Nil
Timber- Hardwood/pine	33m2	Re-use for formwork and studwork. Chip reminder for use in landscaping.	To stockpile at concerned transfer station, by approved Waste Contractor	Nil
Plaster board	25m3	Break-up and remove from site	To Recycling Facilities	Nil
Metals – Zinc-alum	58m3	Nil	To Metal Recyclers	Nil
Roof Tiles & door fittings	70m3	Broken tiles for fill; on-site sale of door fittings	Remainder to Recycling facilities	Nil
Kitchen cupboard, sink & closet pan		Nil	To Recycling Facilities	Nil
Bathtub vanity and closet pan		Nil	To Recycling Facilities	To concerned Waste Depot
Asbestos	Om3		To concerned Land Fill By Approved Waste Contractor	

WASTE MANAGEMENT PLAN

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

SECTION TWO – CONSTRUCTION AND USE

Section 2(a) – Potential for Waste Minimisation during Construction Stage

The following measures should be considered when looking to save resources and minimise waste at the construction stage.

- Purchasing Policy – considering measures such as ordering the right quantities of materials and prefabrication of materials where possible;
- Reusing formwork;
- Minimising site disturbance, limiting unnecessary excavation;
- Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling; and
- Co-ordination/sequencing of various trades.

The following details should be shown on your plans.

- Location of temporary storage space within each dwelling unit;
- Location of Waste Storage and recycling Area(s), per dwelling unit or located communally on-site. In the latter case this could be a Garbage and Recycling room;
- Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance of volume reduction equipment; and
- Location of communal composting area.

Section 2(b) – Design of Facilities

The following details should be shown on your plans:

- Location of Waste Storage and Recycling Area(s) per unit or located communally on-site;
- Details of design of Waste Storage and Recycling Area(s);
- Where appropriate, design details of Garbage and Recycling Room(s);
- Access for vehicles.

Every building shall be provided with a Waste Storage and recycling Area which is flexible in size and layout to cater for future changes in use. The size is to be calculated on the basis of waste generation rates and proposed bin sizes

Section 2(c) – On-going Management

This section will enable you to describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, care-taker/manager on-site).

WASTE MANAGEMENT PLAN

Construction - Stage 2(a)

MATERIALS ON SITE		DESTINATION		
		Reuse and Recycling		Disposal
Type of Material	Estimated Volume (m3) or Area (m2)	Onsite Specify proposed reuse or on-site recycling methods.	Off Site Specify contractor and recycling outlet.	Specify contractor and landfill site.
Excavation Material	Nil	Covered in section as part of demolition		
Green Waste	Nil	Covered in section as part of demolition		
Bricks	0m2	Use for filling behind retaining walls	Remainder to Crushing and Recycling Company	Nil
Concrete	500m3	Use for filling behind retaining walls	Remainder to Crushing and Recycling Company	Nil
Timber –Oregon Pine Timber pallets Particle board finishes	0m2	Chip for landscaping sell some on-site for firewood	Remainder to approved landscaping supplies of chipping and composting	Nil
Plaster board	0m2	Break-up and use in landscaping	Remainder to Recycling Company	Nil
Metals – copper aluminium	0m2	Nil	To Metal Recyclers for re-use	
Other- Electrical fittings Reject trade-ins PVC Plastic	0m2			To recycling waste contractors

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

WASTE MANAGEMENT PLAN

Design of Facilities – Stage 2(b)

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste, off cuts etc.	Litre or m3	For example: - Waste storage & recycling area - Garbage Chute - Onsite Composting - Compaction equipment	- Recycling - Disposal - Specify Contractor
A. Recyclables: - 1.Home paper and cardboard waste. 2.Glass, aluminum and plastic (bottles).	240 Litres 240 Litres 240 Litres	A. 240 Litres waste bin for paper, cardboard, glass, plastic and aluminium.	Paper/cupboard to recyclers Glass/aluminium & plastic to collected by council appointed contractor
Total	3		
B. Non-recyclables: - 1. Food scraps etc. 2. Other plastics (e.g. wrapping). 3. Unrecyclable waste.	160 Litres 160 Litres 160 Litres	B. 240 Litres waste bin	To be collected by Council appointed contractors
Total	3		
	6 Bins		

Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application.

On-going Management – Stage 2(c)

Please refer to the “**Plan of Management**” Submitted along with other supporting documents with this application.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 6 DA.2021.1453 - ACOUSTIC ASSESSMENT - BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN



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Project ID	20210710.1
Document Title	DA Acoustic Assessment
Attention To	Gilbert Melgar

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
0	17/06/2021	20210710.1/1706A/R0/SN	SN		SN

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1 INTRODUCTION

Acoustic Logic (AL) has been engaged to conduct an acoustic assessment of potential noise impacts associated with the proposed boarding house development to be located at 2 Ross Road, Queanbeyan.

This document addresses noise impacts associated with the following:

- Noise intrusion to the project site from Ross Road;
- Noise emissions from mechanical plant to service the project site (in principle); and
- Noise emissions from the use of common rooms and the ground floor on-grade carpark.

In addition, section 8 of this report summarises the acoustic separation/isolation requirements of Part F5 of the National Construction Code (NCC) 2019.

AL have utilised the following documents and regulations in the noise assessment of the development:

- Queanbeyan Development Control Plan 2012;
- Australian Standard AS/NZS 3671:1989 'Acoustics—Road traffic noise intrusion—Building siting and Construction';
- Australian and New Zealand AS/NZS 2107:2016 'Recommended design sound levels and reverberation times for building interiors';
- NSW Department of Environment and Heritage, Environmental Protection Authority document – 'Noise Policy for Industry' (NPI) 2017.

This assessment has been conducted using the Alvic and Partners Pty Ltd architectural drawings for D.A Submission dated 22/06/21. See details below.

Table 1-1 – Architectural Sheet Information

Drawing Owner	Drawing No.	Drawing Title
Alvic and Partners Pty Ltd	A101	Site Plan
	A102	Ground Floor – Part 1
	A103	Ground Floor – Part 2
	A104	First Floor – Part 1
	A105	First Floor – Part 2
	A106	Second Floor – Part 1
	A107	Second Floor – Part 2
	A108	East & West Elevation
	A109	North Elevation Part 1
	A110	North Elevation Part 2
	A111	South Elevation Part 1
	A112	South Elevation Part 2

2 SITE DESCRIPTION

The proposed boarding house development spans across two levels containing 24 rooms, a common area on the first and second floors with the manager's room and an on-grade carpark providing 14 car parking spaces and 6 motorcycle parking spaces on the ground floor underneath the building footprint.

Investigation has been carried out by this office in regards to the existing properties and noise impacts surrounding the proposed development, which is detailed below:

The primary noise source impacting the site is traffic noise from Ross Road.

The nearest noise receivers around the site include:

- **R1:** Residential Receiver 1 – Residential apartments located at 4-8 Ross Road.
- **R2:** Residential Receiver 2 – Residential dwellings located at 51, 53, 55, 57 & 59 Derrima Road.
- **R3:** Residential Receiver 3 – Residential dwellings located at 13 Ross Road.
- **R4:** Residential Receiver 4 – Residential dwelling located at 19 Ross Road.

A site map, measurement description and surrounding receivers are presented in Figure 1 below.



3 NOISE DESCRIPTORS

Environmental noise constantly varies. Accordingly, it is not possible to accurately determine prevailing environmental noise conditions by measuring a single, instantaneous noise level.

To accurately determine the environmental noise a 15-minute measurement interval is utilised. Over this period, noise levels are monitored on a continuous basis and statistical and integrating techniques are used to determine noise description parameters.

In analysing environmental noise, three-principle measurement parameters are used, namely L_{10} , L_{90} and L_{eq} . The L_{10} and L_{90} measurement parameters are statistical levels that represent the average maximum and average minimum noise levels respectively, over the measurement intervals.

The L_{10} parameter is commonly used to measure noise produced by a particular intrusive noise source since it represents the average of the loudest noise levels produced by the source.

Conversely, the L_{90} level (which is commonly referred to as the background noise level) represents the noise level heard in the quieter periods during a measurement interval. The L_{90} parameter is used to set the allowable noise level for new, potentially intrusive noise sources since the disturbance caused by the new source will depend on how audible it is above the pre-existing noise environment, particularly during quiet periods, as represented by the L_{90} level.

The L_{eq} parameter represents the average noise energy during a measurement period. This parameter is derived by integrating the noise levels measured over the 15-minute period. L_{eq} is important in the assessment of environmental noise impact as it closely corresponds with human perception of a changing noise environment; such is the character of environmental noise.

The L_{max} level represents the loudest noise event during a measurement period.

4 AMBIENT NOISE SURVEY

NSW EPA's Rating Background Noise Level (RBL) assessment procedure requires determination of background noise level for each day (the ABL) then the median of the individual days as set out for the entire monitoring period.

Appendices in this report present results of unattended noise monitoring conducted at the project site. Weather affected data was excluded from the assessment. The processed RBL (lowest 10th percentile noise levels during operation time period) are presented in table 4-1.

4.1 MEASUREMENT POSITION

One unattended noise monitor was located in the front yard of the project site at 2 Ross Road, Queanbeyan.

4.2 MEASUREMENT PERIOD

Unattended noise monitoring was conducted from Friday, 18th June 2021 to Friday, 25th June 2021. Attended noise measurements were undertaken between the hours of 1:00pm to 2:00pm on Friday, 18th June 2021.

4.3 MEASUREMENT EQUIPMENT

Equipment used consisted of an Acoustic Research Laboratories Pty Ltd noise logger. The logger was set to A-weighted fast response and was programmed to store 15-minute statistical noise levels throughout the monitoring period. The monitor was calibrated at the start and end of the monitoring period using a Rion NC-73 calibrator. No significant drift was noted. Noise logger data is provided in Appendix A of this report.

4.4 SUMMARISED RATING BACKGROUND NOISE LEVELS

Summarised rating background noise levels for the project site and immediate surroundings are presented below. Weather affected data has been removed in line with the recommendations of Fact Sheets A & B of the NSW EPA Noise Policy for Industry.

Table 4-1 – Measured Noise Levels

Noise Monitor Location	Time of day	Rating Background Noise Level dB(A) _{L90(Period)}
2 Ross Road, Queanbeyan	Day (7am – 6pm)	38
	Evening (6pm – 10pm)	34
	Night (10pm – 7am)	30*

*As the measured Rating Background Noise Levels at the project site during the night-time period of 10pm-7am recorded an acoustic environment of 27dB(A)_{L90}, this has been increased to 30dB(A) in accordance with the 'Minimum assumed rating background noise level' of the NSW EPA NPfI.

5 EXTERNAL NOISE INTRUSION ASSESSMENT

Site investigation indicates that the major external noise source around the project site is from traffic movements along Ross Road which bound the site.

5.1 NOISE INTRUSION CRITERIA

A noise intrusion assessment has been conducted based on the requirements of the following acoustic noise criteria and standards:

- Queanbeyan Development Control Plan 2012;
- Australian Standard AS/NZS 3671:1989 'Acoustics—Road traffic noise intrusion—Building siting and Construction'; and
- Australian Standard AS2107:2016 – '*Recommended Design Sound Levels and Reverberation Times for Building Interiors.*'

5.1.1 Queanbeyan Development Control Plan 2012

The Queanbeyan Development Control Plan 2012 contains no specific controls for the treatment of noise intrusion.

5.1.2 Australian Standard AS/NZS 3671:1989 '*Acoustics—Road traffic noise intrusion—Building siting and Construction*'

Australian Standard AS 3671-1989 notes the following in relation to traffic noise:

- Internal noise levels should be determined in accordance with AS/NZS 2107:2016 'Acoustics – Recommended design sound levels and reverberation times for building interiors'.
- A suitable descriptor should be adopted relevant to the use of the development. As AS2107:2016 adopts the L_{eq} descriptor, AL shall also use this descriptor.
- AS3671 does not specifically recommend a time interval. On this basis, AL have adopted the interval used by the EPA Road Noise Policy for main/arterial roads, that being:
 - Day – 7am to 10pm (15 hour); and
 - Night – 10pm to 7am (9 hour).
- AL have applied the daytime interval to the living areas of the boarding house and the night time interval to the bedrooms of the boarding house.

Internal noise levels have been selected in accordance with AS 2107:2016.

5.1.3 Australian and New Zealand AS/NZS 2107:2016 '*Recommended design sound levels and reverberation times for building interiors*'

AS2107:2016: Recommended design sound levels and reverberation times for building interiors specifies allowable internal noise levels for internal spaces within residential and commercial buildings. Table 1, in Section 5 of AS2107:2016, gives the following maximum internal noise levels for commercial buildings and residential buildings near minor roads.

Table 5-1 – Recommended Design Sound Levels

Space /Activity Type	Recommended Design Sound Levels
Sleeping Areas	30-35 dB(A) _{Leq(10pm-7am)}
Living Areas	30-40 dB(A) _{Leq(anytime)}
Common Area	40-45 dB(A) _{Leq(anytime)}

5.1.4 Summarised External Noise Intrusion Criteria

The internal noise criteria adopted for each internal space is therefore summarised below based on the relevant State, Council and Australian Standard requirements.

Table 5-2 – Adopted Internal Noise Levels

Space / Activity Type	Required Internal Noise Level
Sleeping Areas	35 dB(A) _{Leq(10pm-7am)}
Living Areas	40 dB(A) _{Leq(anytime)}
Common Area	45 dB(A) _{Leq(anytime)}

5.2 EXTERNAL NOISE MEASUREMENTS

This section of the report details noise measurements conducted at the site to establish surrounding environmental noise levels impacting the development.

5.2.1 Measurement Equipment

Attended short term noise measurements of traffic noise were undertaken by this office. Measurements were conducted using a Norsonic 140 Sound Analyser. The analyser was set to fast response and calibrated before and after the measurements using a Norsonic Sound Calibrator type 1251. No significant drift was noted.

5.2.2 Measurement Location

Attended noise measurements were undertaken along Ross Road adjacent to the project site. The sound level meter had an unobstructed view of traffic and was approximately 3m from the kerb. Refer to Figure 1 for a detailed location.

5.2.3 Measurement Period

Attended noise measurements were undertaken between the hours of 1:00pm to 2:00pm on Friday, 18th June 2021.

5.2.4 Attended Noise Measurements

Attended noise measurements have been summarised below for each location.

Table 5-3 – Attended Noise Measurements

Noise Measurement Location	Measured Noise Level dB(A) L_{eq} (15 minute)
Ross Road (Approximately 3m from the kerb)	57 dB(A) $L_{eq}(15min)$

5.2.5 Summarised External Noise Levels

The following noise levels for the site have been established based on short term attended measurements and long-term noise monitoring.

Table 5-4 – Summarised External Traffic Noise Levels

Location	Time of Day	Noise Level – dB(A) L_{eq}
Ross Road (Approximately 3m from the kerb)	Daytime 7am – 10pm	57 dB(A) L_{eq} (15hr)
	Night-time 10pm – 7am	50 dB(A) L_{eq} (9hr)

5.3 RECOMMENDED CONSTRUCTIONS

Assessment of façade requirements to achieve required indoor noise levels has been undertaken. Dimensions of rooms, setbacks from roadways, window openings and floor areas have been used.

5.3.1 Glazed Windows and Doors

The following constructions are recommended to comply with the project noise objectives. Aluminium framed/sliding glass doors and windows will be satisfactory provided they meet the following criteria. All external windows and doors listed are required to be fitted with Q-lon type acoustic seals. **(Mohair Seals are unacceptable).**

Thicker glazing may be required for structural, safety or other purposes. Where it is required to use thicker glazing than scheduled, this will also be acoustically acceptable. The recommended constructions are detailed in Table 5-5.

Table 5-5 – Recommended Glazing Construction

Level	Façade	Room Type	Glazing Thickness	Acoustic Seals
All	North	Bedrooms/Common Area	6mm Float	Yes
	South	Bedrooms/Manager's Room	6mm Float	
	East	Bedrooms/Common Area	6mm Float	
	West (Ross Road)	Bedrooms/Manager's Room/Common Area	6mm Float	

It is recommended that only window systems having test results indicating compliance with the required ratings obtained in a certified laboratory be used where windows with acoustic seals have been recommended.

In addition to complying with the minimum scheduled glazing thickness, the R_w rating of the glazing fitted into open-able frames and fixed into the building opening should not be lower than the values listed in Table 5-6 for all areas. Where nominated, this will require the use of acoustic seals around the full perimeter of open-able frames and the frame will need to be sealed into the building opening using a flexible sealant.

Table 5-6 – Minimum R_w of Glazing Assembly (with Acoustic Seals)

Glazing Assembly	Minimum R_w of Installed Window
6mm Float	29

5.3.2 External Roof/Ceiling Construction

External roof construction from concrete or masonry elements will not require acoustic upgrading. External roof construction from light weight elements will require acoustic upgrading. The following roof construction is recommended for lightweight roof/ceiling constructions.

The recommended roof/ceiling construction is shown in Figure 1 and Table 6 below:

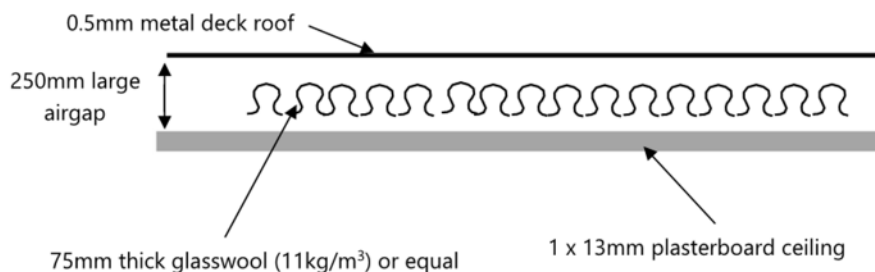


Figure 1 – Roof/ Ceiling Construction

Table 6 – External Light Weight Roof Construction

Space	Internal Lining	Truss System	External Lining
All spaces	1 x 13mm plasterboard	Minimum of 250mm truss with 75mm thick 11kg/m³ glasswool insulation in cavity	0.5mm metal deck roof

In the event that any penetrations are required through the external skin, an acoustic sealant should be used to minimise all gaps.

5.3.3 External Wall construction

External walls constructed of concrete or masonry will not require acoustic upgrading. Where other systems are proposed they should be reviewed and approved by a suitably qualified acoustic consultant.

In the event that any penetrations are required through the external skin, an acoustic sealant should be used to minimise all gaps.

5.3.4 Entry Doors

All external entry doors shall have glazing thicknesses equal to those recommended in Section 5.3.1 and are to have Raven RP10 to the top and sides and Raven RP38 to the underside of a swing door.

Note that mohair seals in windows and doors are not acceptable where acoustic seals are required.

5.3.5 Mechanical Ventilation

With respect to natural ventilation of a dwelling, the NSW Department of Planning document '*Development near Busy Roads and Rail Corridors - Interim Guideline*' dictates that:

"If internal noise levels with windows or doors open exceed the criteria by more than 10dB(A), the design of the ventilation for these rooms should be such that occupants can leave windows closed, if they so desire, and also to meet the ventilation requirements of the Building Code of Australia."

With windows open, the allowable internal noise goal is permitted to be 10dB(A) higher than when the windows are closed (i.e. – allowable level in bedrooms becomes 45dB(A) and living rooms becomes 50dB(A) $L_{eq(worst\ 1hr)}$).

- All facades *will* be able to achieve required internal noise levels with windows or doors open.

Any supplementary ventilation system proposed to be installed should be acoustically designed to ensure that the acoustic performance of the acoustic treatments outlined above is not reduced and does not exceed Council criteria for noise emission to nearby properties. A mechanical engineer is to confirm if supplementary ventilation (to meet Australian Standard AS1668.2 requirements) will be required to these rooms.

6 NOISE EMISSION CRITERIA

Noise emissions from the project site shall comply with the requirements of the following documents:

- Queanbeyan Development Control Plan 2012;
- NSW Department of Environment and Heritage, Environmental Protection Authority document – '*Noise Policy for Industry*' (NPI) 2017.

6.1 QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012

The Queanbeyan Development Control Plan 2012 contains no specific numerical controls regarding noise emissions. As such the NSW EPA Noise Policy for Industry (NPI) 2017 has been adopted.

6.2 NSW EPA NOISE POLICY FOR INDUSTRY (NPI) 2017

The EPA NPI has two criteria which both are required to be satisfied, namely Intrusiveness and amenity. The NPI sets out acceptable noise levels for various localities. The policy indicates four categories to assess the appropriate noise level at a site. They are rural, suburban, urban and urban/industrial interface. Under the policy the nearest residential receivers would be assessed against the suburban criteria.

Noise levels are to be assessed at the property boundary or nearby dwelling, or at the balcony or façade of an apartment.

6.2.1 Intrusiveness Criterion

The guideline is intended to limit the audibility of noise emissions at residential receivers and requires that noise emissions measured using the L_{eq} descriptor not exceed the background noise level by more than 5dB(A). Where applicable, the intrusive noise level should be penalised (increased) to account for any annoying characteristics such as tonality.

Background noise levels adopted are presented in Table 4-1. Noise emissions from the site should comply with the noise levels presented below when measured at nearby property boundary.

6.2.2 Project Amenity Criterion

The guideline is intended to limit the absolute noise level from all noise sources to a level that is consistent with the general environment.

The EPA's NPfI sets out acceptable noise levels for various localities. The recommended noise amenity area is based upon the measured background noise levels at the sensitive receiver. Based on the measured background noise levels detailed in Table 4-1, the Noise Policy for Industry suggests the adoption of the 'suburban' categorisation.

The NPI requires project amenity noise levels to be calculated in the following manner;

$$L_{Aeq,15min} = \text{Recommended Amenity Noise Level} - 5 \text{ dB(A)} + 3 \text{ dB(A)}$$

The amenity levels appropriate for the receivers surrounding the site are presented in Table 6-1.

Table 6-1 – EPA Amenity Noise Levels

Type of Receiver	Time of day	Recommended Noise Level dB(A) _{Leq(period)}	Project Amenity Noise Level dB(A) _{Leq(15 minute)}
Residential – Suburban	Day (7am – 6pm)	55	53
	Evening (6pm – 10pm)	45	43
	Night (10pm – 7am)	40	38

The NSW EPA Noise Policy for Industry (2017) defines:

- Day as the period from 7am to 6pm Monday to Saturday and 8am to 6pm Sundays and Public Holidays.
- Evening as the period from 6pm to 10pm.
- Night as the period from 10pm to 7am Monday to Saturday and 10pm to 8am Sundays and Public Holidays.

6.2.3 Sleep Arousal Criteria

The Noise Policy for Industry recommends the following noise limits to mitigate sleeping disturbance:

Where the subject development / premises night -time noise levels at a residential location exceed:

- $L_{eq,15min}$ 40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- L_{Fmax} 52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater,

a detailed maximum noise level even assessment should be undertaken.

Table 6-2 – Sleep Arousal Criteria for Residential Receivers

Receiver	Rating Background Noise Level (Night) dB(A) L_{90}	Emergence Level
Residences Surrounding Site Night (10pm – 7am)	30 dB(A) L_{90}	40 dB(A) $L_{eq, 15min}$; 52 dB(A) L_{Fmax}

If there are noise events that could exceed the emergence levels detailed in the table above, then an assessment of sleep arousal impact is required to be carried out, taking into account the level and frequency of noise events during the night, existing noise sources, etc. This more detailed sleep arousal test is conducted using the guidelines in the EPA Road Noise Policy. Most relevantly, the Road Noise Policy states:

For the research on sleep disturbance to date it can be concluded that:

- *Maximum internal noise levels below 50-55dB(A) are unlikely to awaken people from sleep.*
- *One to two noise events per night with maximum internal noise levels of 65-70dB(A) are not likely to affect health and wellbeing significantly.*

6.3 SUMMARISED NOISE EMISSION CRITERIA

Table 6-3 – EPA NPfI Noise Emission Criteria

Receiver	Time Period	Assessment Background Noise Level dB(A) L_{90}	Project Amenity Criteria dB(A) L_{eq}	Intrusiveness Criteria $L_{eq}(15min)$	NPI Criteria for Sleep Disturbance
Residential	Day (7am – 6pm)	38	53	43	N/A
	Evening (6pm – 10pm)	34	43	39	N/A
	Night (10pm – 7am)	30	38	35	40 dB(A)$L_{eq, 15min}$; 52 dB(A)L_{Fmax}

The project noise trigger levels are indicated by the bolded values in the table above.

7 NOISE EMISSION ASSESSMENT

7.1 NOISE FROM MECHANICAL PLANT WITHIN PROPOSED SITE GENERALLY

Detailed plant selection and location has not been undertaken at this stage. Satisfactory levels will be achievable through appropriate plant selection, location and if necessary, standard acoustic treatments such as duct lining, acoustic silencers and enclosures.

Noise emissions from all mechanical services to the closest residential receiver should comply with the requirements of Section 6.

Detailed acoustic review should be undertaken at CC stage to determine acoustic treatments to control noise emissions to satisfactory levels.

7.2 COMMON AREAS

Noise generated by usage of the first-floor and second-floor common areas is assessed in this section.

7.2.1 Combined Patron and Music Noise

The main noise source within the common areas is predominately background music and patrons talking. It is assumed that the operation of the common area would only operate during daytime hours of 7am-10pm.

The combined internal noise from background music and patrons talking has been predicted to the nearest receivers. The noise level predicted at each receiver is based on an internal Sound Pressure Level of up to 70dB(A)₁₀ and that the acoustic recommendations detailed in section 7.5 are implemented and observed.

Table 7-1 – L₁₀ Sound Power Level of Background Music & Speech

Music Type	Sound Pressure Level dB(A) L₁₀
Music and Speech	Up to 70 dB(A)

7.2.2 Predicted Noise Levels to Nearby Receivers – Common Areas

Table 7-2 – Predicted Noise Levels to Nearby Receivers (Common Areas)

Receiver	Time of Day	Predicted Noise Level dB(A) $L_{eq}(15 \text{ min})$	Noise Emission Criteria dB(A) $L_{eq}(15 \text{ min})$	Comments
R1*	Day (7am – 6pm)	43	43	Predicted Noise Levels Achieve Noise Emission Requirements
	Evening (6pm – 10pm)	≤35	39	
R2*	Day (7am – 6pm)	42	43	
	Evening (6pm – 10pm)	≤35	39	

*If noise emissions from the usage of the common areas comply at the nearest receivers being Receiver 1 and Receiver 2, noise emissions will also be satisfactory at all remaining receiving locations.

7.3 ON-GRADE CARPARK

7.4 VEHICLE NOISE

Noise created by vehicles manoeuvring within the on-grade car park is associated with patron vehicles and motorcycles.

As no detailed information has been provided to this office relating to vehicle/motorcycle movements from within the proposed on-grade carpark, noise from the operation of the car park has been determined based on the assumption that 7 vehicles and 3 motorcycles, being half of the allocated parking spaces for both cars and motorbikes would arrive or depart from the on-grade carpark within a 15-minute period during the night-time, being the most stringent period.

In addition to the above, the calculations have been conducted on the following assumptions:

- Vehicle Sound Power Levels (SWL) are as follows:
 - 84 dB(A) for a car engine, idling/driving at 5km/h.
 - 89dB(A) for a motorcycle engine, idling/driving at 5km/h.
 - Door slamming 91 dB(A) $L_{max, F}$.

7.4.1 Predicted On-Grade Carpark Noise Levels

Noise predictions have been carried out based on the assumptions detailed in section 7.4 above and the predicted noise levels are presented in the table below:

Table 7-3 - Predicted Car Park Noise Levels

Receiver	Predicted Noise Level	Criteria	Comply ?
Receiver 1	34 dB(A) _{Leq, 15min} 52 dB(A) _{L_{max}, F}	Day – 43 dB(A) _{Leq, 15min} Evening - 39 dB(A) _{Leq, 15min}	Yes
Receiver 2	34 dB(A) _{Leq, 15min} 51 dB(A) _{L_{max}, F}	Night – 35 dB(A) _{Leq, 15min} ; and 52 dB(A) _{L_{max}, F}	Yes

*If noise emissions from the on-grade carpark comply at the nearest receivers being Receiver 1 and Receiver 2, noise emissions will also be satisfactory at all remaining receiving locations.

7.5 RECOMMENDATIONS

Noise emissions from operation of project site has been analysed and the following acoustic treatments are recommended to ensure that the external noise emissions comply with the criteria in Section 6. Noise emission from plant service project site shall be carried out at CC stage to ensure that the overall noise emission satisfy the requirements in Section 6.

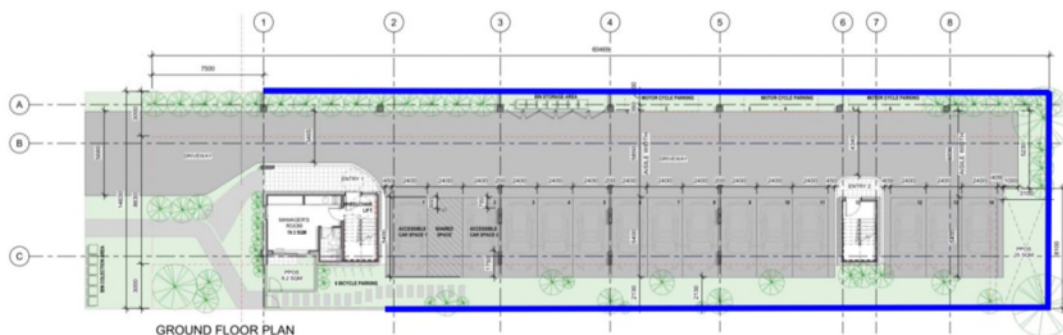
First Floor and Second Floor Common Areas

- Combined internal noise levels from patrons and music is to be limited to 70 dB(A) L₁₀ sound pressure level.
- Speakers are to be vibration isolated by NRD mounts or equal.
- The common areas should only operate during daytime hours of 7am-6pm and evening time 6pm-10pm.
- Management controls shall be implemented to minimise noise levels from usage of the common areas.
- The common area should not be used during the night-time between the hours of 10pm to 7am.
- External windows and doors are to be closed after 6pm.

Ground Floor On-Grade Carpark

The proposed 1.8m high fence situated along the northern, southern and eastern boundaries of the project site should be a solid construction/lapped and capped, constructed from either 9mm thick fibre cement sheeting, 18mm thick plywood, 0.5mm colourbond or equal with all gaps sealed. See below for a mark-up of the nominated acoustic barrier.

— = 1.8m high solid acoustic barrier



8 INTERNAL NOISE ISOLATION AND ACOUSTIC SEPARATION

The following acoustic isolation is required by the current NCC Building Code of Australia:

8.1 FLOORS

BCA Clause F5.4a: Floors separating sole-occupancy units or a sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like will be required to have a Weighted Sound Reduction Index + Traffic Noise Spectrum Adaptation Term (abbreviated as R_w+C_{tr}) of not less than 50.

8.1.1 Tiled/Timber Floors

BCA Clause F5.4a: Hard floors including floors with a timber or tiled finish) separating sole-occupancy units or a sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like will be required to have an L_{ntw} of no more than 62.

8.2 INTERTENANCY WALL

BCA Clause F5.5a(i): Walls separating sole occupancy units will be required to have a Weighted Sound Reduction Index + Traffic Noise Spectrum Adaptation Term (abbreviated as R_w+C_{tr}) of not less than 50.

8.2.1 Intertenancy Wall between Wet and Habitable Areas

BCA Clause F5.5a(i & iii): Walls separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from habitable room (other than a kitchen) in an adjoining unit will be required to have a Weighted Sound Reduction Index + Traffic Noise Spectrum Adaptation Term (abbreviated as R_w+C_{tr}) of not less than 50 and be of discontinuous construction.

8.2.2 For Stairway, Public Corridor, Public Lobby, etc – BCA Clause F5.5a (ii)

BCA Clause F5.5a (ii & iii): Walls separating sole occupancy units from a plant room, lift shaft, stairway, public corridor, public lobby or the like will be required to have a Weighted Sound Reduction Index (abbreviated as R_w) of not less than 50. In addition, walls separating sole occupancy units from a plant room or lift shaft are required to be of discontinuous construction.

8.2.3 Intertenancy Wall/Roof Junction

BCA Clause F5.5e & f: Walls systems required to achieve a BCA criterion with a roof or floor located above are to:

- i) Continue to the underside of the floor/roof above or*
- ii) Provide a ceiling to maintain the wall system required BCA criteria.*

8.3 TREATMENT OF ENTRY DOORS

BCA Clause F5.5b: For a door assembly located in a wall that separates a sole-occupancy unit from a stairway, public corridor or the like, will be required to have an R_w of not less than 30. For a door assembly located in a wall that separates 2 dwellings, it will be required to have an R_w+C_{tr} of not less than 50.

8.4 WASTE, STORMWATER AND DOMESTIC SUPPLY PIPING

BCA Clause F5.6: Ducts, Hot and Cold Domestic Water, Stormwater, Soil and Waste pipes which serves or passes through more than one sole occupancy unit must be separated from habitable rooms (other than a kitchen) in any other sole occupancy units by a Weighted Sound Reduction Index + Traffic Noise Spectrum Adaptation Term (abbreviated as R_w+C_{tr}) of not less than 40 if it is adjacent to a habitable room, and R_w+C_{tr} 25 if it is adjacent to a wet area (bathroom, laundry, etc.) or kitchen.

8.5 MECHANICAL SERVICE DUCTING

BCA Clause F5.6: Ducts, Hot and Cold Domestic Water, Stormwater, Soil and Waste pipes which serves or passes through more than one sole occupancy unit must be separated from habitable rooms (other than a kitchen) in any other sole occupancy units by a Weighted Sound Reduction Index + Traffic Noise Spectrum Adaptation Term (abbreviated as R_w+C_{tr}) of not less than 40 if it is adjacent to a habitable room, and R_w+C_{tr} 25 if it is adjacent to a wet area (bathroom, laundry, etc.) or kitchen.

8.6 SOUND ISOLATION OF PUMPS

BCA Clause F5.7: For all pumps a flexible coupling must be used at the point of connection between the service pipes in a building and any circulating pumps or other pump.

8.7 ACOUSTIC RECOMMENDATIONS

Detailed acoustic design for the walls, floors, risers and mechanical systems will be carried out at CC stage to ensure that the internal noise isolation satisfy the requirements detailed above.

10 CONCLUSION

This report presents an acoustic assessment of noise impacts associated with the proposed boarding house development to be located at 2 Ross Road, Queanbeyan.

Provided that the recommendations presented in this report are adopted, internal noise levels for the development will comply with the acoustic requirements of the following documents:

- Queanbeyan Development Control Plan 2012;
- Australian Standard AS/NZS 3671:1989 'Acoustics—Road traffic noise intrusion—Building siting and Construction'; and
- Australian Standard AS2107:2016 – '*Recommended Design Sound Levels and Reverberation Times for Building Interiors.*'

External noise emissions criteria have been established in this report to satisfy the requirements from the following documents:

- Queanbeyan Development Control Plan 2012; and
- NSW Department of Environment and Heritage, Environmental Protection Authority document – '*Noise Policy for Industry*' (NPI) 2017.

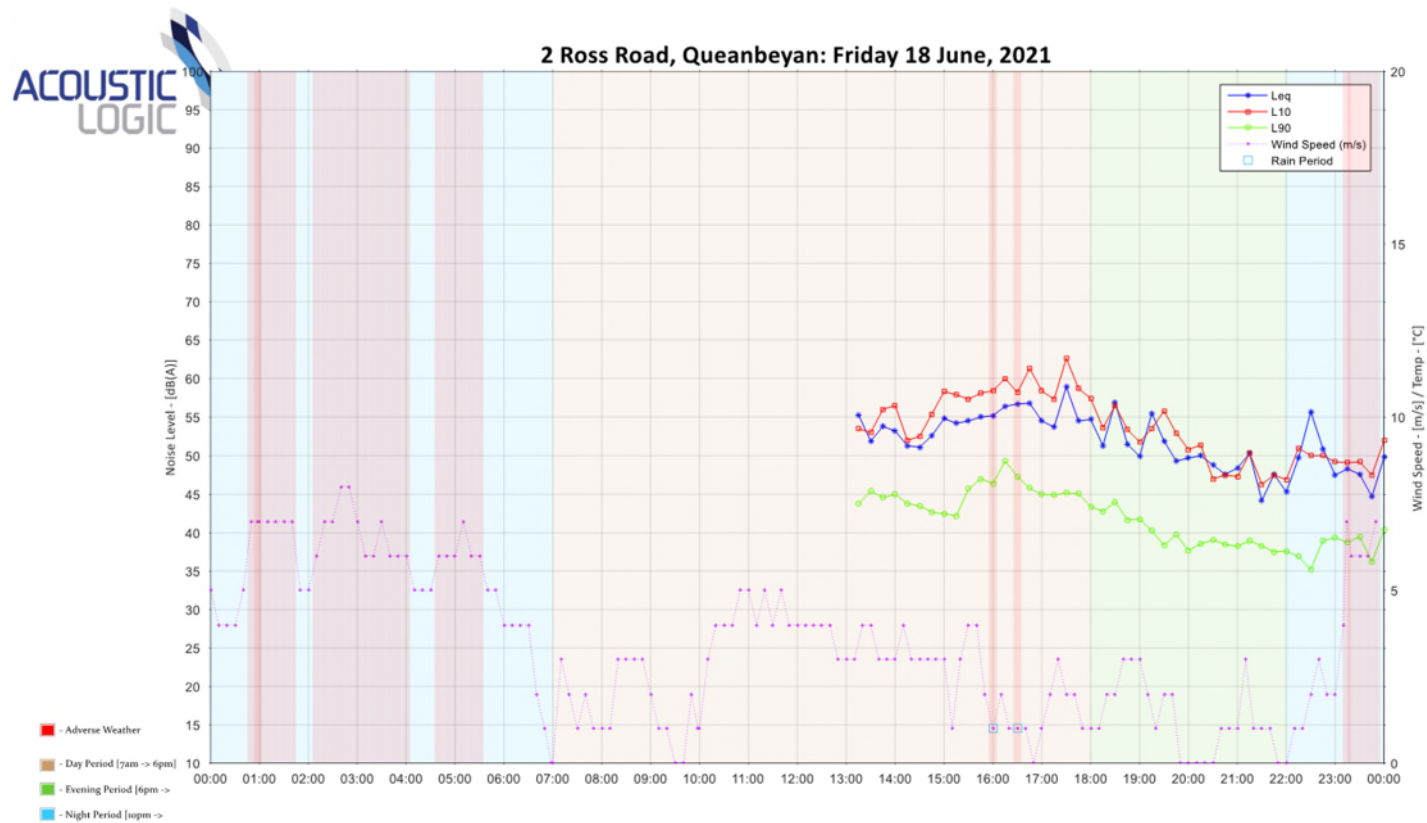
We trust this information is satisfactory. Please contact us should you have any further queries.

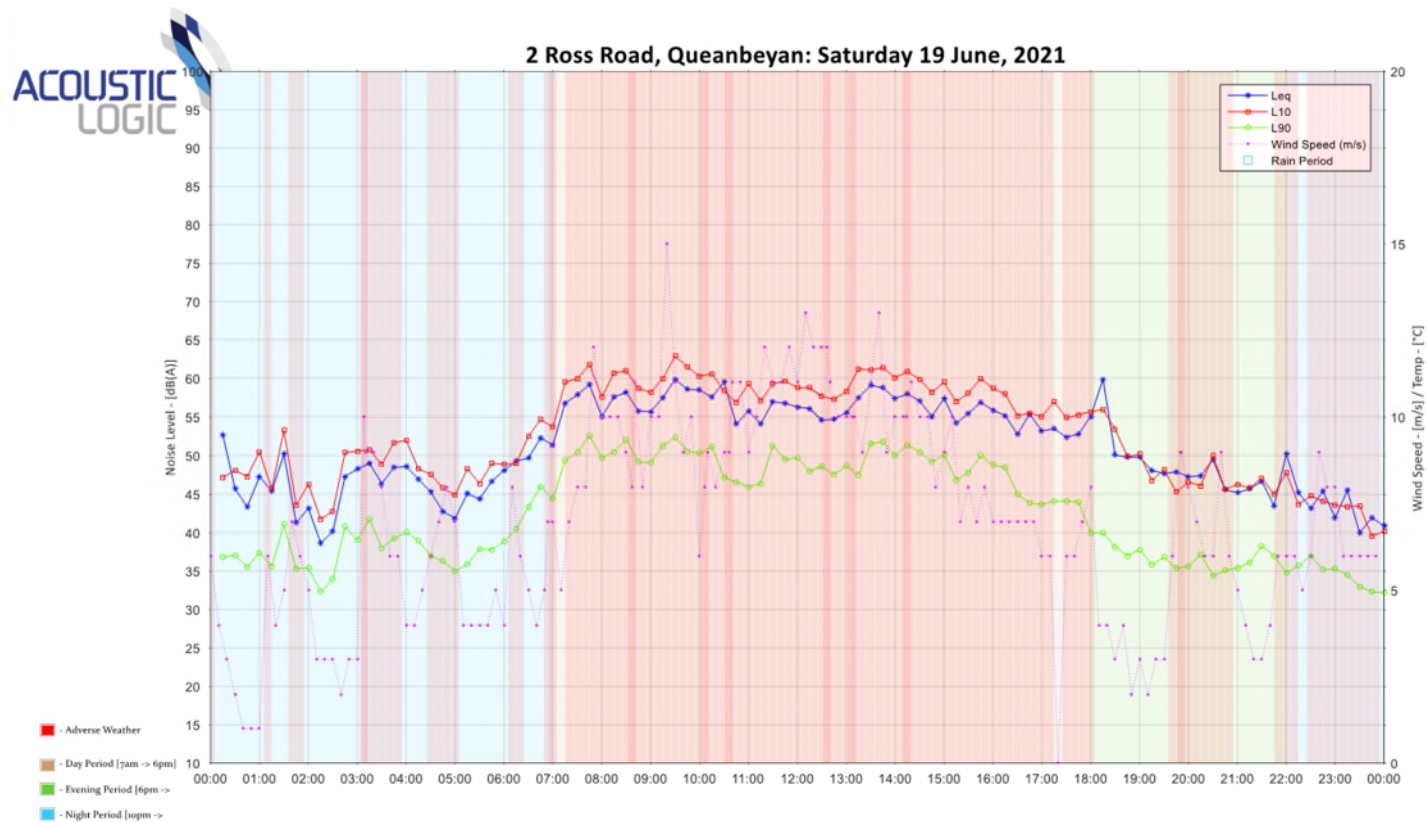
Yours faithfully,

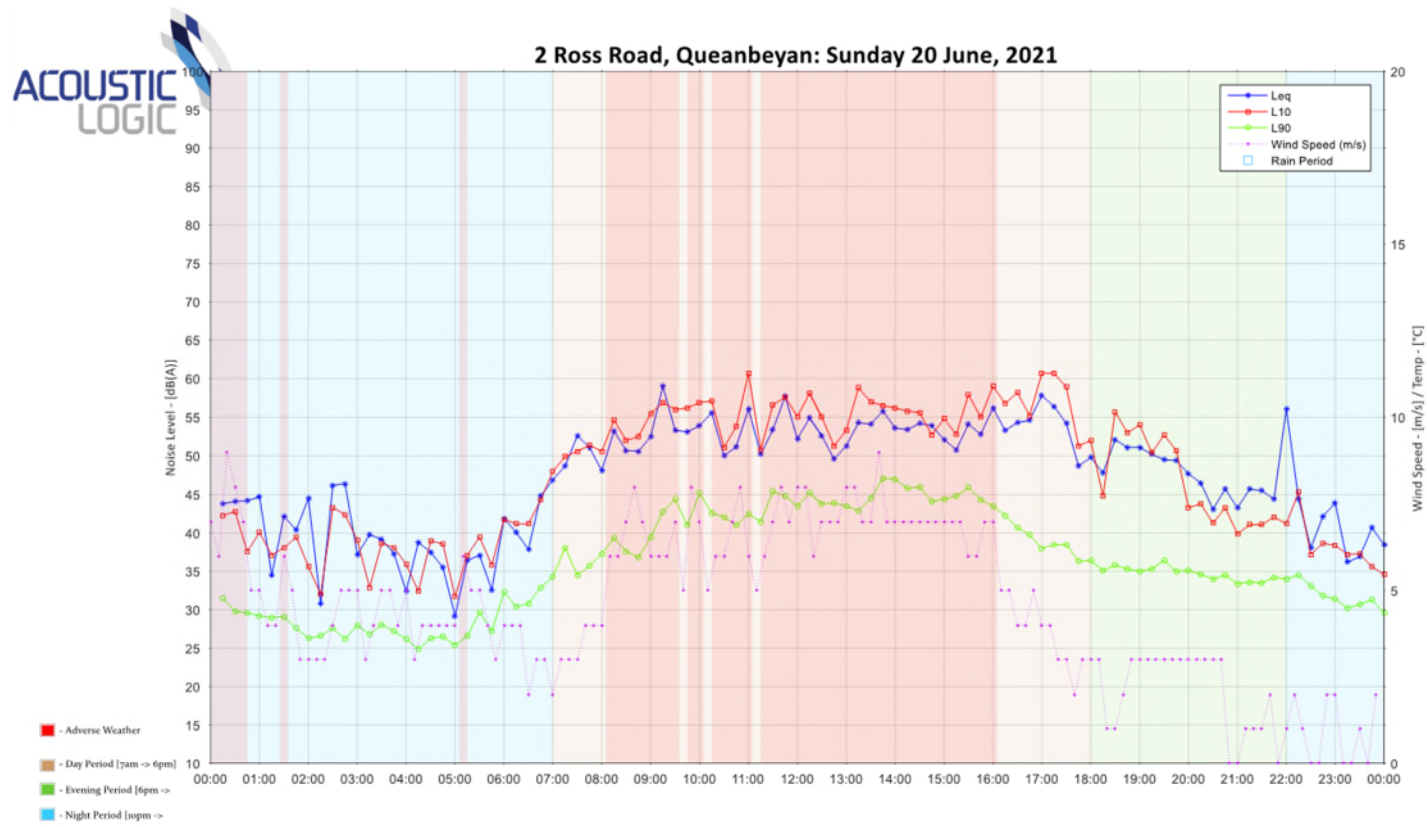


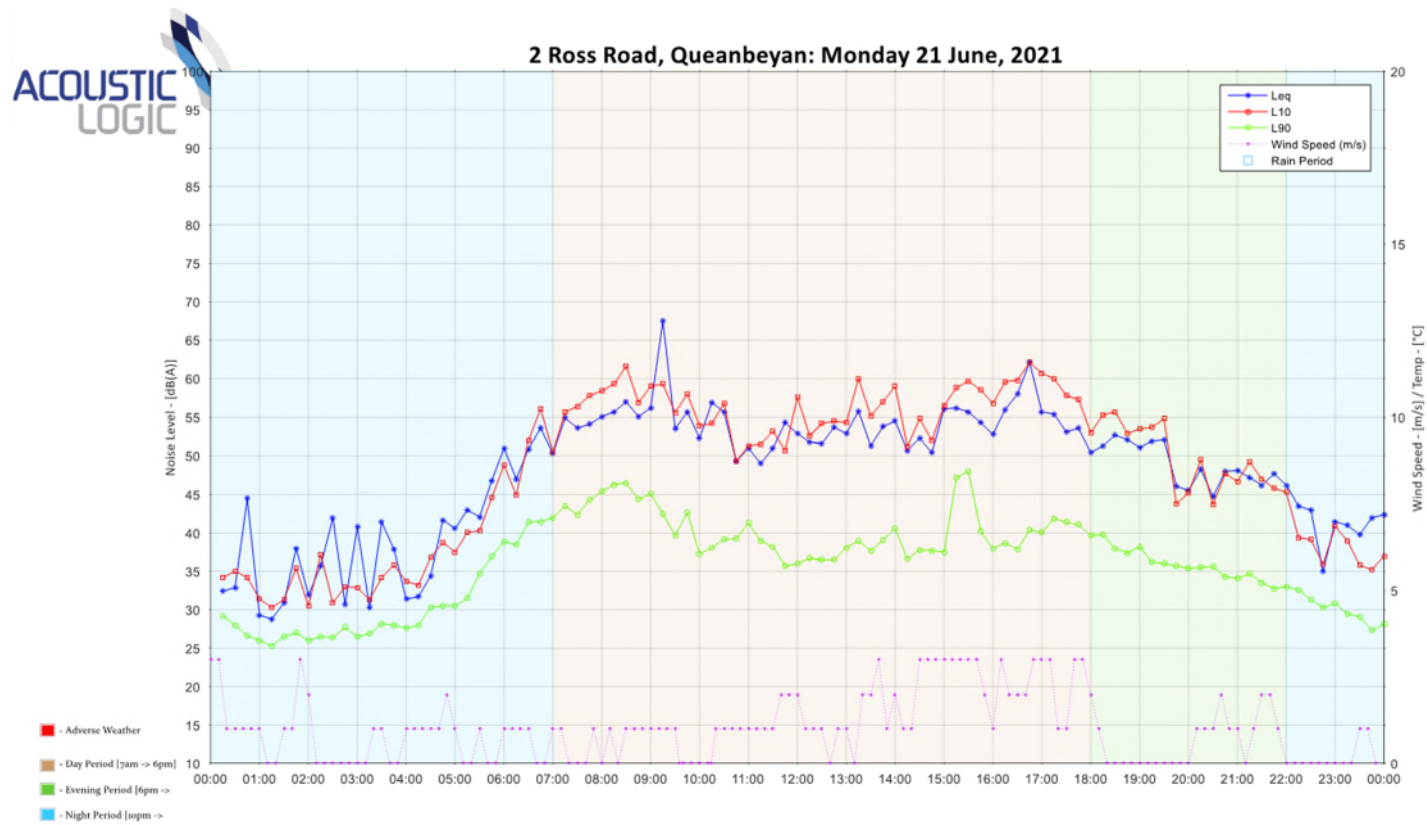
Acoustic Logic Pty Ltd
Shane Nichols

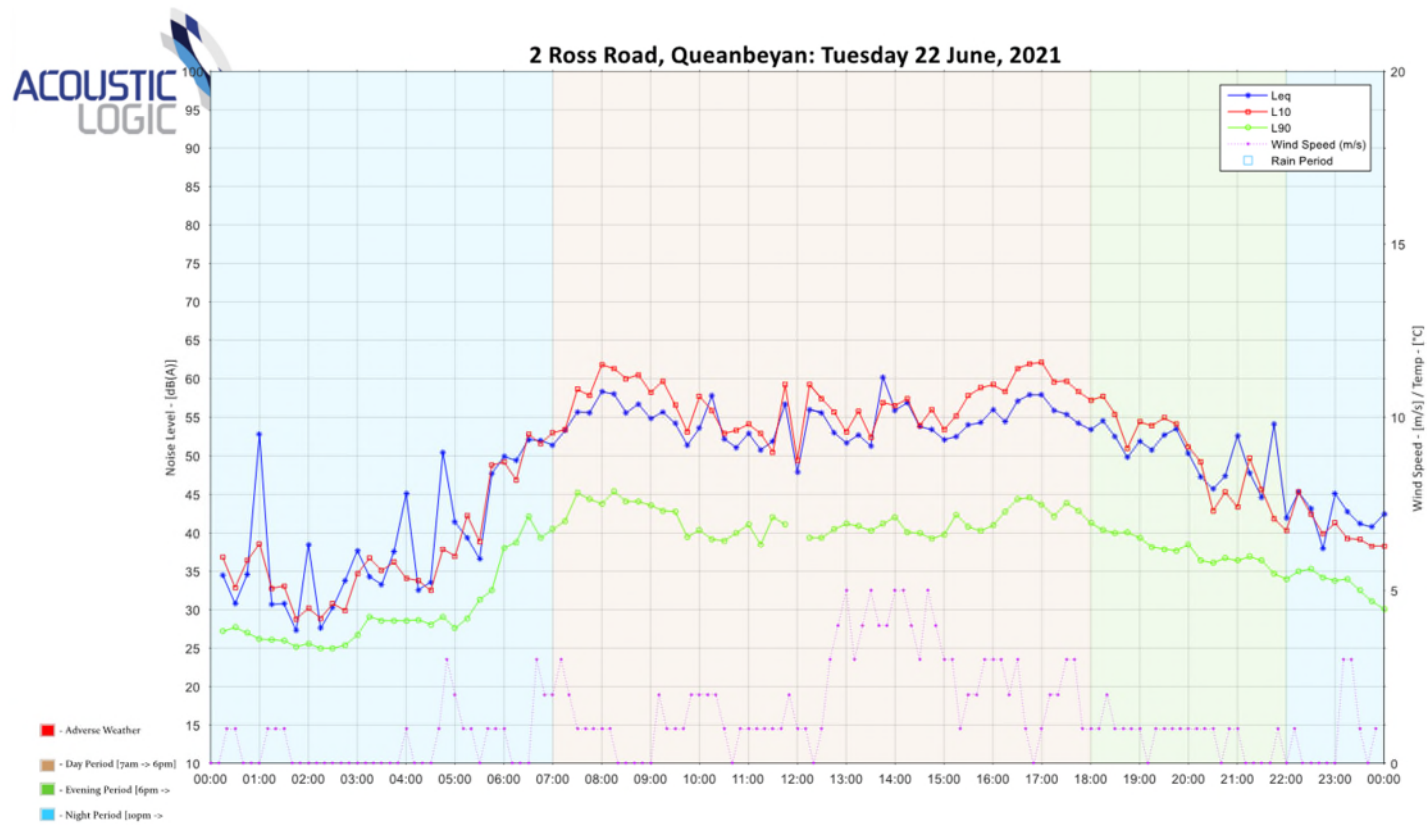
APPENDIX A – UNATTENDED NOISE MONITORING DATA

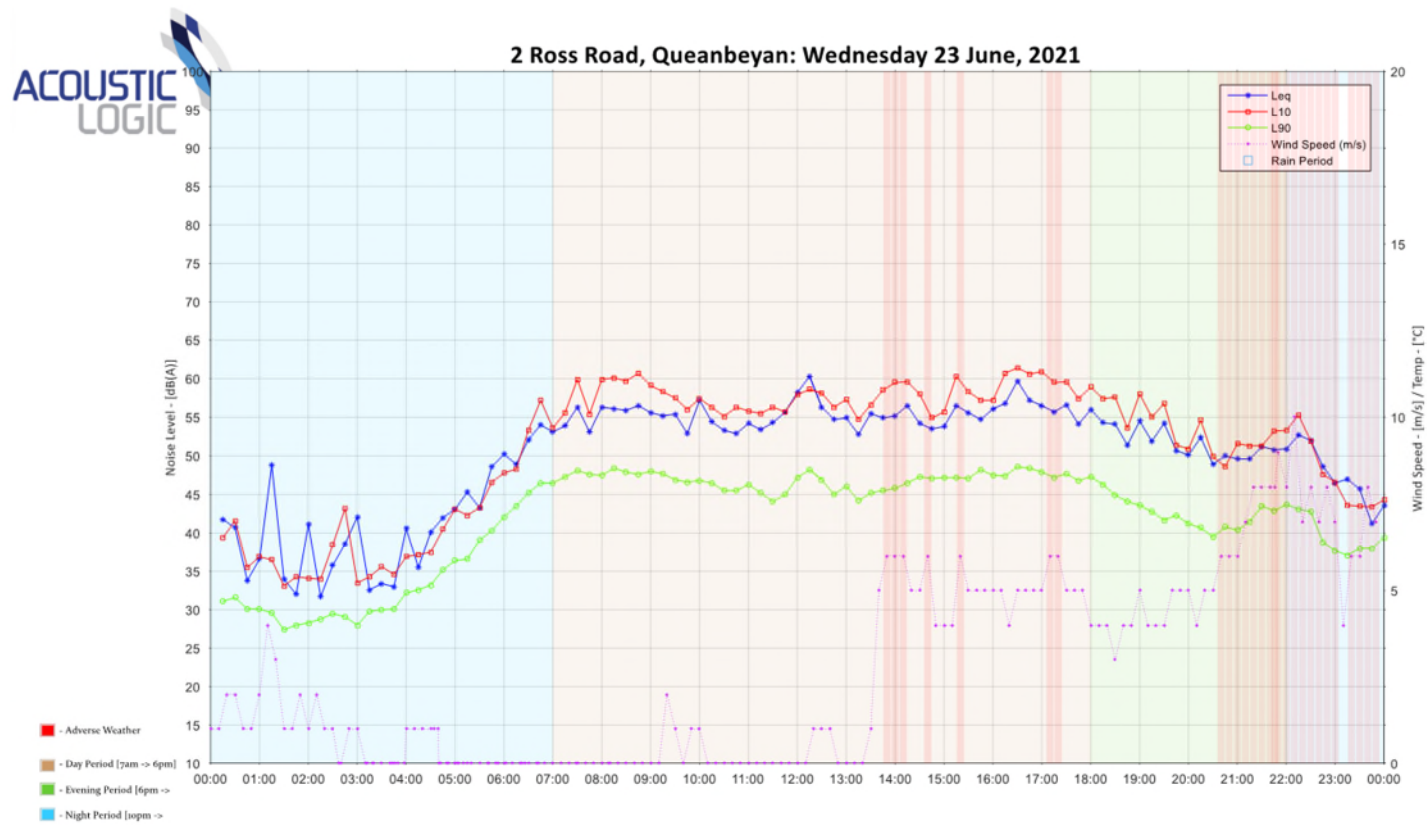


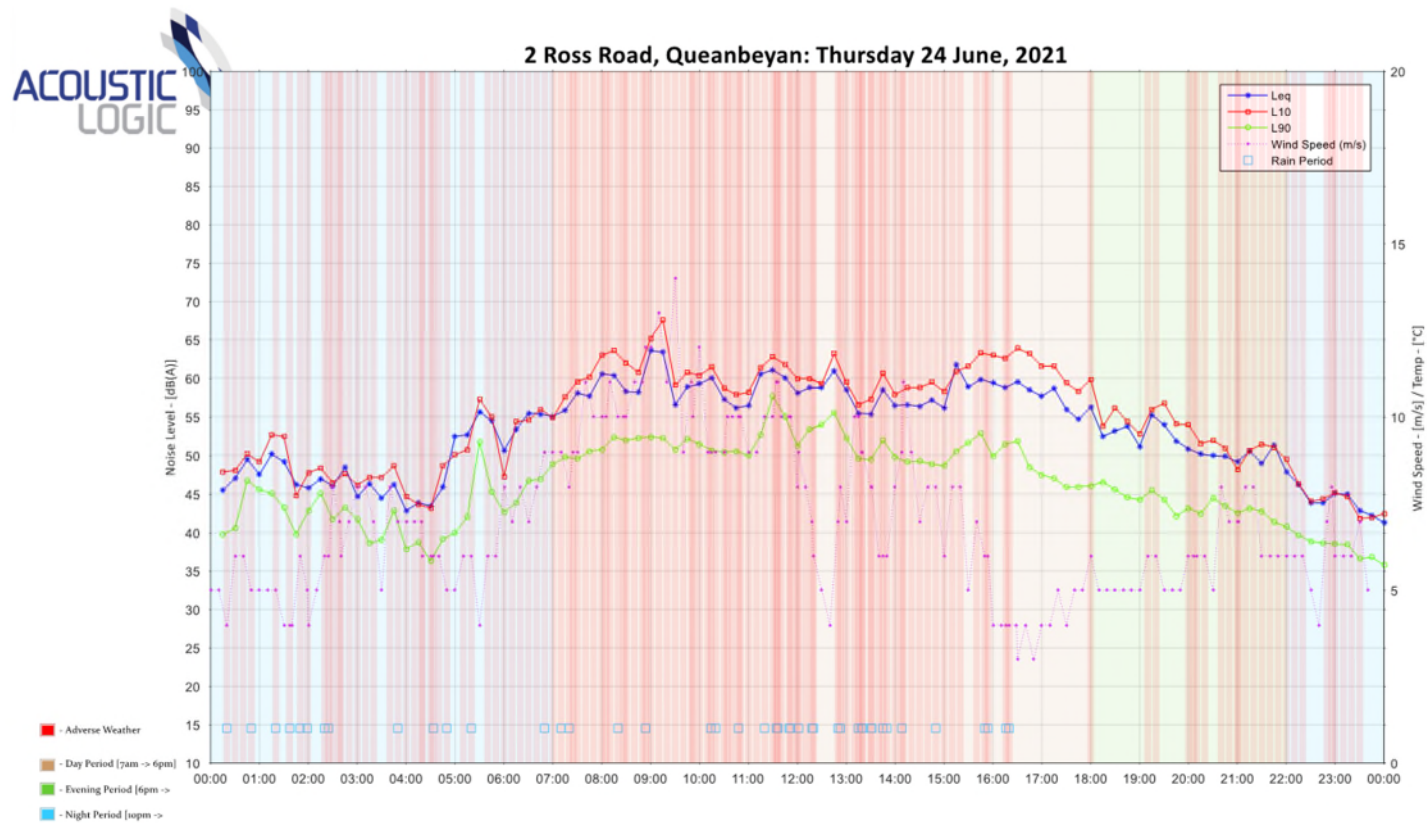


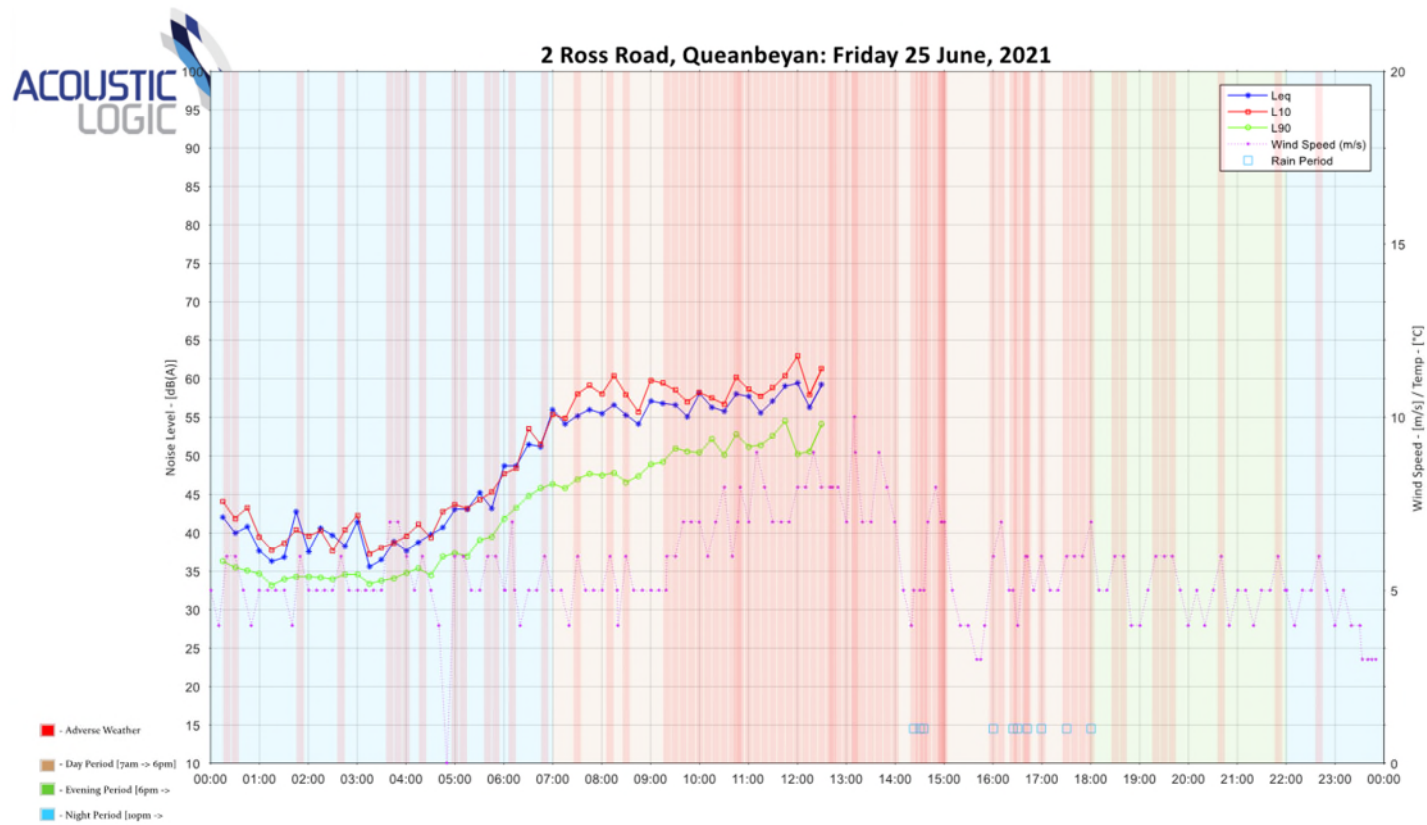












QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 7 DA.2021.1453 - TRAFFIC REPORT - BOARDING HOUSE - 2
ROSS ROAD, QUEANBEYAN

Amber Organisation

www.amber.org.au

+61 432 022 363



Gilbert Melgar
9/6 Ray Road
Epping NSW 2121

Ref: 197
25 June 2021

Issued via email: graglem@gmail.com

Dear Gilbert

**Boarding House Development - 2 Ross Road, Queanbeyan
Traffic Assessment**

Amber has been asked to review the traffic and parking matters of the proposed boarding house development located at 2 Ross Road, Queanbeyan. The proposal involves the construction of a three-storey building which accommodates 25 boarding rooms and a manager's room on the ground floor. Resident and staff car parking is proposed within the ground floor car park which is accessed via a double-width crossover to Ross Road.

1. Site and Surrounds

1.1 Site Location

The site is located on the eastern side of Ross Road, Queanbeyan, approximately 170 metres north of Uriarra Road. The site is zoned R4 - High Density Residential, with the surrounding land use being residential and the Queanbeyan town centre being located approximately 600 metres southeast of the site.

The site is rectangular and has a frontage to Ross Road of 14.8 metres and a length of 65.1 metres, for an overall site area of 963.5 square metres. The site is currently occupied by a detached dwelling with access to the site provided via a single-width crossover in the north-western corner of the site.

1.2 Road Network

Ross Road is a municipal local road that runs in a north-south alignment between Henderson Road and Fergus Road. It has a carriageway width of approximately 11 metres which accommodates two-way vehicle movement and unrestricted kerbside parallel parking on both sides of the road. A footpath is provided on the western side of the road within the vicinity of the site, and it has a speed limit of 50km/hr.

1.3 Public Transport

The site has excellent access to the public transport network principally via the Queanbeyan Train Station located 200 metres northeast of the site. The site also has access to the following bus routes which operate along Uriarra Road:

- Route 830 - Canberra City Centre to Queanbeyan Interchange via Russell & Kingston.



- Route 831 - Queanbeyan Interchange to Woden Interchange via Fyshwick.
- Route 834 - Queanbeyan Interchange to Brindabella Business Park (Loop Service).

The public transport facilities provide users of the site an alternative transport mode to reduce the reliance on private motor vehicle use.

2. The Proposal

It is proposed to construct a three-storey boarding house at 2 Ross Road, Queanbeyan. The proposal involves the construction of 25 boarding rooms, including 2 disabled rooms, 2 adaptable rooms, and a manager's room on the ground floor. The site is proposed to be operated by a manager who resides on-site.

A total of 14 parking spaces, including 2 disabled spaces, are provided within the ground floor car park to accommodate the resident and staff parking demand. Access to the site is proposed via a new double-width crossover to Ross Road, with a passing area provided at the entrance to the site.

A total of 7 bicycle parking spaces are proposed within a 'Cora Expo' type bicycle parking, and 6 motorcycle spaces are proposed on the northern side of the car park.

A refuse and recycling bin area is provided on the northern side of the car park, with waste proposed to be collected via the Ross Road kerbside by a private waste contractor.

3. Parking Requirement

Clause 29(2)(e) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* states that a consent authority must not refuse consent for a boarding house if:

- At least 0.5 parking spaces are provided for each boarding room, and
- Not more than 1 parking space is provided for each person employed in connection with the development and who is a resident on-site.

The site is proposed to be provided with 24 boarding rooms and 1 manager's room on the ground floor. The site is proposed to be operated by a manager who resides on-site. As such, the consent authority can not refuse consent if the site provides 12 parking spaces for residents and 1 parking space for the manager (13 spaces total). As 14 parking spaces are proposed on-site the amount of car parking complies with the requirements of *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

4. Car Park Layout

4.1 Car Parking Layout

A total of 14 parking spaces, including 2 disabled spaces, are provided within the ground floor car park to accommodate the resident and staff parking demand. Access to the site is proposed via a new double-width crossover to Ross Road, with a passing area provided at the entrance to the site. An assessment of the site layout against the requirements of the Development Control Plan and AS/NZS 2890.1:2004 is provided below:

- The accessway has a minimum width of 3.4 metres which exceeds the requirement of 3.0 metres for a single lane.
- A passing area has been provided at the entrance to the site which measures 5.7 metres wide by 7.7 metres long and allows two vehicles to pass at the site frontage.



- A pedestrian sight splay is provided on the southern side of the access measuring 2.5 metres into the site and 2.0 metres along the site frontage.
- A minimum height clearance in excess of 2.5 metres is provided within the car parking area.
- The regular parking spaces have a width of 2.5 metres and a length of 5.4 metres, accessed via 5.8 metre wide aisle, which meets the dimensional requirements for regular users.
- Two disabled parking spaces have been provided with a width of 2.4 metres and a length of 5.4 metres. A shared area with the same dimensions and a central bollard has been provided between the spaces in accordance with AS/NZS 2890.6-2009.
- Columns have been provided in accordance with Figure 5.2 of AS/NZS 2890.1:2004.
- A blind aisle extension of 1.4 metres has been provided.
- All vehicles are able to enter and exit the site in a forward direction.

A swept path assessment has been prepared using the software package AutoTurn for a B85 (85th percentile vehicle) to ensure vehicles are able to access the parking areas. The assessment is provided within Appendix A and demonstrates all parking spaces can be accessed in accordance with the requirements of AS/NZS 2890.1:2004 which specifies that three-point turn movements to enter and exit parking spaces are permitted for regular users.

A swept path assessment was also undertaken for the passing facility at the entrance to the site for a B99 (99.8th percentile) vehicle which demonstrates two vehicles are able to pass at the site frontage.

The assessment indicates that the car park layout has been designed appropriately and in accordance with the dimensional requirements of the Development Control Plan and AS/NZS 2890.1:2004.

5. Bicycle Parking

A total of 7 bicycle parking spaces are proposed within a Cora Expo type bicycle parking (refer Appendix B for the design specifications), and 6 motorcycle spaces are proposed on the northern side of the car park. The facilities have been designed in accordance with AS 2890.3-2015 and AS/NZS 2890.1:2004 respectively. Further, it is considered that the proposed bicycle and motorcycle parking provision is appropriate for the size of the development.

6. Loading

A refuse and recycling area is provided to the north of the car park with waste expected to be collected by private waste collection services via Ross Road. Accordingly, the proposed loading arrangements for the site are concluded to be suitable.

7. Traffic Assessment

The site is proposed to accommodate a total of 14 parking spaces. Assuming each parking space generates one vehicle movement in each of the peak hours the site is conservatively estimated to generate up to 14 vehicle movements per hour. The vehicle movements are expected to primarily be away from the site in the morning peak and to the site in the evening peak.

The road network is able to readily accommodate the expected increase in traffic during peak times (approximately 1 vehicle every 4 minutes) and is not expected to create any adverse impact on traffic operation of the surrounding road network, with vehicles able to travel north or south on Ross Road.



8. Conclusion

Amber has been asked to review the traffic and parking matters of the proposed boarding house located at 2 Ross Road, Queanbeyan. The proposal involves the construction of 24 rooms and a manager's room. A total of 14 parking spaces are provided within the ground floor car park for use by staff and residents which connects with Ross Road. Based on the above assessment, the following conclusions are provided:

- The consent authority is not allowed to refuse consent for the development given the parking provision as outlined within State Environmental Planning Policy (Affordable Rental Housing) 2009;
- The proposed car parking and access arrangements have been suitably designed and are in accordance with the Development Control Plan and AS/NZS 2890.1:2004;
- A total of 7 bicycle parking spaces are proposed adjacent to the managers room, and 6 motorcycle spaces are proposed on the northern side of the car park. The proposed bicycle and motorcycle parking provision is appropriate for the size of the development; and
- The site is estimated to generate 14 vehicle movements during the peak hour which can be readily accommodate on the surrounding road network.

Therefore, it is concluded that the traffic and parking aspects of the proposed development are satisfactory, and the development will have a negligible impact on the surrounding environment.

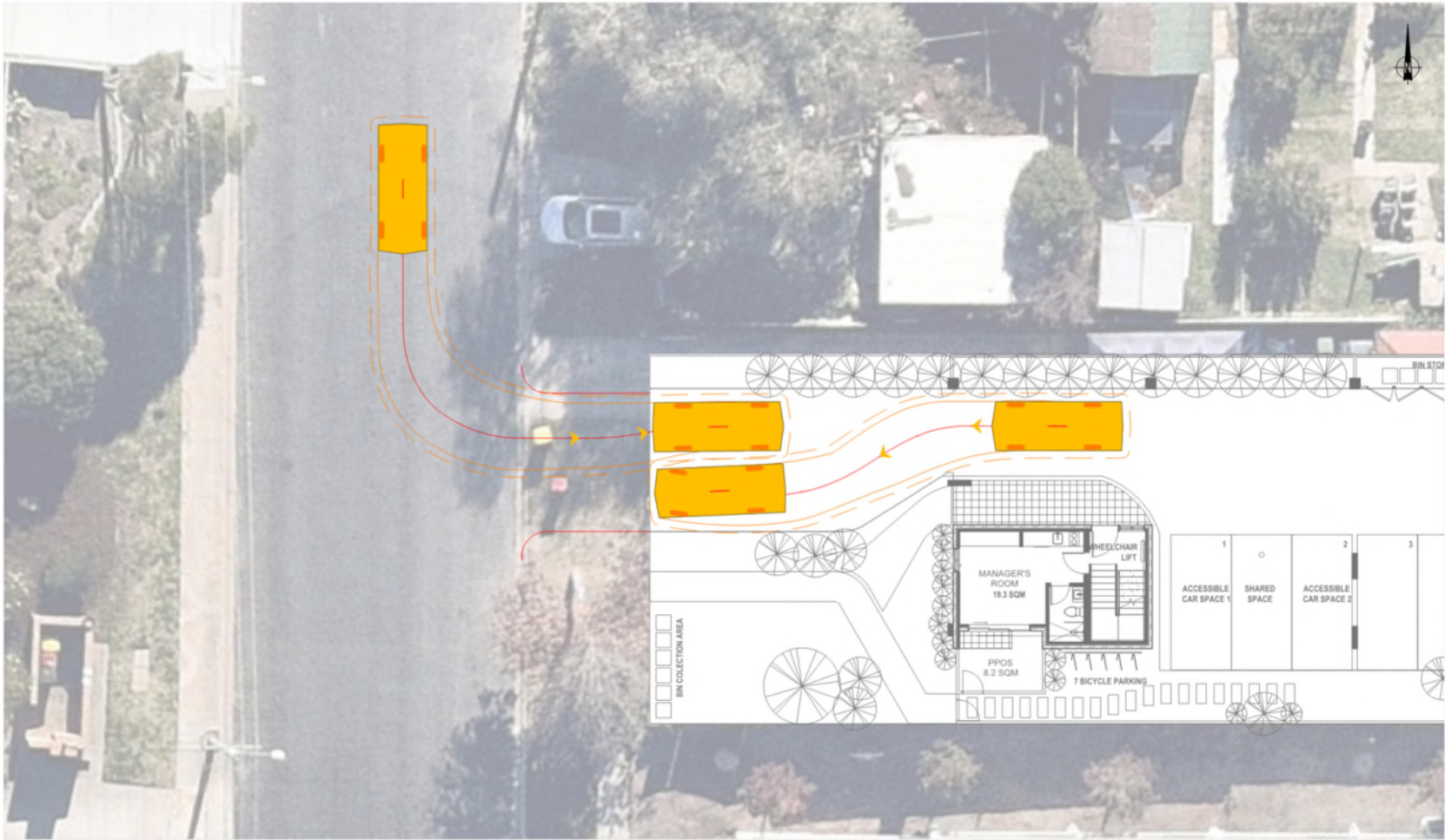
If you have any questions please feel free to contact the undersigned.

Yours sincerely
Amber Organisation

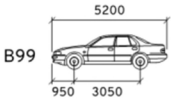
Michael Willson
Director

Appendix A

Swept Path Assessment



Vehicle Envelope
300mm Clearance



Width : 1940 mm
Track : 1840 mm
Lock to Lock : 6.0s
Steering Angle : 33.9

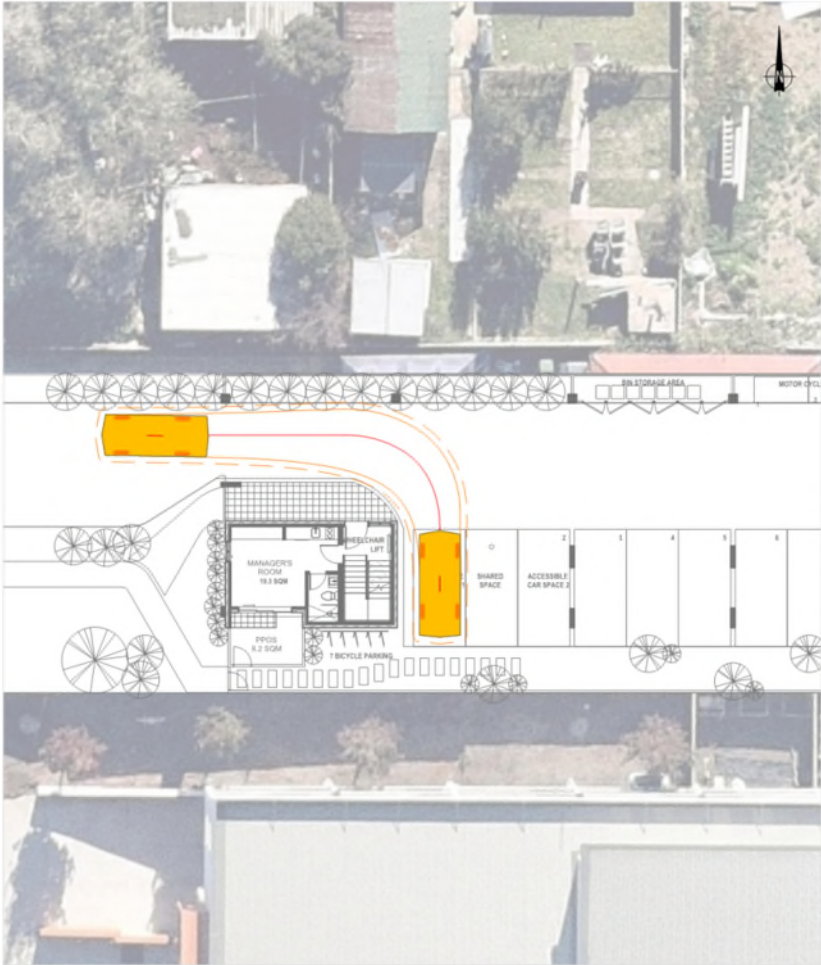
Boarding House
2 Ross Road, Queanbeyan
Swept Path Assessment

DRAWN: MW
DATE: 25/06/2021
SCALE: 1:150 @ A3
DWG NO: 197-S01C





Vehicle Entry Manoeuvre



Vehicle Exit Manoeuvre

Vehicle Envelope	4910	mm
300mm Clearance	B85	Width : 1870
		Track : 1770
		Lock to Lock : 6.0s
		Steering Angle : 34.1
		Height : 2100

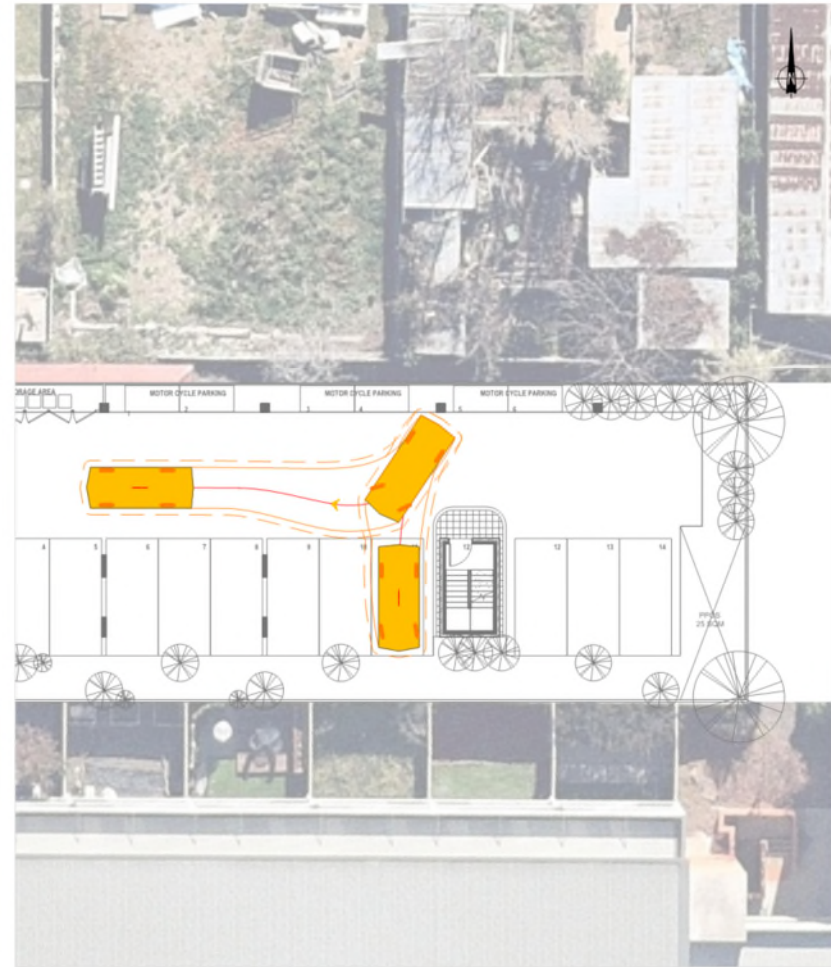
Boarding House
2 Ross Road, Queanbeyan
Swept Path Assessment

DRAWN: MW
DATE: 25/06/2021
SCALE: 1:200 @ A3
DWG NO: 197-S01C

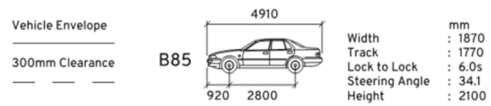




Vehicle Entry Manoeuvre



Vehicle Exit Manoeuvre



Boarding House
2 Ross Road, Queanbeyan
Swept Path Assessment

DRAWN: MW
DATE: 25/06/2021
SCALE: 1:200 @ A3
DWG NO: 197-S01C





Vehicle Entry Manoeuvre



Vehicle Exit Manoeuvre

Vehicle Envelope		Width : 1870 Track : 1770 Lock to Lock : 6.0s Steering Angle : 34.1 Height : 2100
300mm Clearance		

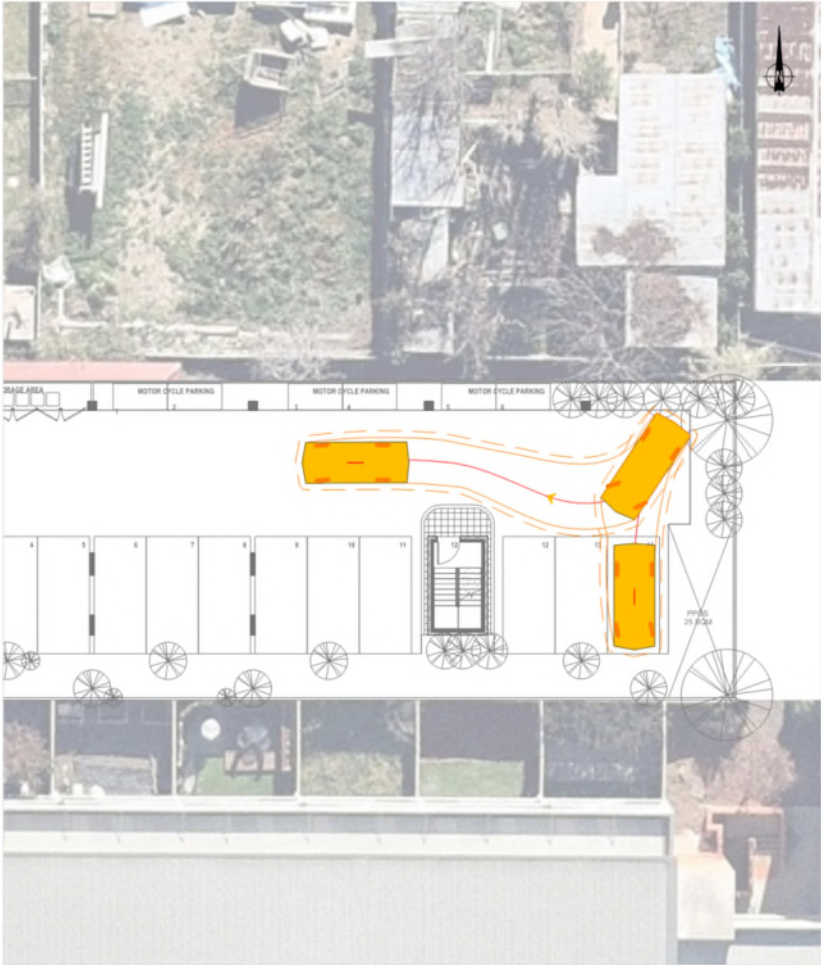
Boarding House
2 Ross Road, Queanbeyan
Swept Path Assessment

DRAWN: MW
DATE: 25/06/2021
SCALE: 1:200 @ A3
DWG NO: 197-S01C





Vehicle Entry Manoeuvre



Vehicle Exit Manoeuvre

Vehicle Envelope	4910	Width	mm
300mm Clearance	B85	Track	: 1870
		Lock to Lock	: 1770
		Steering Angle	: 6.0s
		Height	: 34.1
			: 2100

Boarding House
2 Ross Road, Queanbeyan
Swept Path Assessment

DRAWN: MW
DATE: 25/06/2021
SCALE: 1:200 @ A3
DWG NO: 197-S01C





Appendix B

Bicycle Parking Specifications

CORA BIKE RACK

PRODUCT SPECIFICATION SHEET



EXPO 7510

MULTIPLE BIKE RACK

The Cora Expo Series is the proven solution where multiple bicycle parking spaces are required. As Australia's most popular bike rack design, the Expo 7510 offers an attractive, secure and versatile facility that offers a compact spacing option for maximum capacity. The Expo Series are designed for ease of use and installation, can be installed for single or double sided access, and can be used for indoor and outdoor applications.



Capacity

- Single side access - 5 bikes across inside bays and 1 bike on each outside end = 7 spaces
- Double sided access - 1 bike in each alternating bay, from each side, and 1 bike on each outside end = 10 spaces

Construction

- Heavy duty high quality steel or 316 stainless steel
- Mainframe 60.3 OD x 3.2 MD. Hangers 20mm round bar

Fixings

- 2 x M10 x 125mm stainless steel anchor bolts with tamper resistant fasteners supplied

Finishes

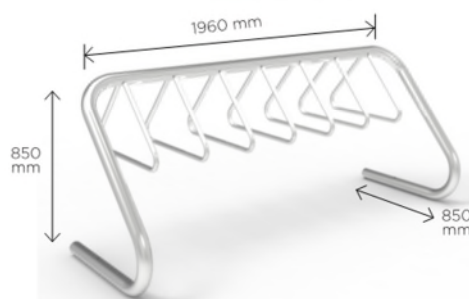
- In Stock - Galvanised
- In Stock - 316 Stainless Steel with Electropolish
- Option - 304 Stainless Steel
- Option - Colour Powder Coat (Cora standard colour range)

Assembly

- Supplied fully welded and assembled

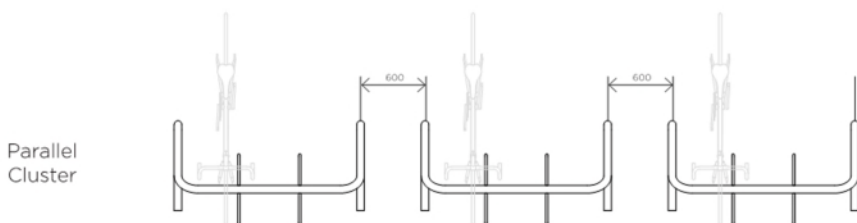
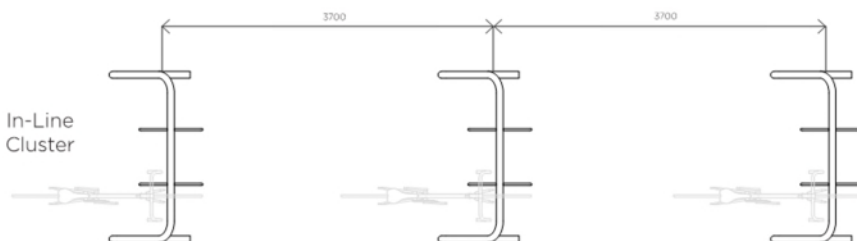
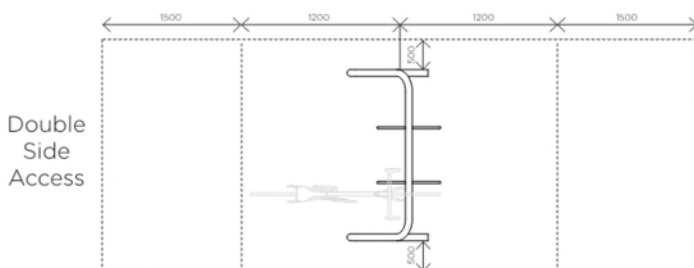
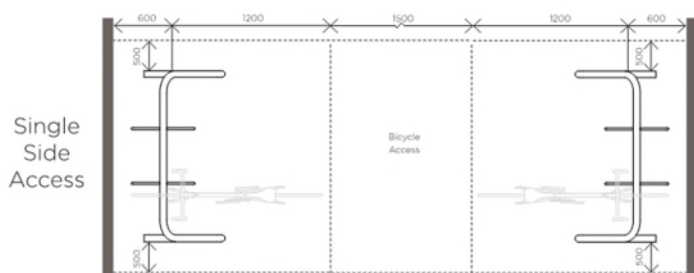
Compliance

- Rack is AS2890.3 (1993) compliant



CORA BIKE RACK

PRODUCT SPECIFICATION SHEET



To comply with AS2890.3
(1993) Expo 7510 rack
should be mounted with the
spacings shown.

For specific assembly and
installation instructions
relating to Expo 7510 racks,
please refer to individual
instruction information
sheets.

Racks should not be installed,
based on the information on
this sheet alone.



CORA
BIKE RACK

PH 1800 249 878

sales@cora.com.au

www.cora.com.au

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 8 DA.2021.1453 - REDACTED SUBMISSIONS - BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

Re: Proposed construction of “New Generation Boarding House” DA.2021.1453

Dear Belinda McManus,

I would like to herewith register my objections to the proposal in the current format. Allow me to make it clear from the start that, with appropriate revision and modifications, I would be prepared to support an application of this nature next door to where I live. It has to be a significantly lower profile, with fewer rooms, and with allowance for green areas.

There are multiple inconsistencies throughout the proposal. For example, on page 3 of the statement of environmental effects, the developer mentions that the property size is 963.5 square meters. This seems to be the size that the drafting architects were also working from. By contrast, the engineering report at the back of the application states that the total property size is only 879 square meters. This is a significant discrepancy.

Having a three storey building directly against the southern fence line of the proposed property would result in a significant impact on the neighbouring building (New York Apartments) in terms of access to natural light and sun from the north, airflow for natural ventilation, privacy for inhabitants and potentially loss in property values.

The developer states in the summary of the statement of environmental effects that no vegetation will be removed. This is untrue, since eight mature fruiting trees, home and food to assorted native birds and a delight for all residents in the neighbouring property, will be removed for the building to fit, as indicated by the waste management report.

The developer also states that no contamination reports are needed, however in different places in the application it allows for asbestos removal and disposal.

I am concerned that the diversion of the sewers would impact directly on New York Apartments. If significant excavations are undertaken, what plans are in place to mitigate the impact of undermining of the structure. **Has council ordered a dilapidation report?**

I question point 4.7 in the statement of environmental effects. A 14m high building right up against the fence would definitely overshadow the building next door, definitely contribute directly to loss of privacy, and it remains to be seen whether it has a positive economic impact on the area. According to the Property Owners Association of NSW the rental return for landlords of boarding houses is double that of the return for apartments, so the developer stands to gain, but not necessarily the surrounding community.

The developer states that his aim is to generate entry level accommodation for professional people and students. His “true intention behind this proposal is to provide a community...” With up to 46 people onsite at any given time, this community could be susceptible to every

virus and infection going around due to only recycled air through shared AC. Windows have to close at 6pm as per house rules.

The developer states proximity to the railway station as a positive drawcard, however, since the Queanbeyan station is not a metro station, that is a moot point. The three bus services in the area are also not relevant or convenient to TAFE, CIT or the three university campuses in Canberra.

The mental health of the residents would be of serious concern after being boxed into such a small space with minimal access to fresh, natural air and open spaces and institutional "house rules" if they are expected to complete online learning or work from home.

Most young professionals would need a vehicle to get to Canberra for work. The 13 available parking spaces (14th one for the manager) would hardly suffice when there are 46 people living in the block, and there is no safe street parking available for 20+ more vehicles after hours.

Furthermore, this is not in line with the proposed legislative changes that the NSW state government are arguing for applications of this kind. According to proposed changes, these kinds of homes have to be operated by community housing providers for a decade at a rent-controlled amount, and the size of the rooms have to be at minimum 30-35 square meters each, not the very tiny 14, 17 and 21 square meters of the application. This effectively overturns the "professional and students" argument, making this a community housing project. No mention is made in the DA of a managing agency.

All the new developments in the surrounding area are for young professionals, families with young children and retirees. There are townhouses with small gardens, small apartment buildings with good sized apartments and balconies etc. Several of these developments were/are built on properties of a similar size to the one included in this application. To truly fit into the streetscape, as well as show care and respect for future residents, a building similar to what is currently on properties of a similar size need to be considered. Approving a community housing project of this magnitude and in this format on such a small block of property is simply negligent.

If this project is revised to a scope and size suitable to the property dimensions, I would be prepared to support it. This means it cannot be at the maximum area height of 14 meters, nor can it house up to 46 individuals at any one time.

Regards,



 Objection - DA.2021.1453

Belinda McManus
Assessing Officer of Natural and Built Character
Queanbeyan-Palerang Regional Council
256 Crawford Street
Queanbeyan, NSW 2620



Dear Ms McManus,

We are writing as owners and residents of [REDACTED] to submit an objection to Development Application No. DA.2021.1453 at the address 2 Ross Road, Queanbeyan.

Having reviewed the application documents, our grounds for objection are as follows:

- Loss of Privacy
 - The windows of the proposed building will allow guests/residents of the boarding house to see into [REDACTED] main living area at all times of the day, which has full length glass doors/windows. Drawing the blinds 24/7 is not feasible as the northerly sun coming through these windows in winter is extremely valuable in terms of heat and energy efficiency, and of course, mental health.
- Loss of Amenity View
 - We understand that no one has a “right” to a view, however as this is the main living area and only view to the outside world for the residents on this side of the building, replacing the current view with a building wall would be a considerable loss.
 - The building will block a lot of the existing light to New York Apartments making them darker inside at all times.
- Loss of value
 - Further to the loss of Amenity View point, and as a consequence, we fear the value of our investment will be reduced significantly by this development application. This is evidenced by the previous sale values of the apartments in the southern block of New York Apartments, which has identical floor plans, but does not have a view and has similar privacy concerns to those we now face.
- Insufficient parking concerns
 - We are concerned that 0.5 parking spaces per room of this boarding house is not sufficient and will cause a lot of spill over to the street affecting all the surrounding houses. The application mentions the proximity of the train station, however this train affords very limited access to Canberra and getting around without a car is difficult.
- Density & Traffic
 - Cramming as many people as possible into the same space that is currently occupied by one family takes “high density” zoning to an extreme that is

inconsistent with the rest of the area and likely to cause a significant traffic impact.

- Noise concerns
 - We understand the acoustic report claims to cover this, but still have our concerns that a boarding house with an emphasis on common social areas will result in quite a lot of noise
 - The air con units on the top of the building will create a constant background hum right beside the top floor bedrooms.
 - The above ground parking with vehicles/motorbikes noise coming and going at all hours and echoing up between the buildings
 - During the construction of this development the noise will be unbearable for an extended period of time.

As residents who mainly work from home (including pre-pandemic) all of the above is quite concerning. If it were a flatter, less dense structure we would consider supporting it, but given that there are currently no newer style boarding houses in Queanbeyan, we're not in favour of an experiment of this size in our neighbourhood. Should the development proceed, we feel we will have no choice but to look for other living arrangements as soon as we are financially able.

Regards,



Re: Development application 2 Ross Road Queanbeyan DA.2021.1453

Dear Belinda McManus,

We have received a notification letter for DA.2021.1453 – Lot 5 DP 21396, 2 Ross Road Queanbeyan. Construction of a boarding house – three storey, and associated site works; includes demolition of existing structures & tree removal.

Please find our submission against the proposed DA.2021.1453.

Council records show the block for the proposed Boarding House as being 879sqm in size.

On page 3 of the DA the proponent states block size is 963.5sqm, a total of 84.5sqm larger. Even when looking on six maps (<https://maps.six.nsw.gov.au/>) if you were to include from the gutter of Ross Road and all of the block it comes to a total of 947sqm, still short of what the proponent states. Drawing A101 has the site size as 885sqm again larger than the council records of 879sqm. I would like to know where is all the extra land coming from?

With the proponent citing two disabled rooms and two adaptive rooms, this doesn't sit with the proponents claims of being for professionals.

Lack of space between the proposed building and the property boundary is of concern, as the proponent has indicated placing plants in-between the proposed building and property boundary, due to the size of the proposed building these will likely become a haven for vermin and a fire hazard as the plants will likely die and dry out due to lack of sunlight and constant shade.

With the size of the building and the proximity to the property boundary the permanent shading effect onto the neighbouring property at 4 Ross Road, this will be dramatic in that the gardens that are part of the complex will become wastelands as the plants won't be able to grow because of the permanent shading.

Airconditioning units on the roof that will be going 24hrs/day due to the fact that the Boarding House has no access after 6pm to open windows, therefore the air conditioners will create excess noise for neighbouring residents.

My elderly disabled mother resides in an adaptive unit on [REDACTED] Ross Road, the excess noise from the air conditioners will have a detrimental effect on her health.

She will be affected by the full shadow of the proposed building onto her unit, we disagree with the DA that shadowing will not be an issue, the proposed building is too close to the boundary and therefore the northern most units of [REDACTED] Ross Road. As she is aged and has reduced mobility, she is unable to access walking paths on the street independently this means she commonly uses her balcony for recreation and access to sunshine. The height and continuous roof line of the proposed building means that the view of the surrounding hills and farmland is completely blocked, this will destroy the amenity of life for residents of [REDACTED] Ross Road. The view of the surrounding countryside is what attracted my mother to life in Queanbeyan. Her inability to access the outdoor spaces around her home will lead her to feeling like she has been boxed-in to her unit as she is reliant on others to help her get out and about. She has a history of depression and will be at significant risk of deterioration in her mental health. She lost her home in the Victorian Bushfires in 2009 and moving to Queanbeyan so far has been a positive experience for her. I would hate for her to lose the gains that she has made in terms of her health due to this DA.

On page 15 of the DA the proponent proposes that there will be no vegetation removal. That is incorrect as there are trees in the backyard of the existing property, these trees are roosting and food sources for native birds, such as, rosellas, galahs and cockatoos.

Lack of car spaces, if trying to attract professionals, as these will most likely be working in the ACT and therefore will need to consider transport, the lack of carparks will increase the already overcrowded road.

With 21 out of 24 rooms being for doubles this means that the building will hold 46 people at anyone time. This is excessive for the floor space and "common areas" that are extremely tiny. The rooms are also extremely small especially for "professionals" needing to work from home if under health orders. There is also no cupboards proposed for clothing, so tenants will likely be living out of their bags.

"Home in Queanbeyan" is a licenced boarding house and when it was proposed NSW Health was consulted. The proponent hasn't contacted NSW Health regarding this proposal.

The building design is not culturally sensitive, it is designed more like an institution or gaol, indigenous people would likely find living in this building very challenging and put them at risk of suicide. There is no emphasis on "Country".

The room sizes are not suitable for people working from home or isolating due to a pandemic. This has been made visible due to quarantine hotels where people have been forced to stay in rooms the same size or larger as the proposed development and have become suicidal. If they were forced into isolation in their room they would likely struggle with their mental health.

There is no green space or outdoor area, the people living in this boarding house would need outdoor spaces to be able to live in a respectful manner. To quote the Sydney Morning Herald dated 26/02/2021, bike friendly green space, working from home. New planning blueprint for life after Covid-19 room size 'the smaller they become the more that says about the level of civilisation we're prepared to accept as a society!'.

The size of the communal living area does not reflect the occupancy, it reflects the site area (too small). There are no private balconies and no areas for smoking.

Boarding houses are required to be registered if they accommodate two or more people living with disabilities. This proposed boarding house has two disabled rooms and 2 adaptive rooms (all of which are proposed as double rooms) that can be used for people with disabilities/special care needs. There is no suggestion in the proposal to register the boarding house as an Assisted Boarding House. This would make it an illegally run facility as it would not be monitored by the Aged and Disability Commission. This places the residents at higher risk of abuse, neglect and exploitation. I don't think the QPRC would want to encourage or "turn a blind eye" to a development that encourages these kinds of issues in our community, especially given the recent Royal Commission into violence, abuse, neglect and exploitation of people with disabilities. There is no mention in the proposal how the facility in the DA will mitigate risks of abuse towards residents. This type of boarding house needs to be registered as an assisted boarding house with Department of Communities and Justice.

Assisted boarding houses are regulated under the Boarding Houses Act 2012 and the Boarding Houses Regulation 2013 by the Department of Communities and Justice, as per Part 4 of the Boarding Houses Act 2012 this proposed Boarding House meets the criteria to

be classified as an assisted boarding house NOT a New Generation Boarding House as being promoted by the proponent.

1. For the purposes of this Act – an assisted boarding house means any of the following:
 - a. Boarding house premises that provide beds, for a fee or reward, for the use by 2 or more residents who are persons with additional needs (not counting any persons with additional needs who reside there with their competent relative/s)

The DA for the boarding house does not identify any consultation with stakeholder groups such as NSW Department of Communities and Justice (Family and Community Services), NSW Health, NSW Police, NSW Ambulance, Local Aboriginal Lands Council, or Elders Group. The planning around the development of *Home in Queanbeyan* consulted with stakeholders, such as listed above. *Home in Queanbeyan* is a registered boarding house. There is no service provider identified as managing the proposed boarding house in the DA. Therefore, the governance around management of this facility is not described or identified. It is reasonable to say that there will be no authorised operator of an assisted boarding house running the facility and no governance to ensure the safety of residents. There has been no identified consultation with people with disabilities regarding design. As per the Boarding Houses Act 2012 Subdivision 1,

- *it is an offence to operate an assisted boarding house unless authorised to do so.*
- *it is an offence to not meet all required regulations and approvals as per the Act.*

People with Disability Australia who are a major advocacy organisation for people with disabilities has recommended that Assisted Boarding Houses cease to be used as accommodation for people with disability in NSW. We are prepared to inform this advocacy group about the proposed DA and its intention to house people with disabilities in an institutionalised style of boarding house unregulated and unauthorised by Department of Communities and Justice, if this DA is approved by QPRC.

Regards,



Make a submission on a Development Application



Submission date: 8 September 2021, 9:19PM

Receipt number: 484

Related form version: 14

Development Application Number DA.2021.1453

Your full name

[REDACTED]

Email address

[REDACTED]

Contact number

[REDACTED]

Submission

I object to 2 main aspects of this development:

1. To provide only 14 car spaces for a potential 50+ number of residents WILL lead to street parking congestion on the surrounding area and a high risk of accidents. Currently parking congestion at the end of Ross Rd (towards Henderson Rd) causes a number of near-miss accidents if 2 cars try to drive past each other and cars are parked on both sides of Ross Rd.
2. A 3 story building will completely block the current views/sunlight enjoyed by the front northern section of units at 4 Ross Rd and lead to decreases in the value of those properties. Their main sunlight source and their living area windows are on that side of the building.

Attach your submission

Attach your Political Donations and Gifts Disclosure
Statement

[Sep 8, Doc 1.pdf](#)

7th September 2021

Queanbeyan City Council

RE: Development Application No DA.2021.1453

Dear Sir/Madam,

We wish to submit our objection of the development application DA.2021.1453 as the owner of units, [REDACTED] Ross Road Crestwood, we feel that this development will impact to the Strata plan [REDACTED] and also the residents in this complex, as an owner of multi properties in the complex we feel that this devolvement will impact on the property value and also the qualities of resident living next door to this complex and the impact this will create to our tenants in the complex.

With this complex the house rules are institutional, for example no windows and exterior doors open after 6pm, Manager available 6am to midnight to assist with checking in, enforcing house rules and to support medical emergencies etc.

Only 14 car spaces, 6 bicycle spots and a few motorbike spots.
3 floors, which makes it as tall as our building, meaning way less light, sun and no more view of the Ridge and forest from our units.
Not to mention noise of vehicles parked at our fence, AC system running day and night (roof mounted, according to the building plans) and 50+ people crammed into a small plot.

If it were a flatter structure with much fewer rooms (less density), I'd consider supporting it as a test of market viability, and to see if it attracts the desired demographic.

There are currently no "new style" boarding houses in the ACT or Queanbeyan.

I am not supportive of an experiment of this proportion on my balcony

Also, as we only found out about this via our Strata manager on the 4th September 2021 and no communication has been forwarded to our letting agent or to us individual.

We highly object to this development and request that council review's this and not proceed with the application for development.



Make a submission on a Development Application



Submission date: 5 September 2021, 7:45PM
Receipt number: 458
Related form version: 14

Development Application Number	da.2021.1453
Your full name	[REDACTED]
Email address	[REDACTED]
Contact number	[REDACTED]

Submission

I wish to object to the proposed DA on the following grounds:

- the design of the proposed development not being compatible with the character of the local area
- while rent is capped for the immediate future, this type of dwelling will ultimately be "slum like" due to its lack of facilities and its high density
- the proposal not being in the public interest in terms of design excellence and character of the local area
- Most neighbours only have a few people living in each house including the unit block @ 4 Ross Rd
- It is not desirable to house up to 30+ people, on the site of a current residential block
- room sizes are comparable to a hotel -14sqm with minimal common area
- Overshadowing of adjacent blocks
- No trees, inadequate nature/natural environment
- No front or back yard sufficient for common facilities such as outdoor recreation or drying area for clothes.
- Inadequate parking for the number of people potentially living in the complex with subsequent strain on street parking
- Lack of supportive furniture and amenities
- Inappropriate internal/external living space

The Scale of the development should be downsized to be consistent with the surrounding area.

Attach your submission

Attach your Political Donations and Gifts Disclosure
Statement

Make a submission on a Development Application



Submission date: 5 September 2021, 11:59AM

Receipt number: 457

Related form version: 14

Development Application Number DA.2021.1453

Your full name

Email address

Contact number

Submission

As a unit owner at [REDACTED] Ross Road, Queanbeyan I wish to lodge an objection to the proposed development DA.2021.1453; The proposed development seeks to house 30+ residents on a space that currently contains solely a small residence, This raises concerns at the size of the structure for the small size of the block and the impact this has on current levels of vegetation, which will be further impacted through the removal of trees under the proposal, Removal of green areas and vegetation has been shown to contribute to increasing temperatures and reduction in air quality; In addition this property will contribute to further noise pollution through additional vehicles in the area and building services (e.g. air conditioning). The proposed height of the structure causes concerns for the neighbouring properties blocking natural light which may have an impact on the mental health of existing residents; It is on the above grounds that I object to this proposal and hope that the applicable authorities review and revise the proposal

For further comment please feel free to contact on the provided email

Attach your submission

[REDACTED]

From: [REDACTED]
Sent: Monday, 6 September 2021 9:57 PM
To: Council Mail
Subject: Comment for DA.2021.1453

Categories: [REDACTED]

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Hello,

Where can I officially submit a comment about DA.2021.1453? I am a close neighbour of this proposed development, and am disappointed that I have not been contacted during your development process. Why was I not contacted?

This DA is not considered, measured and is grossly inappropriate. I oppose the development application in the strongest terms.

Practically speaking, the block in question is not large enough for the proposed development, and should take place on a larger site elsewhere. Traffic and parking on the street has already become an issue with the large apartment blocks that have been built next door to the proposed development, and I fear this will only increase with more high density accommodation.

More importantly, Ross Road (north) is already turning into a dangerous and dilapidated area. Dumped white goods and furniture, abandoned cars, public drug use, loitering (especially around the tile warehouse), petty theft (items stolen from yards) and dangerous hooning/speeding are already observed here on a nightly basis. Street lighting is wholly inadequate. Police patrols are scarce. A dozen cars or more were broken into and smashed at the apartment blocks right next door to the property in question. Adding a boarding house to this street will be the spark that sets this area alight with crime and unpleasantness.

Taking into my personal accounts of the above, I vehemently urge QPRC to reject DA.2021.1453. This proposal literally makes me fear for my family's safety.

[REDACTED]

Make a submission on a Development Application



Submission date: 6 September 2021, 8:26AM
Receipt number: 459
Related form version: 14

Development Application Number	DA.2021.1453
Your full name	[REDACTED]
Email address	[REDACTED]
Contact number	[REDACTED]

Submission

[REDACTED]
[REDACTED]
I am placing an objection and not supportive of this development (DA.2021.1453).

The reasons are are follows:

The house rules are 'institutional', for example no windows and exterior doors open after 6pm, Manager available 6am - midnight to assist with checking in, enforcing house rules and to support medical emergencies etc. I am concerned of the demographic requiring such restrictions that would not ordinarily be required in rental properties.

Only 14 car spaces, 6 bicycle spots and a few motorbike spots. At maximum occupancy of 50 (+ manager) this would bring about potential issues with parking. Noting that there are limited parking spaces I am concerned of the potential ramifications (4 Ross Road car park being utilised, problems with parking outside of the building, parking for visitors of this residency, etc.....). The increased noise of vehicles associated with parking on the street.

3 floors, which makes it as tall as our building, meaning way less light, sun and no more view of the Ridge and forest from our units.

AC system running day and night (roof mounted, according to the building plans) and 50+ people crammed into a small plot as previously outlined.

There are currently no "new style" boarding houses in the ACT or Queanbeyan.

I am concerned about the value of units decreasing for a building that has a large amount of owner occupiers. I feel that this would be a far more viable project in an area predominantly occupied by welfare recipients. I am assuming that this project will be tailored for similar potential occupants.

Please find this as notice of my objection.

Regards,
[REDACTED]

Attach your submission

Attach your Political Donations and Gifts Disclosure
Statement

5th September 2021



Development Application NO: DA 2021.1453

Accessing Officer: Belinda McManus

To whom it may concern

I wish to make a submission to Council in relation to the development application DA 2021.1453
2 Ross Road Queanbeyan.

I have reviewed the relevant application proposal and although I recognise the need for safe and affordable accommodation, but the application raises some concerns. In this instance a smaller complex with fewer rooms and residents as a test market I feel would be more appropriate.

The building structures comprises 25 rooms accommodating up to 50 people. This is a large number of residents in a small area. The parking capacity of 14 car park spaces does not appear to be sufficient if at full capacity, which would mean overflow of cars into the street for parking, where there is already a significant amount of cars parking in the street currently. The congestion could potentially lead to illegal parking and the use of neighbouring parking visitor spaces.

The impact of the 3 storey structure on the existing building at 4 Ross road could include, the impact of natural light to the units directly adjacent to the proposed structure, additional noise from parking in the new complex, and the need for A/C units running constantly due to the lack of ventilation in the proposed building .

The proposed bin allowance for the number of proposed residents could also prove problematic when the collection of rubbish is on a fortnightly basis. 6 bins for 50 residents does not seem adequate.

The mention of the railway being in close proximity would have no advantage to the residents, as the country link railway service does not provide access to Canberra - Travel from Queanbeyan to Kingston Railway I believe is not available and would not link to any other metro type services at this stage. Does the developer have a working knowledge of the facilities provided in the local area? There are bus stops within the vicinity that could be utilized.

I also have concerns around how the application for accommodation of residents are reviewed and vetted. Does this comply with residential tenancy requirements? Is there a vetting process to

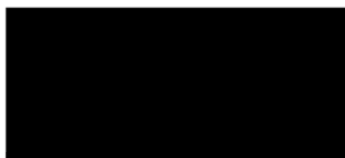
ensure that the residents are not going to prove problematic to the surrounding areas? I can only assume the appointed manager is on site to provide access and to ensure residential compliance, not approve the original applications.

The desire to provide social connection of residents is questionable with only 2 common areas and the availability of one small external space on the 2nd floor. The other questionable design issue is the availability of one common laundry area for a potential of 50 residents. I can't see anywhere on the plans that allows for the provision of external areas to hang washing. Does this mean that the balcony area would be used to dry laundry if the residents are unable to access dryers if they are supplied.

Again I am not opposed to the development of a boarding house in Queanbeyan, but I feel that consideration needs to be given to how this is trialed and the location of the residence. The approval of this building will directly impact the current Residents of Ross Road and the residents of Derrima Road in close proximity of the proposed location.

Your consideration is greatly appreciated.

Kind Regards,



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 9 DA.2021.1453 - S4.15 REPORT - 2 ROSS ROAD



DELEGATED REPORT – DA.2021.1453

SUMMARY

Proposal:	Construction of a boarding house – three storey, and associated site works; includes demolition of existing structures & tree removal
Address:	2 Ross Road QUEANBEYAN NSW 2620
Property description:	Lot 5 DP 21396
Applicant:	Alvic And Partners Pty Ltd
Owner:	Gilbert Pascua Melgar, Dyan Mae Atienza Camara
Date of lodgement:	02/08/2021
Notification period:	26/08/2021 to 09/09/2021
Submissions received:	Ten (10)
Assessment officer:	Belinda McManus/James Rousell
Estimated cost of works:	\$1,970,289.00
Zoning:	R4 High Density Residential
Heritage:	NA
Flood affected:	NA
Bushfire prone:	NA
Recommendation of officer:	Approval subject to conditions of consent

EXECUTIVE SUMMARY

- 1.0 The proposal seeks approval for the construction of a three-storey boarding house and associated site works; including demolition of existing structures and tree removal.
- 2.0 The application was notified to adjoining owners for a period of 14 days from the 26 August 2021 to 9 September 2021 with ten (10) submissions received during the notification period.
- 3.0 Principal Issues – Overshadowing of adjoining development and issues raised during public notification.
- 4.0 The application is recommended for approval subject to recommended conditions of consent.

BACKGROUND

The subject site was created as part of subdivision in 1948 and has an existing dwelling which is proposed to be demolished as part of this application.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 5 DP 21396 and commonly known as 2 Ross Road, Queanbeyan. The site has an area of 878.93m² has an existing dwelling and garage which are proposed to be demolished and is accessed via an existing entrance on Ross Road.

Existing development within the locality consists of a range of uses including multi-dwelling housing, single dwelling houses and outbuildings.



Figure 1: Locality plan



Figure 2: Site photograph



Figure 3: Site photograph



Figure 4: Site photograph

PROPERTY BURDENS AND CONSTRAINTS

A sewer line bisects the subject site as shown below:



Figure 5: Sewer Line

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for construction of a three-storey boarding house and associated site works; including demolition of existing structures and tree removal.

The specific elements of the proposal are:

- Construction of a three storey boarding house comprising:
 - Ground Floor: Managers room, car parking and access,
 - First Floor: Eleven rooms (including 2 accessible and 2 adaptable rooms), laundry, electrical room, kitchen and common area,
 - Second Floor: Thirteen rooms, common area and balcony.
- Demolition of existing dwelling and shed,
- Landscaping and waste enclosures areas.

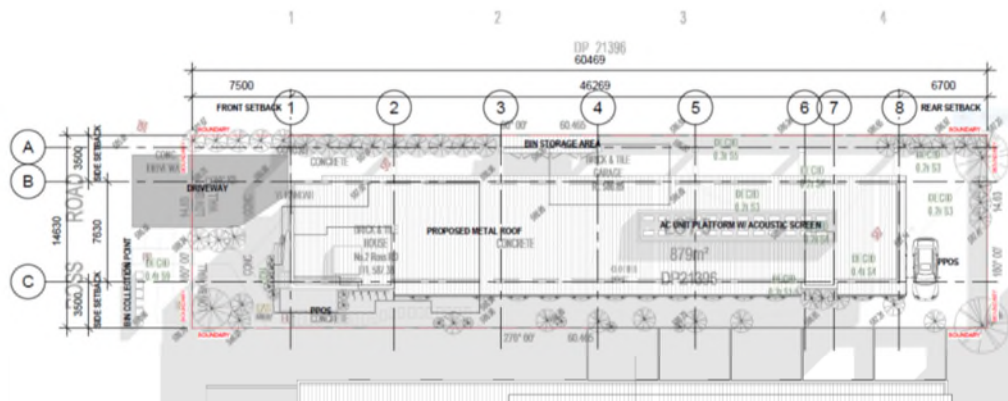


Figure 6: Site plan (Prepared by Alvic and Partners Pty Ltd)



Figure 7: Artist Impression (Prepared by Alvic and Partners Pty Ltd)

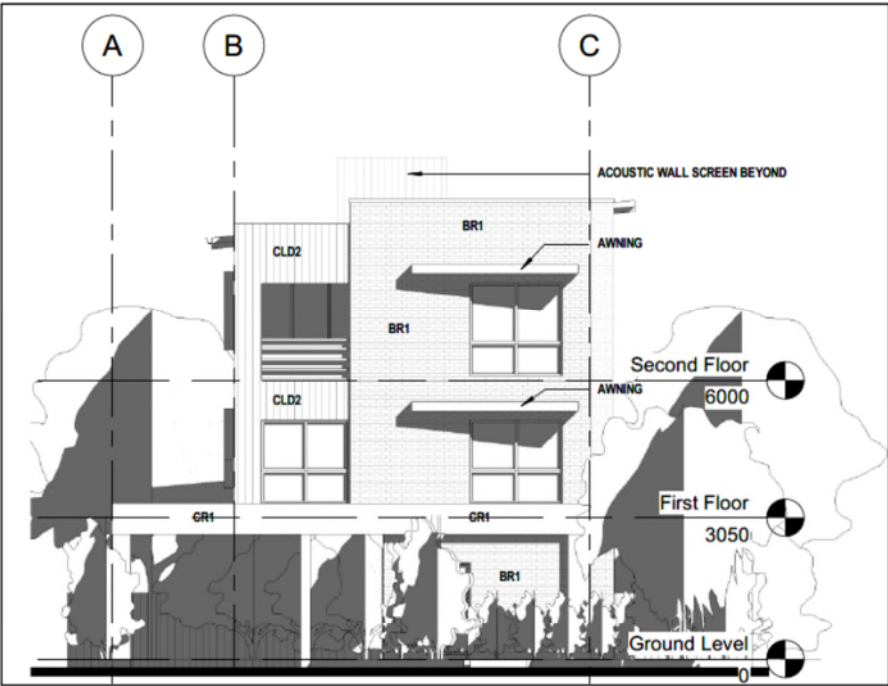


Figure 8: West elevation (Prepared by Alvic and Partners Pty Ltd)

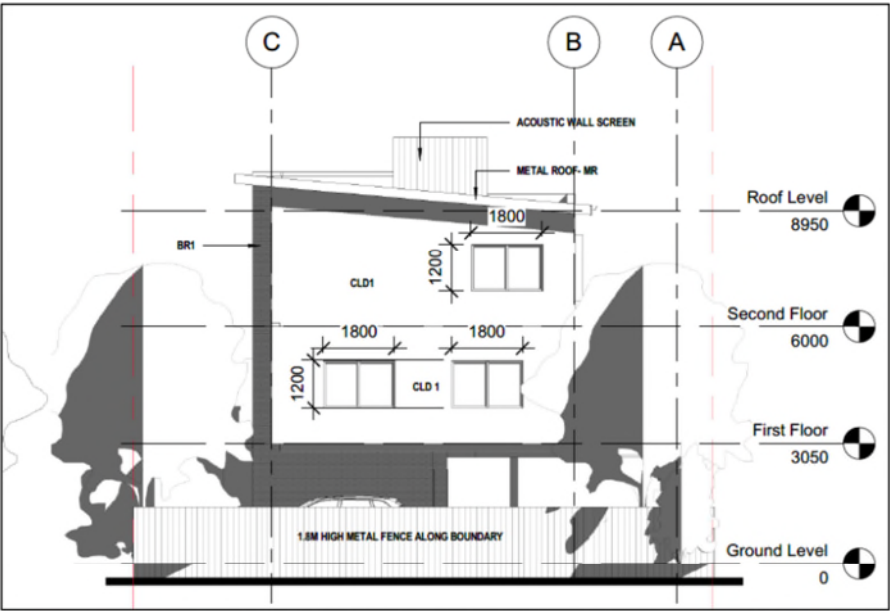


Figure 9: East elevation (Prepared by Alvic and Partners Pty Ltd)

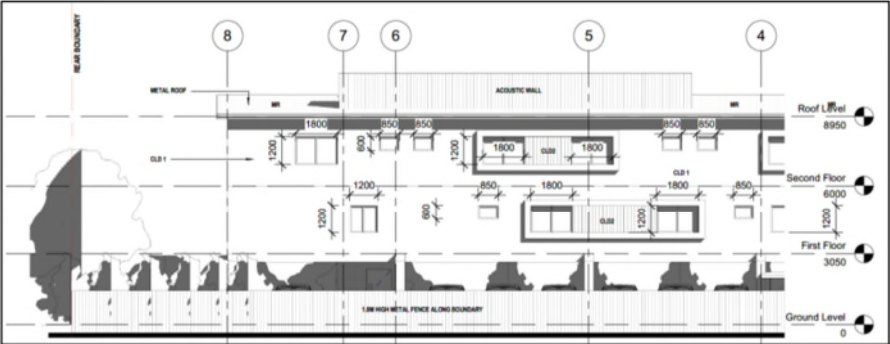


Figure 10: North elevation part 1 (Prepared by Alvic and Partners Pty Ltd)

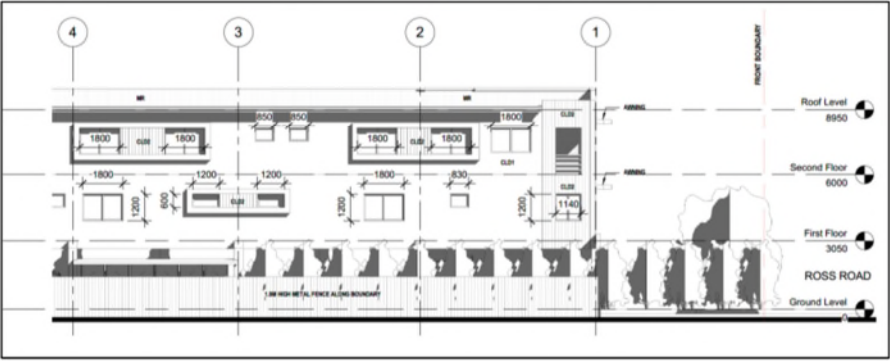


Figure 11: North elevation part 2 (Prepared by Alvic and Partners Pty Ltd)



Figure 12: South elevation part 1 (Prepared by Alvic and Partners Pty Ltd)

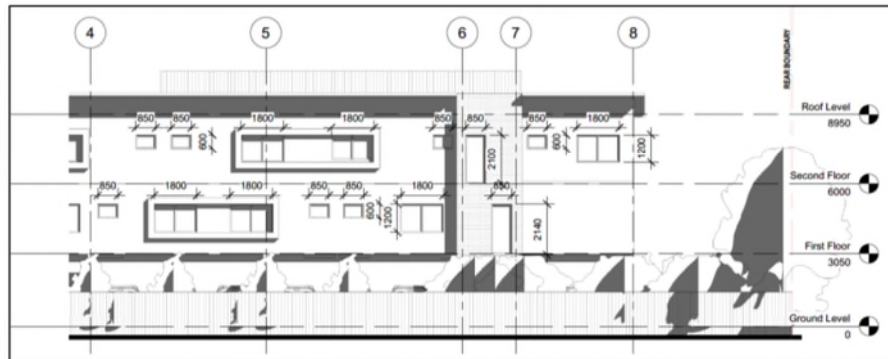


Figure 13: South elevation part 2 (Prepared by Alvic and Partners Pty Ltd)

CONSENT AUTHORITY

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

SECTION 4.10 DESIGNATED DEVELOPMENT – EP&A Act, 1979

The proposal is not designated development.

SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal is not integrated development.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Development Engineer reviewed the application in regard to water, sewer, stormwater, access and parking, roads and Section 64 contributions. Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Health Officer Comments

Council's Health Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent. Recommended conditions relate to compliance with the submitted Acoustic Report and the submission of a second acoustic report to confirm compliance.

Waste Officer Comments

Council's Waste Officer provided information for waste requirements and offered no objections to the development subject to the imposition of recommended conditions of consent.

Building Surveyors Comments

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

Heritage Advisor Comments

Council's Heritage Advisor offered no objections to the proposal, subject to the imposition of recommendations as conditions of consent.

The building is not individually listed and is not in a conservation area. However the building appears to date from before 1960 and is a fair example of its type, and of a style that is increasingly subject to demolition.

It is recommended that a photographic record of the building be prepared for posterity and be attached to Council's electronic file for the site.

The record should comprise an electronic image of each external elevation and a representative example of internal features – of an appropriate file size and suitably labelled.

Tree Management Officer Comments

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

*No existing trees could be observed on the property or neighboring properties that would be impacted by the proposed works. One council street tree (*Quercus palustris*) is located in the verge.*

The council tree must be retained and protected throughout the proposed works. Supporting documentation must be prepared in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites and demonstrates how the council verge tree will remain viable post-construction and be protected from proposed works. An 'Arboricultural Impact Assessment' (report) including a 'Tree Management Plan' (drawing) should be provided that adheres to the following:

- *The Tree Management Plan (drawing) must be drawn to scale, be appropriately notated and reference the Arboricultural Impact Assessment (report) and provide details of:*
 - *The Tree Protection Zone and Structural Root Zone, calculated in accordance with AS4970-2009, for all trees to be retained on site and on neighbouring properties where the Tree Protection Zone falls partially within the subject site.*
 - *Notations indicating which trees are approved to be removed and which trees are to be retained and protected.*
 - *Tree protection fencing, or ground protection where required, provided in accordance with AS 4970-2009.*
 - *Any other specific measures such as site access points or material storage areas as required in the Arboricultural Impact Assessment (report).*
- *The Arboricultural Impact Assessment (report) must be prepared by a suitably qualified arborist, reference the Tree Management Plan (drawing) and provide details of:*
 - *How construction access to the area of works is to be achieved and facilitated, to ensure no impact on any trees to be retained, and no impact on any third party trees.*

- Construction method and materials within the Tree Protection Zones of trees to be retained.
- How excavation impact, including soil level changes, within the Tree Protection Zone of trees to be retained will be managed or minimised.
- Stages of development at which inspections are required to ensure tree protection measures are adhered to must be specified.
- Appropriate methods of certification by a suitably qualified Arborist of the required tree protection measures during the development including details of site visits, actions and photographic evidence.
- Ongoing maintenance during construction of the tree protection measures.
- Any pruning to be undertaken being in accordance with AS4373-2007 Pruning of Amenity Trees.
- Any other measures required to demonstrate the successful ongoing retention and viability post-construction of any trees nominated for retention.

EXTERNAL REFERRALS

Essential Energy

The application was referred to Essential Energy in accordance with Section 45 of the *State Environmental Planning Policy (Infrastructure) 2007*. A response was received on 14 September 2021 providing comments that “Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.” general comments however have been provided; these comments will be placed on the development consent as advisory notes.

NSW Police

The application was referred to the NSW Police (Crime Prevention Officer) and a response was received in a letter dated 17 September 2021 providing recommendations for the development; these comments will be placed on the development consent as advisory notes.

CONSIDERATION OF THREATENED SPECIES

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

Council's Tree Management Officer made the following comments:

No existing trees could be observed on the property or neighboring properties that would be impacted by the proposed works. One council street tree (Quercus palustris) is located in the verge.

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 development on bushfire prone land which does not require an approval under the Rural Fires Act 1997 as integrated development.

The lot is not classified as bush fire prone land.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

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

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

29 Standards that cannot be used to refuse consent

- 1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than—
 - a. the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or
 - b. if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or
 - c. if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus—
 - i. 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or
 - ii. 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.

Comment

There is no FSR requirement applicable to the subject site.

- 2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds
 - a. **building height** - if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,
 - b. **landscaped area** - if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,
 - c. **solar access** - where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,
 - d. **private open space** - if at least the following private open space areas are provided (other than the front setback area)—
 - i. one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,
 - ii. if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,
 - e. **parking** - if—
 - i. in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and

- ii. in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and
 - iii. in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and
 - iv. in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,
- f. **accommodation size** - if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least—
- i. 12 square metres in the case of a boarding room intended to be used by a single lodger, or 16 square metres in any other case.

Comment:

- **Height** – the proposed development does not exceed the 14m height limit prescribed by QLEP 2012.
- **Landscaped Area** – The proposed landscaped area in the front setback is considered to be compatible with the streetscape in regard to existing development.
- **Solar Access** – The proposed communal living areas will receive the minimum solar access requirements.
- **Private Open Space** – The communal private open space area located to the rear of the site meets the required dimensions and will receive adequate solar access. An additional private open space area of 8.2m² is provided for the manager adjacent to the manager's room.
- **Parking** – the proposal requires the provision of 12 spaces for occupants and 1 space for the manager. The proposal includes 14 car parking spaces (2 accessible spaces) and therefore complies.
- **Accommodation Size** - The proposed boarding house rooms range in size from 14m² to 21m² and therefore comply.

- 3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.

Comment

The proposed development is provided with a kitchenette and ensuite to each room as well as a communal kitchen on the first floor.

30 Standards for boarding houses

- 1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following—
- a. if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,
 - b. no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,
 - c. no boarding room will be occupied by more than 2 adult lodgers,
 - d. adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,
 - e. if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,
 - f. (Repealed)

- g. if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,
- h. at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.

Comment

- The proposed development is provided with two (2) communal living areas.
- The proposed rooms do not exceed 25m² in size.
- The submitted Plan of Management states that no more than 2 adults are allowed per room. A condition of consent requiring compliance with the Plan of Management will be imposed should development consent be forthcoming.
- A manager's room has been provided at ground level.
- The subject site is zoned R4 High Density Residential.
- The proposal includes 6 bicycle spaces and 7 motorcycle spaces.

30A Character of local area

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

Comment: The design of the proposed development is considered to be compatible with the character of the local area which is made up of residential development ranging from single dwellings to multi dwelling housing and residential flat buildings.

STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

A valid BASIX certificate (1217585M) for a multi dwelling was lodged with this application. A condition requiring the development to meet the commitments of the BASIX certificates is included in the conditions of consent.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The application was referred to Essential Energy in accordance with Section 45 of the *State Environmental Planning Policy (Infrastructure) 2007*. A response was received on 14 September 2021 providing comments that *"Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development."* general comments however have been provided; these comments will be placed on the development consent as advisory notes

STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

SEPP 55 requires the consent authority to consider whether the land is contaminated, if the land is contaminated be satisfied that it is suitable in its contaminated state (or will be suitable after remediation) for the proposed use and be satisfied that if the land requires remediation to be made suitable for the proposed use, that the land will be remediated before the land is used for that purpose. Council records do not indicate that the land is contaminated.

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

Comments: The proposed development is considered to be consistent with the aims of the QLEP 2012 as it specifically provides for a diversity of housing throughout Queanbeyan.

Suspension of Covenants, Agreements and Instruments

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

Permissibility

The subject site is Zoned R4 High Density Residential zone under Queanbeyan Local Environmental Plan 2012.

Development for the purposes of a Boarding houses such as is proposed is permissible within the R4 High Density Residential zone with consent and is defined under QLEP 2012 as follows:

“boarding house means a building that—

- (a) is wholly or partly let in lodgings, and*
- (b) provides lodgers with a principal place of residence for 3 months or more, and*
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.*

Note—

Boarding houses are a type of residential accommodation—see the definition of that term in this Dictionary.

Zone Objectives

An assessment of the proposal against the objectives of the R4 High Density Residential zone is included below:

Objectives	Complies
➤ To provide for the housing needs of the community within a high density residential environment.	Yes
➤ To provide a variety of housing types within a high density	Yes

residential environment.		
➤	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 high density amenity of existing and future residents.	Yes

Comments: The proposed development is considered to be consistent with the objectives of the R4 High Density Residential zone as it provides for a variety of housing types within a high density residential environment.

Demolition

Under Clause 2.7 of the QLEP 2012, the proposal does involve demolition of an existing structures. Relevant conditions of consent will be imposed should development consent be forthcoming.

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	Complies
4.3	Height of building	14m	Yes

Part 5: Miscellaneous Provisions

5.10 Heritage conservation

The Aboriginal Cultural Heritage Due Diligence process was followed as part of the assessment. A basic AHIMS search was carried out and found that one recorded Aboriginal site was recorded on or near the site.

The application was also refereed to Councils Heritage Advisor as the existing dwelling was built prior to the 1960's.

The building is not individually listed and is not in a conservation area. However the building appears to date from before 1960 and is a fair example of its type, and of a style that is increasingly subject to demolition.

It is recommended that a photographic record of the building be prepared for posterity and be attached to Council's electronic file for the site.

The record should comprise an electronic image of each external elevation and a representative example of internal features – of an appropriate file size and suitably labelled

Part 7: Local Provisions

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

7.1 Earthworks

Clause 7.1 of the QLEP 2012 provides requirements for earthworks. The proposal is consistent with Clause 7.1 as excavation works that are required will be associated with the development and will not require any significant cut or fill. To mitigate any detrimental impact that the development may have on the site the consent will contain conditions that sediment and erosion controls are to be put in place and that disturbed surfaces are to be rehabilitated.

7.6 Airspace operations

Clause 7.6 of the QLEP 2012 makes provisions for developments that penetrate the Limitation or Operations Surface for the Canberra Airport. The site is identified as having an OLS of 615m. The subject site is at approximately 587m AHD and the proposal will have a total height of approximately 11m, therefore not penetrating the OLS.

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 does have suitable vehicle access and adequate services are available.

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

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

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

QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 1 – ABOUT THIS DEVELOPMENT CONTROL PLAN		
1.8	Public Notification Of A Development Application The development application was notified to adjoining owners and ten (10) submissions were received.	Yes
PART 2 – ALL ZONES		
2.2	Car Parking Under 2.2 of QDCP 2012, a provision of 1 car parking space per room is to be provided behind the building line. There are 24 rooms and 1 managers room in the proposal, therefore requiring 25 car spaces. The proposed development includes 14 car parking spaces (including 2 disabled spaces), 7 bicycle spaces and 6 motorcycle spaces. Whilst the proposal does not comply with the parking requirements prescribed by the QDCP 2012, SEPP (Affordable Rental Housing) 2009 takes precedence. As outlined earlier in this report, the proposal is compliant with the parking rates set out by Section 29 and 30 of the SEPP.	No – parking to comply with SEPP (ARH)
2.3	Environmental Management BASIX certificate no: 1217585M has been submitted, relevant	Yes

	commitments shown on the submitted plans. The proposed development will not result in any significant environmental impacts and where relevant generally meets the objectives and controls of this part of the DCP.	
2.3.3	Energy Efficiency and Conservation A BASIX Certificate (No.1217585M) was submitted with the application and demonstrates that the development will meet the required targets.	Yes
2.3.5	Waste and Recycling The proposed development incorporates a waste storage enclosure on site. The applicant will be required to apply to Council for a kerbside waste collection service.	Yes - Conditions
2.3.6	Noise and Vibration The application was accompanied by an Acoustic Assessment. Council's Health Officer has reviewed the assessment report and concludes that the proposal is satisfactory for approval subject to conditions of consent relating to compliance with the acoustic report.	Yes - Conditions
2.4	Contaminated Land Management The proposal is considered generally satisfactory with respect to State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) and therefore also with respect to DCP clause 2.4. The land is not known to have been used for potentially contaminating activities (Refer to assessment against SEPP 55 for further information).	Yes
2.6	Landscaping A landscape plan prepared by Precinct Landscapes and is considered to be satisfactory.	Yes
2.7	Erosion and Sediment Control The consent will contain a condition for erosion and sediment control to ensure that adequate measures are in place during any construction phase.	Yes
2.9	Safe Design The application was referred to the NSW Police (Crime Prevention Officer) and a response was received in a letter dated 17 September 2021 providing recommendations for the development; these comments will be placed on the development consent as advisory notes.	Yes
2.11	Airspace Operations and Airport Noise The proposed development will not penetrate the 615m contour on the OLS map.	Yes
2.12	Preservation of Trees and Vegetation Council's Tree Management Officer has reviewed the application and offered no objection to the development.	Yes

Additional Planning Considerations

The following additional planning matters apply to the development:

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

NA

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

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

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

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

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

Council is not subject to a coastal zone management plan.

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

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Environmental Planning and Assessment Act Regulation 2000</i>	
<p><i>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</i></p> <p>Clause 92 - Australian Standard AS 2601-1991 (<i>Demolition of Structures</i>). Clause 93 - Fire Safety Considerations (<i>change of use of an existing building</i>). Clause 94 - Fire Safety Considerations (<i>rebuilding/altering/enlarging/extending existing building</i>). Clause 94A Fire Safety Considerations (<i>temporary structures</i>).</p> <p>It is anticipated that essential fire safety considerations could be adequately met.</p>	Yes
<i>The Likely Impacts of the Development</i>	
<p><i>Context and Setting</i> – The subject site is located within a high density residential area made up of various types of residential development including single dwellings, multi dwelling housing and residential flat buildings.</p> <p>The proposed development is anticipated to be able to operate without unreasonable impacts on the local area, impacts on amenity, access to and from the site by vehicles and safe operation of the local roads including for pedestrians.</p> <p>The use in this location is supported.</p>	Yes
<p><i>Access, Transport and Traffic</i> - The proposed development's impact in relation to access, transport and traffic is considered to be acceptable as assessed by Council's Development Engineer.</p>	Yes
	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Public Domain</i> – The public domain refers to public spaces. It is considered that the proposed development is unlikely to have an adverse impact on the public domain. The proposed car parking is entirely on-site and the design is considered to be consistent with existing development in the locality.	
<i>Utilities</i> - The site is serviced with water, sewer, electricity and telecommunications.	Yes
<i>Heritage</i> – The subject site is not within the heritage conservation area, however, Council's heritage Advisor has recommended that the building be photographed for archival due to it pre-dating 1960. Conditions of consent will be imposed should development consent be forthcoming.	Yes
<i>Other Land Resources</i> - The proposed development will not adversely impact on valuable land resources for productive agricultural land and mineral and extractive resources.	Yes
<i>Water</i> - The proposed development will have minimal impact on the conservation of water resources and the water cycle.	Yes
<i>Soils</i> - The proposed development will have minimal impact on soils.	Yes
<i>Air and Microclimate</i> - The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.	Yes
<i>Flora and Fauna</i> - (8 point test from Threatened Species Act to be completed where relevant). The proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities or their habitats on or in close proximity to the site.	Yes
<i>Waste</i> – It is anticipated that adequate waste facilities could be made available should the use proceed.	Yes
<i>Energy</i> - BASIX Certificate No. 1217585M was submitted with the proposal.	Yes
<i>Noise and Vibration</i> – It is considered that the proposed development will not have unreasonable impacts on adjoining development by way of noise and vibration. Should development consent be forthcoming, conditions of consent will be imposed requiring compliance with the submitted Acoustic Assessment Report.	Yes
<i>Natural Hazards</i> – The proposal is not likely to be impacted on by natural hazards.	Yes
<i>Technological Hazards</i> - No technological hazards are known to affect the site.	Yes
	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Safety, Security and Crime Prevention</i> - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design. The proposal was referred to NSW Police for comments which will be added as notes in the consent should development consent be forthcoming.	

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

The subject site is relatively unconstrained and is 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

1. The application was notified in accordance with the Community Engagement and Participation Plan from **26/08/2021** to **09/09/2021** with ten (10) submissions received:

Issue: Car Parking

Comment: Submissions received have raised concerns regarding the lack of the car parking provided to the site given that the development proposes 14 car parking spaces, 6 bicycle spaces and 7 motorcycle spaces for up to 50 people. Whilst car parking rates are provided in Part 2 of the QDCP 2012, under Section 29 of State Environmental Planning Policy (Affordable Rental Housing) 2009, the consent authority must not refuse consent to a development on the grounds of parking if the development provides at least 0.5 parking spaces per boarding room and 1 parking space per employee who resides on site. As there are 24 rooms and 1 managers residence proposed, the development requires a minimum of 13 spaces. The proposal provides for 14 car parking spaces. As such, the proposal complies with the minimum parking requirements required by the SEPP and therefore cannot be refused on these grounds.

Issue: Privacy

Comment: Concerns have been raised regarding privacy impacts on adjoining developments arising from the siting of the proposed development in close proximity to the southern side setback. Should development consent be forthcoming, conditions of consent will be imposed requiring first floor and second floor south facing windows to be obscured. South facing windows in the development consist of bedrooms, stairway voids and bathrooms, with windows in the proposed common areas facing either east or north. It is considered that the proposed development is satisfactory regarding privacy impacts.

Issue: Overshadowing

Comment: Concerns have been raised regarding the potential overshadowing impacts arising from the proposed development on the existing residential development to the south of the subject site. Shadow diagrams have been submitted for the application demonstrating overshadowing from the development in March, June and September.

Council staff raised concerns with the applicant regarding overshadowing as depicted in the June shadow diagrams. The applicant responded to these concerns stating that the development complies with the minimum setback controls, complies with the maximum building height and site coverage controls, and complies with the relevant development standards prescribed by the ARH SEPP. It is noted that June shadows are worst case scenario throughout the year, therefore it is considered reasonable to consider overshadowing impacts arising from the development throughout the year. The applicant supplied shadow diagrams and elevation profiles that clearly delineate the amount of shadow that will be cast on the building to the south and also compared to these areas to shadow already cast by itself. The applicant also swapped the fall of the roof so that it falls from north to south thus lowering the critical height.

It is considered that the proposed development does not have unreasonable adverse impacts on adjoining development by way of overshadowing, and is considered satisfactory for approval, subject to recommended conditions of consent.

Issue: Tree Removal

Comment: Council's Tree Management Officer has reviewed the application in regard to tree removal and offered no objections. Conditions of consent have been recommended to ensure protection of the existing Council street tree.

Issue: Noise Impacts

Comment: Submissions received have raised concerns regarding potential noise impacts arising from the development, including noise emission from plant such as air conditioning units. An Acoustic Assessment Report was submitted with the application to predict potential noise levels against the relevant policies/legislation and provide recommendations. Council's Health Officer has reviewed the submitted acoustic assessment and offered no objection subject to the imposition of recommended conditions of consent.

Issue: Loss of Value of Adjoining Development

Comment: Impacts on property value of nearby developments is not a matter for consideration under the EPA Act 1979.

Issue: Impact of Sewer Diversion

Comment: Concerns have been raised regarding the potential impacts on adjoining development arising from the required sewer diversion. Council's Development Engineer has reviewed the application and in principle does not object to the realignment of the sewer main. However, Council's Development Engineer has raised several concerns regarding the information provided in the application which will need to be addressed with revised plans and investigation reports when applying for a Section 68 application under the *Local Government Act 1993* and Section 138 application under the *Roads Act 1993* should development consent be forthcoming.

Issue: Proposed rooms and communal areas are too small

Comment: Concerns have been raised through the notification process regarding the size of the proposed communal living areas. Submissions have stated that the proposed communal areas are too small and will detract from end user amenity.

Issue: House rules are too restrictive

Comment: The proposed development is considered to be compliant with the provisions of the relevant legislation and policies. The house rules have been created to minimise impacts to adjoining developments whilst creating a liveable development. Should the managing company wish to make changes to the house rules in the future, a modification application is required to be lodged and assessed by Council.

Issue: Lack of green open space

Comment: The proposed development is provided with a private open space (POS) area of at least 24m² in the rear setback of the property for the users of the development, and an 8.2m² POS area directly adjacent to the manager's room solely for their use. The development is provided with POS in accordance with the minimum requirements prescribed by Section 29(2)(d) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*. As such, the proposal cannot be refused on these grounds. The submitted landscape plan shows that the rear, sides and front setback will consist of landscaping with a mix of turf, shrubs/hedges, trees and paving.

Issue: Lack of laundry and drying facilities

Comment: The proposed development is provided with a common laundry on the first floor as shown in Drawing No. DA 07.

Issue: Development is an assisted boarding house

Comment: A submission was received stating that due to the number of disabled residents/rooms in the development constitutes an assisted boarding house and therefore requires input the relevant organisation. This is not a planning requirement that is considered as part of the assessment. If the development is an assisted boarding house, it is the responsibility of the developer/managing company to follow the relevant legislative requirements.

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. If development consent is forthcoming, a condition will be imposed requiring the payment of Section 64 Contributions.

Based on current Queanbeyan S64 rates as at 8 August 2022, the contributions would be:

• Water (Queanbeyan):	\$34,985.09
• Sewer (Queanbeyan East):	<u>\$18,618.27</u>
• TOTAL:	\$53,603.36

SECTION 7.11 CONTRIBUTIONS

Section 7.11 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

Section 7.11 Contributions are not applicable to the proposed development.

SECTION 7.12 CONTRIBUTIONS

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

Section 7.12 Contributions are applicable to the proposed development as follows:

The cost of works exceeds \$200,000 (estimated cost of works \$1,970,289) and at a levy of 1% the contribution amount will be applied at \$19,702.89.

CONCLUSION

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

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MARCH 2023

ITEM 9.1 DEVELOPMENT APPLICATION DA.2021.1453 -
CONSTRUCTION OF A THREE STOREY BOARDING
HOUSE - 2 ROSS ROAD, QUEANBEYAN

ATTACHMENT 10 DA.2021.1453 - DRAFT CONDITIONS - 2 ROSS ROAD

CONDITIONS OF CONSENT
DA.2021.1453

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
Site plan (DA03)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
Ground Floor Plan – Part 1 (DA04)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
Ground Floor Plan – Part 2 (DA05)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
First Floor Plan – Part 1 (DA06)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
First Floor Plan – Part 2 (DA07)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
Second Floor Plan – Part 1 (DA08)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
Second Floor Plan – Part 2 (DA09)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
East and West Elevation (DA10)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
North Elevation – Part 1 (DA 11)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
North Elevation – Part 2 (DA 12)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
South Elevation – Part 1 (DA 13)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
South Elevation – Part 2 (DA 14)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
External Finishes (DA 16)	Alvic and Partners Pty Ltd	15/03/2022	17/04/2022
Landscape Consultants Drawings	Precinct Landscapes	07/07/2021	02/08/2021
Acoustic Assessment	Acoustic Logic	17/06/2021	02/08/2021
Plan of Management and House Rules	Proponent	March 2022	17/04/2022

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

Special Conditions - Engineering

2. Removal of Redundant Sewer Pipes and Manholes

Redundant sewer pipes and manholes shall not be abandoned in-situ. Redundant infrastructure is to be removed by a suitably qualified contractor and the affected area suitably restored, as necessary.

Where necessary, the applicant is to negotiate access to 4 Ross Road, Queanbeyan with the relevant Body Corporate to undertake these works.

Reason: To remove any risks associated with redundant infrastructure.

3. Update Alignment of Sewer Easement over 4 Ross Road, Queanbeyan

Once redundant sewer pipes and manholes have been removed from 4 Ross Road, the applicant must survey the reduced extent of the easement to drain sewer over 4 Ross Road and apply to Council:

- a. For a new Transfer Granting Easement over the remaining sewer within 4 Ross Road, Queanbeyan to benefit Council, with Council as the sole entity with power to vary or release this restriction.
- b. To release the existing easement restriction over the area the redundant sewer has been removed from.

Reason: To maintain Council's rights of access and maintenance to existing sewer whilst removing unnecessary restriction of the use of land no longer affected by sewerage infrastructure.

4. Sewer Main Extension - adjacent to 57 and 59 Derrima Street, Queanbeyan

A new sewer main extension from proposed new sewer manhole on corner of Ross Road and Derrima Road (adjacent to 59 Derrima Road) to existing sewer manhole F227 (adjacent to 57 Derrima Road). Existing sewer main from Sewer Endcap to sewer manhole F227 to be made redundant. Existing sewer manhole F227 to be rebuilt to become a four-way manhole.

Reason: To ensure that supply is available with efficient hydraulic design.

SPECIAL CONDITIONS

5. Design Access Compliance

Certification from a suitably qualified Access Consultant shall be provided to the PCA **prior to the issue of a Construction Certificate** demonstrating compliance with the National Construction Code and AS1428.1.

Reason: To ensure housing meets needs of people with a disability.

6. Plan of Management

The boarding house is to comply with the Plan of Management and House Rules dated March 2022.

Reason: To ensure minimal impact on adjoining properties.

7. Waste Management Plan

Prior to the issue of an occupation certificate a Waste Management Plan is to be provided to Council for approval. The plan is to include (but not limited to) the following:

- A bin service is required to be either Council commercial service or private commercial service as no kerbside hard rubbish collection is provided by Council.
Please note that Council only supplies 240L bins on a normal kerbside collection schedule.
No extra servicing,

- Signage is to be provided in the waste area to identify the use of the waste bins and what is accepted in each bin,
- The Waste Management Plan is to include demolition, build and post build indicating best practice waste avoidance, reuse, and diversion. Details of information which will be given to the lodgers of the boarding house is also to be included.

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

GENERAL CONDITIONS

8. Obtain Construction Certificate

Obtain a construction certificate/subdivision works certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate/subdivision works 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/subdivision works certificate.

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

9. Obtain Occupation Certificate

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

Reason: Ensure that the building complies with relevant standards.

10. Comply with the Building Code of Australia

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

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

11. 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.

12. 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.

13. Batters

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

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

14. Siting of retaining wall/s

Retaining walls for 'cut' sites are to be located such that the entire retaining wall, associated footings and drainage materials are located wholly within the boundary of the 'cut' allotment. The backfilled side of the retaining wall shall be no closer than 500mm to the property boundary.

Where filling is proposed or required, retaining walls are to be located such that the exposed side of the wall, any associated footings and drainage materials are located wholly within the boundary of

the filled allotment. The exposed side of the retaining wall shall be no closer than 900mm to the property boundary.

Reason: To ensure that there is clarity over the ownership of retaining walls and adequate provision is made for the construction of dividing fences.

15. Sequence of construction for retaining wall/s

Where retaining walls are required along a property boundary, they are to be constructed and inspected prior to any other construction works commencing.

Reason: To ensure that excavated or backfilled areas are adequately retained and that neighbouring properties are not impacted by the earthworks on this site.

16. 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.

17. 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

18. Water and 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.

Under Section 306 of the *Water Management Act 2000* Council, as the case requires, may, as a precondition to the issuing a Certificate of Compliance, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply and sewerage under Section 64 of the *Local Government Act 1993* and as specified in Schedule 1 of this consent.

Section 64 contributions shall be indexed in accordance with the respective plans and CPI All Groups - Sydney annually.

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

19. Section 68 Works Certificate

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

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

- a. A Certification Report in accordance with Council's DQS Quality Assurance Design Specification, Clause DQS.04.
- b. This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications.

- c. Water reticulation shall be designed and constructed in accordance with the requirements specified in Council's Water Reticulation Design and Construction Specifications, and the relevant sections of the Water Reticulation Code of Australia WSA 03-2011.
- d. Sewerage System Design shall design and constructed in accordance with the requirements specified in Council Sewerage System Design and Construction Specification, and the relevant sections of the Sewerage Code of Australia WSA 02-2014.

Reason: To provide design certification of the development works.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

20. Building to Be Photographed

Prior to the demolition of the dwelling-house, outbuilding, etc the complete exterior and interior must be photographed using a digital camera of no less than 8 megapixels and set at the highest possible resolution to record the images.

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

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

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

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

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

21. 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 building works.

22. 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.

23. 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*.

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

24. 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.

25. Asbestos Removal and Disposal

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

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

Reason: To ensure the proper disposal of asbestos material.

26. Development Contribution

Pursuant to section 7.12 of the Environmental Planning and Assessment Act 1979, and Council's section 7.12 Contribution Plan. A contribution schedule is attached and must be paid to Queanbeyan-Palerang Regional Council towards the cost of works as outlined in the contribution plan. The amount to be paid is to be indexed at the time of the actual payment, in accordance with the provisions of the Section 7.11 Development Contributions Plan.

Paying the Contribution - In the case of a **development application**, applicants must pay their contributions **before obtaining a construction certificate**. For Complying Development, applicants must pay their contribution **prior to the beginning any Complying Development Works**.

The Contributions Plan may be inspected at <https://www.qprc.nsw.gov.au/Building-Development/Planning-Zoning>.

Reason: To assist the Council to provide appropriate public facilities required to maintain and enhance amenity and service delivery within the Queanbeyan urban area.

27. Arboricultural Impact Assessment Report

An 'Arboricultural Impact Assessment' (report) including a 'Tree Management Plan' (drawing) is to be submitted that adheres to the following:

- The Tree Management Plan (drawing) must be drawn to scale, be appropriately notated and reference the Arboricultural Impact Assessment (report) and provide details of:
 - The Tree Protection Zone and Structural Root Zone, calculated in accordance with AS4970-2009, for all trees to be retained on site and on neighbouring properties where the Tree Protection Zone falls partially within the subject site.
 - Notations indicating which trees are approved to be removed and which trees are to be retained and protected.
 - Tree protection fencing, or ground protection where required, provided in accordance with AS 4970-2009.
 - Any other specific measures such as site access points or material storage areas as required in the Arboricultural Impact Assessment (report).
- The Arboricultural Impact Assessment (report) must be prepared by a suitably qualified arborist, reference the Tree Management Plan (drawing) and provide details of:
 - How construction access to the area of works is to be achieved and facilitated, to ensure no impact on any trees to be retained, and no impact on any third party trees.
 - Construction method and materials within the Tree Protection Zones of trees to be retained.
 - How excavation impact, including soil level changes, within the Tree Protection Zone of trees to be retained will be managed or minimised.
 - Stages of development at which inspections are required to ensure tree protection measures are adhered to must be specified.
 - Appropriate methods of certification by a suitably qualified Arborist of the required tree protection measures during the development including details of site visits, actions and photographic evidence.
 - Ongoing maintenance during construction of the tree protection measures.
 - Any pruning to be undertaken being in accordance with AS4373-2007 *Pruning of Amenity Trees*.
 - Any other measures required to demonstrate the successful ongoing retention and viability post-construction of any trees nominated for retention.

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

28. 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.

29. 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.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

30. 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.

31. 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.

32. 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.

33. 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.

34. All Works to Be Confined to the Site

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

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

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

35. 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.

36. 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.

37. 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.

38. Excavation and Backfilling

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

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

39. 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.

40. Works Sites to be Fenced

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

Reason: To ensure that an effective barrier is provided to preserve the safety of people and property in public places.

41. 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.

42. Submit Survey Plan Showing Boundary Setbacks

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

Reason: To ensure building has been sited in accordance with the approved plans.

43. Protection of Works on Public Roads

Traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

44. 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.

45. 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.

46. Colours and Material Finishes

The building is to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

Reason: The building is not visually intrusive in the landscape and does not cause glare.

47. BASIX Commitments

Comply with all commitments listed on BASIX Certificate No. 1217585M, or any subsequent modifications, before occupying the premises.

Reason: To ensure compliance with the requirements of the NSW BASIX certification process.

48. Lighting in Car Park

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 Lighting of the roofed car parking area must comply with AS/NZS 1680.2.1-2008 - Interior Lighting Part - Circulation spaces and other general areas.

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

49. Plant and Equipment Noise

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

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

50. Compliance with Acoustic Report

All recommendations and specifications detailed in the acoustic report, Report No.20210710.1/1706A/R0/SN, By Acoustic Logic for 2 Ross Road Queanbeyan NSW 2620 must be implemented and adhered to.

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

51. Plant Equipment Acoustic Report Prior to Occupation Certificate

An acoustic report assessing the noise impacts of the proposed plant equipment must be submitted to Council for approval prior to issuing of the Occupation Certificate.

The report must not propose recommendations on suitable noise mitigation for plant equipment but rather demonstrate that all plant equipment onsite meets appropriate noise criteria levels post implementation of all acoustic treatments.

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

52. Stormwater Disposal and On-Site Detention

All stormwater from the site must be trapped and piped to the existing stormwater system via an on-site detention system to limit the discharge from the site to the pre-development rate in accordance with Council's D5 Development Design Specification.

Reason: To provide satisfactory stormwater disposal and water quality.

53. 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.

Reason: To provide adequate off-street car parking.

54. Provide Water Service and Water Meter - Commercial

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.

55. Power Supply

The building shall be connected to a suitable power supply.

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

56. Works as Executed - On-Site Detention System

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

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

57. 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 industrial and 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.
- f. In accordance with Councils Development Design Specification D13.

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

58. 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.

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

The driveway within the property must maintain a clearance not less than one metre (1.0m) 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.

60. 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.

61. 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.

62. 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.

63. 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.

64. Landscaping Works Completed By an Accredited Contractor

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

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

65. 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.

66. 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.

67. Water and 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.

68. Works as Executed Plans of Dedicated Infrastructure

Prior to the issue of a Subdivision Certificate, a Work-as-Executed package must be provided to Council. This information and engineering data is used to confirm the quality of works, indicate relative asset locations and survey alignments while also noting any other approved changes in asset types or construction details that may have occurred during the construction phase when compared to the originally approved design.

The final Work-as-Executed drawings, reports and digital data shall accurately reflect material types, specifications and other asset-specific information. The Work-as-Executed package must include:

- a. Marked up and red-lined Council stamped approved engineering plans depicting all new civil infrastructure and assets dedicated to Council,

- b. An accompanying compliant ADAC XML digital file,
- c. Other reports and information provided in accordance with the relevant approval(s).

69. Work As Executed (Wae) Drawing Dwg And Pdf Files

The presentation and content of Work-as-Executed drawing submissions shall be completed in accordance with Queanbeyan-Palerang Regional Council's Engineering Design and Construction Quality Specifications.

The Work-as-Executed drawings are to be provided to Council in both DWG and PDF file formats being printable to A3 size. The Work-as-Executed plans are to be clearly marked up (red-lined) showing all variations from design including changes to levels, alignments and material types. Drawings are to be clearly stamped "WORKS AS EXECUTED" and noted as the "WAE Version" in the revision title block.

Signed Certifications are to be completed on each and all pages of the submitted drawings by the Registered Surveyor certifying the locational accuracy with regard to physical features and assets, cadastral information, contours, levels and the applicable survey datum information.

Asset Design as Constructed (ADAC) XML Files

A compliant ADAC XML file is required to be submitted as an accompaniment to the Work-as-Executed drawings and package of supporting information. The ADAC XML data shall align with the corresponding Work-as-Executed drawings.

On acceptance of the Work-as-Executed information package, Council will undertake data format and conformance checks of the ADAC XML file to confirm validity and completeness with the accompanying Work-as-Executed drawings. Should significant anomalies, errors or missing information be identified during these checks, the files will be returned to the provider for correction and resubmission, potentially delaying the issue of the Subdivision Certificate and acceptance of assets.

Queanbeyan-Palerang Regional Council require ADAC XML file to be formatted to V5.0. Refer to <https://www.ipweaq.com/adac> for additional information on preparing a ADAC compliant file submission.

Reason: To provide a record of completed works as accurate asset information.

70. Covenant on the Land

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

- a. All requisite sewerage easements,
- b. Nominating Council as the name of the authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.

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

71. Creation of Easements Over Land External to the Site

An Easement for Services 2.5m wide through proposed Lot 2 DP 21396 and Lot 5 DP 21396 in favour of Council must be created.

Note: The location of services must be within that Easement for Services.

Reason: To provide access to services for each allotment.

72. 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.

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

73. 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.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

74. Maintain Car Parking Areas and Driveway Seals

All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition, including line/pavement marking.

Reason: To ensure car park areas are useable.

75. 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.

76. 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.

77. 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,
- 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.

78. 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.

79. Inspection of Plumbing And Drainage

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

Reason: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule.

80. 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.

81. 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.

82. 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:

Essential Energy

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.
- 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.

NSW Police

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

- Managers details be provided to police so that the manager can be contacted outside 'office hours' in case of an emergency.
- Crime Presentation Through Environmental Design fundamentals should be adhered to. The Development Application states that CCTV cameras will be installed with the managers accessing the cameras. Training should be provided to the managers to ensure they are able to view and record any footage if requested. External Lighting should be used in the underground car parks as well as CCTV cameras. Stealing from motor vehicles is a crime trend that affects Queanbeyan. Due to the carparks being under the boarding house and also hidden from street view it is imperative that lighting and CCTV is well maintained.
- The area around the building should be well maintained and any rubbish which is placed out the front of the unit block should be dealt with immediately as a presence of rubbish can often signal a lack of care and guardianship.
- Placement of Bicycle racks should be moved from behind the building and placed in a more open area to prevent opportunist type crimes. If the bicycle rank remains in this area consideration should be given to installing CCTV Cameras which point to this area.