



Ordinary Meeting of Council

8 November 2023

**UNDER SEPARATE COVER
ATTACHMENTS**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 NOVEMBER 2023

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0160 - 10-24
SALTBUSH PARADE TRALEE - CONSTRUCTION OF 8
TWO STOREY DWELLINGS

ATTACHMENT 1 DA.2023.0160 - S4.15 MATTERS FOR CONSIDERATION -
ASSESSMENT REPORT - 10-24 SALTBUSH PARADE
TRALEE



DELEGATED REPORT - DA.2023.0160

SUMMARY

Proposal:	Construction of 8 two storey dwellings
Address:	10-24 Saltbush Parade TRALEE NSW 2620 Lot 332 DP 1269547, Lot 333 DP 1269547, Lot 334 DP 1269547, Lot 335 DP 1269547, Lot 336 DP 1269547, Lot 337 DP 1269547, Lot 338 DP 1269547, Lot 339 DP 1269547
Property description:	
Applicant:	Roman Development Holdings Pty Ltd
Owner:	Roman Development Holdings Pty Ltd
Date of lodgement:	03/04/2023
Notification period:	21/04/2023 to 10/05/2023
Submissions received:	0
Assessment officer:	Ranganathan Ravi
Estimated cost of works:	\$ 3,930,700.00
Zoning:	R2 Low Density Residential
Heritage:	N/A
Flood affected:	N/A
Bushfire prone:	No
Recommendation of officer:	Approval, subject to conditions

EXECUTIVE SUMMARY

1.0 – The application seeks approval for the construction of eight attached dwellings, all with double garages

2.0 – The application was notified from 21 April 2023 to 10 May 2023 and no submissions were received

3.0 – Based on the initial assessment, the assessing officer found that the proposed development was non-compliant with several standards specified under South Jerrabomberra DCP 2015. The applicant was requested to amend the plans through a RFI and the applicant has since submitted amended plans, which is still non-compliant with controls under the DCP, but results in a far better outcome than the initially provided plans.

4.0 – The applicant has submitted a written request to vary controls under South Jerrabomberra DCP. The variation request relates to zero lot line requirements, location of principle private open spaces and front setback for one of the dwelling. The variation to the development control plans is generally considered to have a planning and an environmental merit and therefore, all variations are supported.

5.0 – Despite the non-compliance, the application is generally found to be satisfactory and therefore, recommended for an approval, subject to relevant conditions of consent.

BACKGROUND

DA 395/2017 and modifications

DA 395/2017 forming stage 1 of the South Jerrabomberra urban release area was approved by the Southern Regional Planning Panel on 2 August 2018. That approval allowed for the subdivision of 318 residential lots, 10 super lots (9 super lots for future residential development and 1 super lot for a future neighbourhood centre) and 6 residue lots for open space, drainage and public roads.

DA 395/2017 has subsequently been modified by Council several times under DA 395/2017.A, DA 395/2017.B, DA 395/2017.C, DA 395/2017.D and DA 395/2017.E. Construction works in relation to DA 395/2017 are currently underway.

DESCRIPTION OF THE SITE AND LOCALITY

The subject sites are legally described as Lots 332-339 of DP 1269547 and commonly known as 10-24 Saltbush Parade Tralee NSW 2060. The lots are located on the southern side of Saltbush Parade with the following attributes:

Street No	Property Description (DP 1269547)	Site Area	Lot Dimensions	Garage Access
10 Saltbush (Corner Lot)	Lot 332	229.60 m ²	Length: 22.49m Width: 7.415m	Liriope Lane (south)
12 Saltbush	Lot 333	134.9 m ²	Length: 22.49m Width: 6.0m	Liriope Lane (south)
14 Saltbush	Lot 334	134.9 m ²	Length: 22.49m Width: 6.0m	Liriope Lane (south)
16 Saltbush	Lot 335	134.9 m ²	Length: 22.49m Width: 6.0m	Liriope Lane (south)
18 Saltbush	Lot 336	161.3m ²	Length: 22.49m Width: 7.18m	Liriope Lane (south)
20 Saltbush	Lot 337	179.9 m ²	Length: 22.49m Width: 8.0m	Saltbush Parade (north)
22 Saltbush	Lot 338	179.9 m ²	Length: 22.49m Width: 8.0m	Saltbush Parade (north)
24 Saltbush (Corner Lot)	Lot 339	339.9 m ²	Length: 22.49m Width: 12.32m	Tassel Terrace (east)

All the lots are vacant in the new urban release area and vegetated with grass. 10 Saltbush, 24 Saltbush Parades (Lot 332 and 339, respectively) are corner lots bound by Storksbill Terrace to the west and Tassel Terrace to the east respectively. Lot 333 – 338 has direct access from Saltbush Parade in the north.



Figure 1: Locality Plan

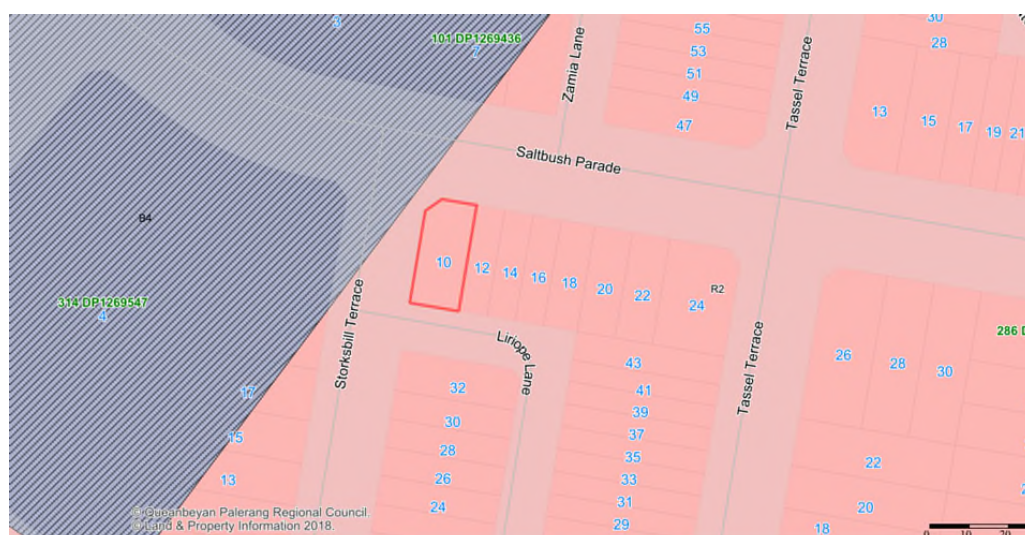


Figure 2: Land use map

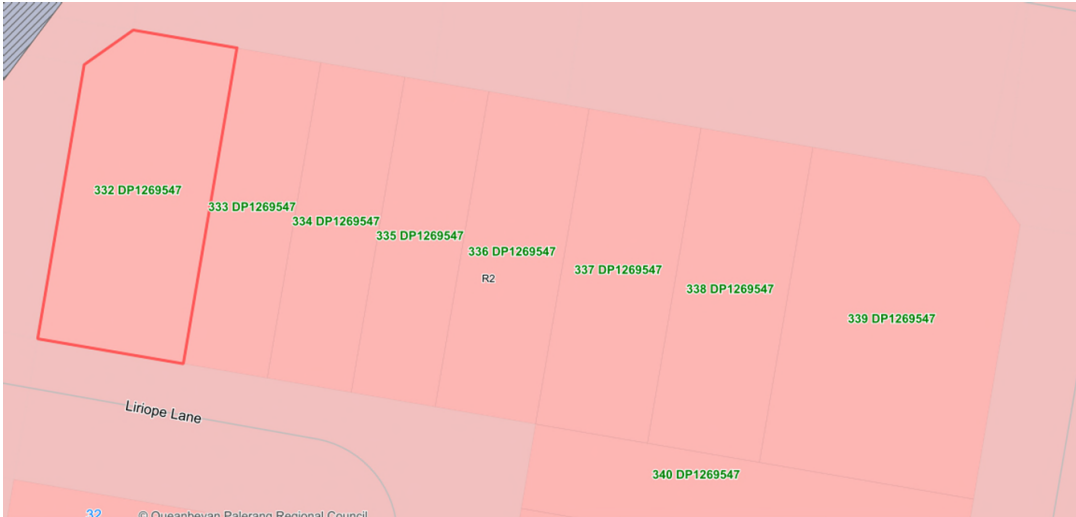


Figure 3: Lot and DP number



Figure 4: Existing access to lot 337 and 338



Figure 5: Existing access off Liriope Lane for Lots 332-334



Figure 6: Access for Lot 339 off Tassel Terrace

PROPERTY BURDENS AND CONSTRAINTS

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

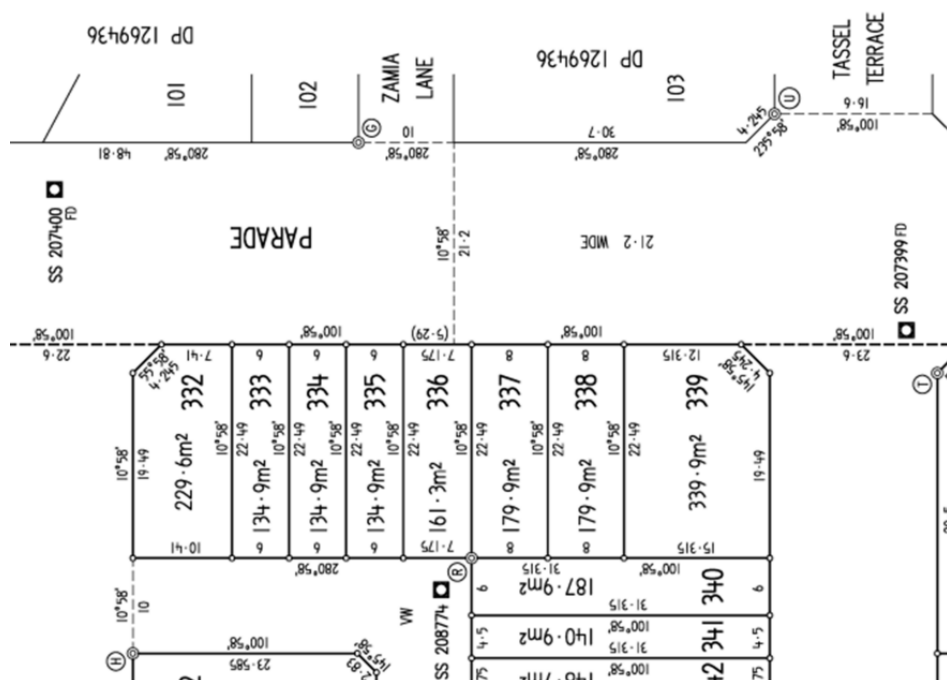


Figure 7: Deposited Plan, subject lot is 332-339

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the construction of eight two storey attached dwellings, with attached double garages to each dwelling and associated site works.

The specific elements of the proposal are as follows:

Street No	Property Description	Proposed development	Height
10 Saltbush Corner lot	Lot 332 DP 1269547	2 storey; 4 bedroom; double garage with storage	7.9m
12 Saltbush	Lot 333 DP 1269547	2 storey; 4 bedroom; double garage with storage	8.2m
14 Saltbush	Lot 334 DP 1269547	2 storey; 4 bedroom; double garage with storage	8.24m
16 Saltbush	Lot 335 DP 1269547	2 storey; 4 bedroom; double garage with storage	8.319m
18 Saltbush	Lot 336 DP 1269547	2 storey; 4 bedroom; double garage with storage	8.3m
20 Saltbush	Lot 337 DP 1269547	2 storey; 4 bedroom; tandem garage with storage	7.58m
22 Saltbush	Lot 338 DP 1269547	2 storey; 4 bedroom; tandem garage with storage	7.62m
24 Saltbush Corner lot	Lot 339 DP 1269547	2 storey; 4 bedroom; double garage with storage	7.04m

Street No & Lot No	Site Area	Site Coverage	Front setbacks (Saltbush Parade)	Upper Floor setbacks
10 Saltbush (Lot 332)	229.60 m ²	160 m ²	3.03m	3.03m
12 Saltbush (Lot 333)	134.9 m ²	94.5 m ²	4.64m	3.92m
14 Saltbush (Lot 334)	134.9 m ²	94.5 m ²	4.64m	3.92m
16 Saltbush (Lot 335)	134.9 m ²	94.5 m ²	4.64m	3.92m
18 Saltbush (Lot 336)	161.3m ²	112.7 m ²	4.17m	3.33m
20 Saltbush (lot 337)	179.9 m ²	125.4 m ²	4.24m	3.33m
22 Saltbush (Lot 338)	179.9 m ²	125.4 m ²	4.24m	3.33m
24 Saltbush (Lot 339)	339.9 m ²	190.5 m ²	5.80 (Ground level)	3.0m

The proposed dwellings are attached and comprises of individual attached garages. For Lot 332-336 garage access is proposed from Liriope Lane at the rear (south) and for Lot 337 and Lot 338 access is proposed from Saltbush Parade and for Lot 339 access is proposed from Tassel Terrace on the east. The setbacks provided above are from Saltbush Parade.



Figure A: Elevation from Saltbush Parade



Figure B: Overall elevation on Saltbush Parade (Lot 339 on left and Lot 332 on the right)



Figure C: 3d perspective of proposed dwelling on Lot 332 (indicative purposes only)



Figure D: 3d perspective of proposed dwelling on Lot 339 (indicative purposes only)

VARIATIONS TO DEVELOPMENT CONTROL PLAN

South Jerrabomberra Development Control Plan 2015 (SJDCP 2015) apply to all eight lots. The applicant has submitted "Application to Vary the DCP" forms for the following controls as listed below.

Variations Requested

The applicant has submitted a written request for variations to the following controls.

1. Zero Lot Line Requirements

Table 6.3 under Part 6 of South Jerrabomberra DCP 2015 prescribes development standards for zero lot line provisions for lots greater than 330-450m² and Table 1 under Part 7 of SJDCP 2015 for lots between 130-330m². The relevant controls for zero lot line length based on lot size is as follows:

Lot Size	Controls
130-170m ²	<p>Zero lot line to both side boundaries is accepted for internal lots but must only extend 60% of the lot length for the ground floor.</p> <p>The zero-lot line for the 2nd storey will be assessed on merit.</p> <p>Note: Detached garages are not included in calculations.</p>

170-250m ²	<p>70% of the depth of the lot for single storey.</p> <p>The zero lot line for the 2nd storey will be assessed on merit.</p> <p>For lots that have a width measured at building line of at least 6m but less than 8m, the building may be built to both side boundaries.</p>
250-330m ²	<p>70% of the depth of the lot for single storey.</p> <p>The zero lot line for the 2nd storey will be assessed on merit.</p> <p>For lots that have a width measured at building line of at least 6m but less than 8m, the building may be built to both side boundaries</p>
330m ² - 450m ²	<p>50% of the depth of the lot for the single storey portion of two storey dwelling, and, 30% of the depth of the lot for second storey portion of the dwelling</p>

Lot No	Site Area (in m ²)	Lot length (in m)	Controls	Max Zero Lot Length	Proposed zero-lot line length	% of variation	Complies ?
Lot 332	229.60	22.49	70% depth for single storey	15.7	16.5m	3.4%	Variation requested
Lot 333	134.9	22.49	60% of the lot length for single storey	13.5	15.65	9.5%	Variation requested
Lot 334	134.9	22.49m	60% of the lot length for single storey	13.5	17.7	17%	Variation requested
Lot 335	134.9	22.49m	60% of the lot length for single storey	13.5	15.65	9.5%	Variation requested
Lot 336	161.3	22.49m	60% of the lot length for single storey	13.5	18.1m	20.5%	Variation requested
Lot 337	179.9 m ²	22.49m	70% depth for single storey	15.7	17.7	12.7%	Variation requested
Lot 338	179.9 m ²	22.49m	70% depth for single storey	15.7	18.1	10.5%	Variation requested
Lot 339	339.9 m ²	22.49m	50% depth for the single storey portion of dwelling and 30% depth for the second storey portion of the dwelling	11.245 (ground) 6.75 (upper storey)	13.7m (ground) 8.2m (upper storey)	11% (ground) 6.6% (upper storey)	Variation requested

As can be seen from the table above, the proposal involves zero lot line variations for all proposed dwellings.

2. Front Setbacks for proposed dwelling on Lot 339

Under Table 6.1 of SJDCP 2015, the minimum front setback requirement for the lot is 4m. The dwelling on Lot 339 (eastern corner lot) is proposed to have dwelling and garage access from Tassel Terrace and therefore considered as having Tassel Terrace as the street frontage. The building is setback at a minimum of 2.0m from Tassel Terrace. The setbacks along Tassel Terrace varies from a minimum of 2.0m to 5.5m (for garage).

3. Principal Private Open Space

Under Chapter 7.11 of Jerrabomberra DCP 2015 the Principal Private Open Space (PPOS) is to be located in accordance with the controls shown below

Controls

- a) PPOS shall be provided in accordance with Tables 1, 2 and 3.
- b) The PPOS is to be:
 - i. Located behind the building line.
 - ii. Directly accessible from, and adjacent to a habitable room, other than a bedroom,
 - iii. Located to have a northerly aspect where practical.

Due to design and lot size constraints, the PPOS is located forward of the building line in all eight proposed dwellings. The applicant has provided a written request to vary this control.

Assessing officers comments: The justification provided for each variation is discussed in further sections below. The variations are found to have a planning and an environmental merit, in that, the proposed development is generally found to be consistent with the objectives of relevant sections of the DCP and unlikely to result in any adverse planning or environmental impact and therefore, all variations, in this instance, is supported.

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 has commented on the proposal as follows:

Sewer Available: _____	YES	Driveway: Modified Layback _____
Water Available: _____	YES	Kerb and Gutter: YES _____
Flood Category: _____	N/A	Footway Width: 1.5m Wide (Path) _____
Natural Water Course: NO _____		Footway Grade: 2-4 % _____
Drainage Easements: <input type="checkbox"/> Existing easement over adjoining land		
<input type="checkbox"/> Easement required over property or adjoining land		
Hydraulics: <input type="checkbox"/> Attached <input type="checkbox"/> Unavailable at Time of Assessment <input checked="" type="checkbox"/> Irrelevant		
Is Construction Certificate – Subdivision required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Development Comments:

The proposed development is for the construction of eight (8) dwelling houses on eight (8) lots (Lot 332-339) with attached double garages and tandem garages.

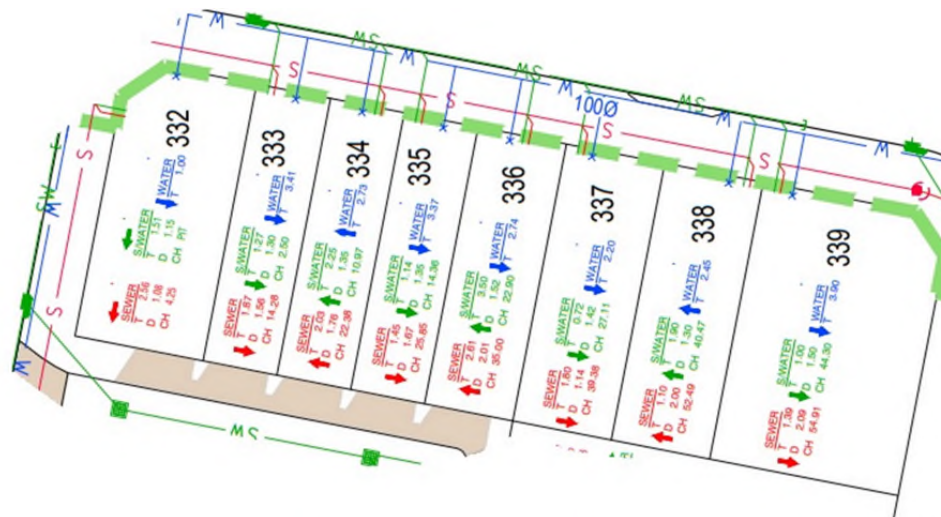
Water:

The lots are serviced with council water services along Saltbush Parade front and were clearly marked and present at the time of site inspection. Please refer WAE plan for more detail and exact location (Figure 1).

Sewer:

As per the WAE plan Sewer tie is provided to the lots 333-339 from Saltbush Parade and Lot 332 from Storksbill Terrace. The ties were clearly marked and present at the time of site inspection.

The proposed development does not affect council sewer and stormwater easement. Please refer to WAE Plan (Figure 1) for more detail and exact locations.



Storm Water:

The lots are serviced with stormwater ties and were clearly marked and present at the time of site inspection. Please refer to WAE plan for more detail and exact location.

Traffic and Parking:

The proposed dwellings on Lots 332-336 and Lot 339 are proposed to have a double garage for each dwelling. The proposed garage for Lots 337 and 338 is a tandem parking arrangement garage.

The opening width of the proposed garages for Lots 332-336 and Lot 339 is 4.80m wide which satisfies the requirements of AS/NZS 2890.1 and South Jerrabomberra DCP. The proposed garages for Lots 337 and 338 has an opening width of approximately 2.50m wide and 11.5m in length.

All proposed garages are required to comply with minimum clearance of 2.20m in accordance with AS/NZS 2890.1.

Access:

The proposed dwellings on Lots 332-336 have an access from Liriope Lane. The proposed dwellings on Lots 336 and 337 have an access from Saltbush Parade. As per the submitted plans, the driveway grade for Lots 336 and 337 will be steep and will require driveway transitions to comply with the Council's D13 Design Specifications.

The proposed dwelling on lot 339 has an access from Tassel Terrace. As per the submitted plans, the driveway gradient for Lot 339 will not be steep and complies with Council's D13 Design Specifications.

A driveway application form for each proposed dwelling will be required to be submitted for any extension of existing verge crossings.



Figure 1 - Existing Access off Saltbush Parade for Lots 337 & 338
10-24 Saltbush Parade, Tralee



Figure 2 - Existing Access for Lot 339 off tassel Terrace



Figure 3 - Existing Access locations off Liriope Lane for Lots 332-334



Figure 4 - Existing Access locations off Liriope Lane for Lots 334-336

7.11 Roads:
N/A

Flooding:

N/A

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

EXTERNAL REFERRALS

No external referrals required for this application.

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).

The subject lots has already undergone sufficient clearing as part of the original subdivision that created the lots. The lots currently comprise of cleared land with remnant grassland vegetation and further clearing is unlikely to result in any impacts on any threatened species. The clearing is unlikely to trigger any requirement for a biodiversity assessment and therefore, the impacts are anticipated to be minimal or negligible.

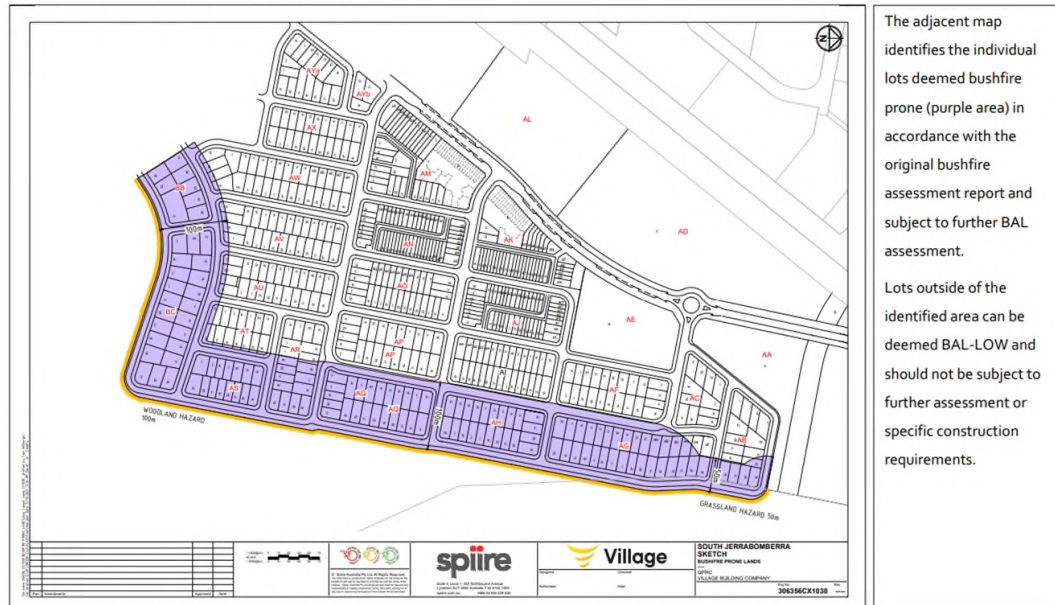
SECTION 4.14 CONSULTATION AND DEVELOPMENT CONSENT – CERTAIN BUSHFIRE PRONE LAND – EP&A ACT, 1979

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.

A bushfire assessment '*A Bushfire Protection Assessment for south Tralee stage 1 – Development Application*', was prepared in 2017 for Village Building Company (VBC) as part of the subdivision to create the subject lots (Assessment #B173050 – 5.10.17, Australian Bushfire Planners for Village Building Company). The report and its recommendations were endorsed by Council, including the prescription of bushfire construction for new dwellings within the area deemed bushfire prone along the eastern boundary of the estate.

A supplemental report (see Council Record ID: 1794847, Docset:1703636), providing more specific detail for residential and associated development in South Jerrabomberra prepared for VBC, was also endorsed by Council in October 2021. The map in the supplemental report identifies individual lots deemed bushfire prone as well as those deemed BAL-LOW, as below.

4 BUSHFIRE ATTACK MAPPING



October 4, 2021

Figure 8: extract from Bushfire Assessment Report Supplemental, South Jerrabomberra Estate 1, Tralee,

While Council's current mapping indicates the subject lots are bushfire prone, the Council endorsed map identifies them as BAL-LOW, with no further assessment or specific construction requirements.

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 (RESILIENCE AND HAZARDS) 2021

A detailed Site Investigation was prepared by SMEC as part of the subdivision creating the lots, which identified them as being suitable for residential purposes subject to the implementation of a Remediation Action Plan.

Suitable conditions of consent requiring the preparation of such a plan and subsequent implementation of the required works were included within DA 395/2017. As such, the subject sites are considered to be suitable for the proposed residential use.

STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX) 2004

Valid BASIX Certificates support the application which include measures to achieve the required energy and water efficiency targets. The information provided in the submitted certificates and development plans are consistent, therefore, compliance with this SEPP has been achieved.

QUEANBEYAN PALERANG REGIONAL LOCAL ENVIRONMENTAL PLAN 2022

An assessment of the proposal against the general aims of QPRLEP 2022 is included below:

Cl.	Aims	Complies
1.2(2)		

(aa)	to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,	Yes
(a)	to protect and improve the economic, environmental, social and cultural resources and prospects of the community,	Yes
(b)	to facilitate the orderly and economic use and development of land having regard to ecological sustainability principles,	Yes
(c)	to provide for a diversity of housing to meet the needs of the community into the future,	Yes
(d)	to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development that caters for the retail, commercial and service needs of the community,	Yes
(e)	to keep and protect important natural habitat and biodiversity,	Yes
(f)	to protect water quality, aquifers and waterways,	Yes
(g)	to keep, protect and encourage sustainable primary industry and associated commerce in rural areas,	Yes
(h)	to identify and protect the cultural heritage of the area, including the built heritage and the Aboriginal heritage,	Yes
(i)	to protect important scenic quality, views and vistas,	Yes
(j)	to facilitate the orderly growth of urban release areas,	Yes
(k)	to ensure development does not unreasonably increase the demand for public services or public facilities,	Yes
(l)	to identify, protect and provide areas for community health and recreational activities.	Yes

Comments: The proposed development is consistent with the aims of the plan as it supports the long term economic sustainability of the local community and does not unreasonably increase the demand for public services or facilities.

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 R2 Low Density Residential zone under Queanbeyan Palerang Regional Local Environmental Plan 2022.

Development for the purposes of a *dwelling* such as is proposed is permissible within the R2 Low Density Residential zone with consent and is defined under QPRLEP 2022 as follows:

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Zone Objectives

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

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

Comments: The proposed development is considered to satisfy the objectives of the zone as it provides for the housing needs of the community within a low-density residential development.

Demolition

Under Clause 2.7 of the QPRLEP 2022, the proposal does not involve demolition of an existing structure.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the QPRLEP 2022 is provided below.

4.2A Erection of dwelling houses on land in certain rural, residential and environmental protection zones

Clause 4.2A of the QPRLEP 2022 provides requirements for the erection of dwellings on rural land.

Comments The lot sizes generally vary from 134.9 to 339.9m². The minimum lot size criteria is 130m² for all lots. Therefore pursuant to Clause 4.2A(3)(a), the proposed dwellings are generally permissible with consent as the lots meet the minimum lot size criteria of 130 sqm.

4.3 Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building on	8.5m		
	332		7.45m	Yes
	333		8.19m	Yes
	334		8.24m	Yes
	335		8.32m	Yes
	336		8.3m	Yes
	337		7.58m	Yes
	338		7.62m	Yes
	339		7.04m	Yes

Comments: The proposed development is two storey in nature and generally compliant with the height controls prescribed under Clause 4.3 of QPRLEP 2022.

4.6 Exceptions to Development Standards

Under Clause 4.6 of the QPRLEP 2022, the consent authority may consider a variation, where that variation would achieve a better outcome.

As demonstrated in the table above, the proposed development does not seek any variation to standards specified under Part 4 of QPRLEP 2022.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the QPRLEP 2022 are addressed below as part of this assessment:

5.10 Heritage conservation

The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.

5.11 Bush fire hazard reduction

The application **does not** involve any bush fire hazard reduction works.

5.21 Flood Planning

The site **is not** identified as "flood planning area" on the Flood Planning Map and **is not** at or below the flood planning level.

Part 6 : Urban Release areas

6.2 Public utility infrastructure

Requires that consent not be granted to development in urban release areas unless Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made for the infrastructure to be available when required. The subject application was referred to Council's Development Engineer who advised these services will be made available at the completion of infrastructure construction. Please see engineering referral for these comments.

Part 7: Local Provisions

The relevant provisions contained within Part 7 of the QPRLEP 2022 are addressed below as part of this assessment:

7.1 Earthworks

Clause 7.1 of the QPRLEP 2022 establishes a number of matters requiring consideration for development involving earthworks. The proposal is likely to involve minor earthworks, and this is unlikely to result in any adverse impacts on the soil stability and drainage patterns of the locality. Conditions included in the consent to ensure that soil erosion and sedimentation is mitigated during construction and post-construction stages of development.

7.8 Airspace Operations

Clause 7.8 of QPRLEP 2022 establishes a number of matters requiring consideration for development on lots affected by Obstacle Limitation Surface. The subject site is restricted by a limit of 720m. This is unlikely to be affected as the site is located at 656-657m AHD. The OLS for the subject site is 720m. Under DA 395/2017 a Controlled Activity Approval was issued under for the entirety of the Stage 1 Tralee development allowing construction up to 740m. The proposed development involves no works above either 720m or 740m and as such no further approval was required for the purposes of the subject application.

7.10 Aircraft Noise – development in the South Jerrabomberra Urban Release Area

Clause 7.10 of QPRLEP 2022 establishes a number of matters requiring consideration for development on lots affected by aircraft noise. The original DA for the creation of the lot was accompanied by a Statement prepared by SLR Consulting (Australia) Pty Ltd giving consideration to the compatibility of the dwelling with aircraft noise likely to be experienced upon the site in accordance with AS 2021 - 2000, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction. This Statement establishes that as the subject site is located entirely outside of the ANEF 20 contour residential development upon the site would not be adversely affected by aircraft noise and would not require any specific acoustic mitigation against aircraft noise to satisfy the provisions of Australian Standard (AS) 2021 Acoustics—Aircraft noise intrusion—Building siting and construction (AS 2021) as referenced in Clause 7.10 of the QPRLEP 2022.

7.12 Essential services

Clause 7.12 of the QPRLEP 2022 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.

The subject site is connected to town reticulated water and sewer infrastructure. The development will be connected to existing electricity supply and waste will be serviced by Council's waste collection services.

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

Not applicable.

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

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

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

Lot 332-338

Part 7 of SJDCP 2015 sets out development controls relevant to lots smaller than 330m². **Lot 332 to Lot 338** fall under 330sqm and therefore **Part 7 of SJDCP 2015** apply to these lots.

South Jerrabomberra Development Control Plan 2015		
Part 7 – Small lots less than 330m ²		
Section	Comments	Complies
7.2 Streetscape	<p>The dwellings are proposed to be finished in a combination of face brick, painted fibre cement cladding, timber cladding, colourbond roofing, fascia and gutters and zerobound party wall along zero lot line lengths and aluminium framed windows.</p> <p>The proposal includes a 1.2m high through fencing at the front with vegetation behind the fence which provides a natural screening of the PPOS at the front setback area. The proposal is generally found to be compliant relevant controls under this section of the DCP.</p>	Yes
7.3 Streetscape Laneways	<p>All controls relating to laneways under this section of the DCP have been addressed under the original subdivision.</p> <p>Of the total 8 dwellings, five dwellings have garage access from the rear Liriope Lane.</p>	Yes
7.4 Building Form and Design	<p>The proposed dwellings exhibit a high degree of design quality and likely to add to the streetscape character of the locality. The proposed development adequately addresses issues such as summer sun and ventilation. Refer to Table 1 below for more assessment. The proposed development is adequately setback from the front boundaries except the proposed dwelling on Lot 339 which is only setback 3.0m from Saltbush Parade. Refer to Table 1 for more assessment.</p>	Yes
7.6 Height and Floorspace	<p>Floorspace Ratio is not applicable to the proposed development.</p> <p>The height of the proposed development is found to be compliant with the relevant controls under this section and Clause 4.3 of QPRLEP 2022</p>	Yes
7.7 Visual and Acoustic Privacy and View Sharing	<p>Six of the eight proposed dwellings share a common wall, that is typical of a terrace style housing development. Only the corner dwellings have three open faces each.</p> <p>The subject site 10-24 (Lot 332 -339) Saltbush Parade is bound by Saltbush Parade in the north, Storksbill Terrace on the west and Tassel Terrace on the east. The sites 10-18 are bound by Liriope Lane in the south and 20-24 Saltbush Parade have a single allotment adjoining the southern boundary.</p> <p>The second storey aspect of the proposed dwellings on Lot 332-336 all have windows facing the south, east and north. As stated above, these lots are bound by public roads which provide a physical buffer between the dwelling and the dwellings on the other side of the road and therefore impacts are anticipated to be minimal.</p> <p>The second storey aspect of the proposed dwellings on Lot 337, 338 and 339 all have a window facing the south. However, it should be noted that these windows are sufficiently setback at around 4.0m from the southern boundary and the windows are frosted to 1.7m high which is likely to reduce any potential overlooking impacts.</p>	Yes

	The proposed development is considered to result in very minimal or negligible impacts in terms of visual, acoustic and view sharing amenities of the locality.	
7.8 Safety and Security	As observed in Figure 1 and Figure 2, the subject site has a longer orientation in the east-west axis and the proposed development includes the construction of 8 dwellings, in which, all living rooms face the street (Saltbush Parade). Each of the proposed dwellings overlook the street and rear lane, providing casual surveillance. The buildings do not include large recesses or setbacks from the main building line, thereby avoiding areas for concealment.	Yes
7.11 Principal Private Open Space and Landscape Design	<p>In accordance with this section of the DCP, the PPOS shall be provided in accordance with Table 1 of Part 7 of SJDGP 2015 and shall be located behind the building line, directly accessible from a habitable room and located to have a northerly aspect.</p> <p>All eight proposed dwellings include a PPOS located within the front setback space facing the northern frontage, which contravenes the requirement to site the PPOS behind the building line.</p> <p>The applicant has submitted a written request to vary this control and provided the following justification:</p> <p><i>The lots are 22.49m long. To comply with the requirements, we would lose 6.3m for garage, 3m for the front setback and then another 4m for PPOS (13.3m) which would leave a 9.19m x 6m building/dwelling footprint (55sqm), which seem unreasonable and locating the PPOS behind the building line in the middle of the building, surrounded by two storey walls would never see any sunlight. The ground floor front setback has been increased from 3m to 4.1m and 4.6m to allow for PPOS and screening landscaping within the front setback with a perfect northern orientation.</i></p> <p>Given the existing site constraints and the nature of the proposed development and the provisioning of additional front setbacks, the request to vary the siting of the PPOS forward of the building line is found to have a planning merit as it still meets the relevant objectives of this section of the DCP as it provides sufficient open space for the residents for recreational needs and has a direct northerly aspect. Therefore, the variation request is supported in this instance.</p>	No, but, variation supported
7.12 Car Parking and Garages	Refer to Engineering comments for more information.	Yes
7.13 Site Facilities	Site facilities have been provided in practical & accessible locations; garbage bins will be enclosed.	Yes
7.14 Studio Dwellings and Small Lots	Refer to Table 1 below for assessment against relevant controls.	Yes
7.14 Solar Access	<p>The proposed development has been designed in a way that maximises the sunlight from the north side. The proposed PPOS on all lots receive adequate amount of sunlight throughout the day. The living areas of all eight dwellings are sited towards the northern portions of the development.</p> <p>The applicant has submitted shadow diagrams which clearly demonstrate that the impact of the second storey development is most likely to affect only Liriope Lane in the south and Storksbill Terrace in the west. A minor portion of the shadows fall on 32 Storksbill Terrace on the south at 9am but no further impacts are anticipated.</p>	Yes
7.15 Energy and Natural Ventilation	Openings are at the front and rear of the dwelling where possible. Living areas are generally open plan to promote air circulation. The proposal is conditioned to comply with the relevant BASIX Certificates.	Yes

7.16 Waste Management	Waste and recycling bins for the dwelling are screened between each allotment and from the street by 1.5 meter brick walls.	Yes
7.17 Water Conservation	Valid BASIX certificates details performance standards and water management measures for each lot and this is included as a condition to be complied with.	Yes
7.20 Cut and Fill	<p>The site is already a cleared portion of land. Minor earthworks are anticipated as part of the development which is unlikely to exceed the 1.5m control as prescribed under this section of the DCP.</p> <p>The subject site is generally found to be flat. Conditions are still included in the consent to ensure soil erosion and sedimentation is mitigated during construction and post-construction stages of development.</p>	Yes

Lot 333, 334, 335, 336

Applicable controls under Table 1 for lots between 130-170sqm (Lot 333-336) is shown below:

Table 1: Small lot housing and Studio Dwellings					
	Site Coverage	Height	Setback Front	Zero Lot Line	Articulation
	70 %	As per QPRLEP (8.5m)	3m	60% of total depth of site Zero lot line for 2 nd storey assessed on merit <i>Note: For lots with a width of at least 6m but less than 8m, zero lot may be built on both sides</i>	Articulation element of 1.5m
Lot 333	69.5%	8.2m	4.64m	15.65m = 69.5%, 9.5% variation requested	Not proposed
Lot 334	69.5%	8.24m		17.7m = 78%, 8% variation requested	
Lot 335	69.5%	8.32m		15.65m = 69.5%, 9.5% variation requested	
Lot 336	69.8%	8.3m		18.1m = 80.5%, 20.5% variation requested	

	Rear Setback	Garage setback to front boundary	PPOS	Solar Access to PPOS	Fences
	0m	Not permitted	16 sqm, directly accessible from living areas	North facing, Minimum 3 hrs sunlight 3 hrs to adjoining living room and neighbours PPOS	Forward of Building line – no more than 1.2m
Lot 333	0m	Not proposed	16 sqm proposed, complies	All PPOS are north facing, will likely receive adequate sunlight throughout the day and unlikely to impact adjoining neighbours PPOS	1.2m high see through metal fencing with vegetation behind
Lot 334	0m				
Lot 335	0m				
Lot 336	0m				

Note: Landscaped area controls are not applicable for lots between 130-170sqm.

Lot 332, 337 and 338

Applicable controls under Table 1 for lots between 170-250 sqm (Lot 332, Lot 337, and Lot 338) is shown below:

Table 1: Small lot housing and Studio Dwellings					
	Site Coverage	Height	Setback Front	Side Setback	Zero Lot Line

	70 %	As per QPRLEP (8.5m)	3m	0.9m (0m for zero lot line)	70% of total depth of site Zero lot line for 2 nd storey assessed on merit Note: For lots with a width of at least 6m but less than 8m, zero lot may be built on both sides
Lot 332	69.8%	7.9m	3.0m	Zero lot	16.6m = 73%, 3% variation requested
Lot 337	69.7%	7.6m	4.2m	Zero lot	18.1m = 80.5%, 10.5% variation requested
Lot 338	69.7%	7.6m	4.2m	Zero lot	18.1m = 80.5%, 10.5% variation requested

Table 1: Small lot housing and Studio Dwellings					
	Garage to front setback	Corner Lot – sec street setback	Articulation	Side Setback	Rear setback where there is no rear laneway for building wall height greater than 4.5m
	5.5m	1.5m	Articulation element of 1.5m	0.9m (0m for zero lot line)	4m
Lot 332	Garage at rear	Min 1.5m	Not proposed	Zero lot	7.2m (second storey)
Lot 337	5.7m	N/A		Zero lot	4.0m (second storey)
Lot 338	5.67m	N/A		Zero lot	4.0m (second storey)

Table 1: Small lot housing and Studio Dwellings				
	Rear setback to rear laneway for garage or laneway	PPOS	Landscaped area	Fences
	0m	24m ² , directly accessible from living areas, where lots have width less than 10m PPOS can be reduced to 16m ²	10% of the area, 50% behind building line	Forward of Building line – no more than 1.2m
Lot 332	0m	24m ² proposed	23.2m ² of landscaped area proposed forward of the building line and a further 21m ² landscaped area proposed behind the building line. Complies.	1.2m high see through metal fencing with vegetation behind, For Lot 32, only a minor portion at the south west corner a 1.8m high fencing is proposed to enclose the service court
Lot 337	0m	16m ² proposed because the lot width is less than 10m	8m ² of landscaped area forward of the building line and additional 10m ² of landscaped area behind building line. Therefore complies.	
Lot 338	0m	16m ² proposed because the lot width is less than 10m		

Request to vary the DCP Control for zero lot line provisions

From the tables above, it is evident that the proposed dwellings on Lot 332-338 do not comply with the controls for zero lot line provisions under Table 1 of Part 7 of SJDCP 2015. The applicant has submitted an application to vary this control and the justification provided is as follows:

Lot 332-338 range in area between 134.9 – 229.6 sqm. Consistent along all lots is the 22.49m length. With a garage of 6.3m, front setback of 4m leaves a 12m functional living area. Review of the plan allows for functional (and not excessively large) kitchen, dining, lounge, stairs,

laundry and WC on ground level along with services court. To comply with the 70% lot line, only allows for a 15.74m wall along boundary of which 6.3m would be garage and as a result, the functionality of living areas taken precedence over wall length.

The 22.49m length is less than many small lots within the estate, making 15.74m zero lot line control difficult to achieve without severely impacting the dwelling functionality.

The applicant submitted an illustrative design concept which indicates the potential building footprint if it were to comply with the relevant controls and as can be seen from Figure 8, the compliance with the relevant controls severely restricts the amount of usable living space and could potentially end up creating a non-harmonious streetscape character.

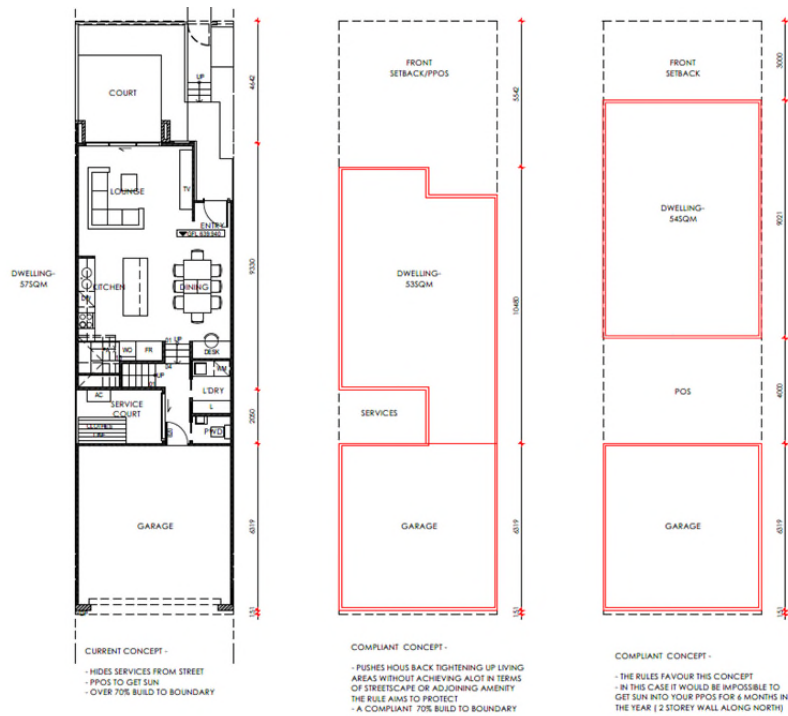


Figure 8: Comparison of proposed (left), compliance with zero lot line (centre) and compliance with PPOS (right)

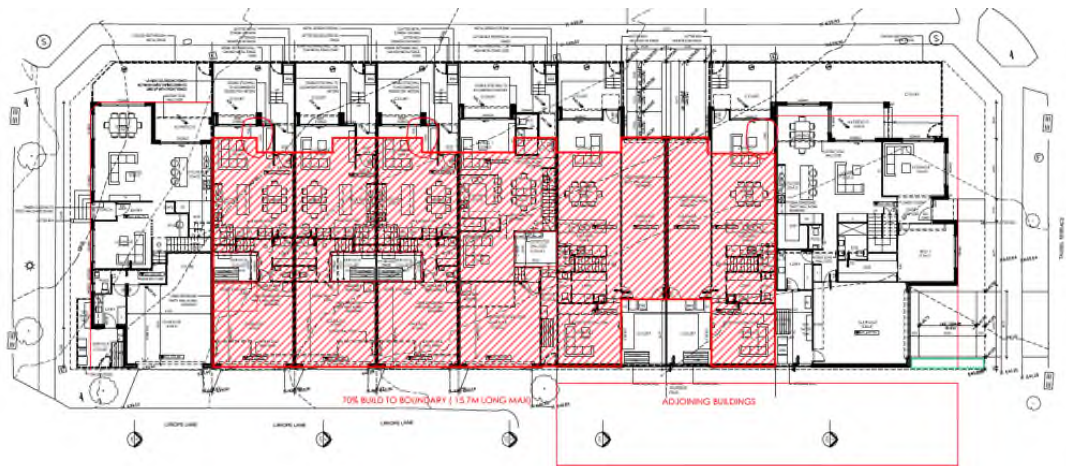


Figure 9: Development compliant with relevant controls (marked in red)

Despite non-compliance with the zero lot line controls under Table 1 of Part 7 of SJDCP 2015, the variation to the control is unlikely to result in any adverse impacts on privacy, amenities and overshadowing on adjoining lots. Considering that the development meets the relevant objectives as discussed above, the variation to the zero lot line control is found to have a planning as well as an environmental merit. Therefore, the variations to zero lot control, in this instance is supported.

Other relevant controls under Table 1 of Part 7 of SJDCP 2015 for Lots 332-338 is discussed below:

Table 1: Small lot housing and Studio Dwellings		
Section	Controls	Comments
Car parking spaces – minimum number	<i>2 spaces for each dwelling</i>	All 7 proposed dwellings on lots 332-338 have space for two cars each. While Lot 332-336 proposes double garages, lot 337-338 propose tandem parking space to accommodate 2 cars.
Underground parking	<i>Not permitted</i>	Not proposed.
Earthworks	<i>1.5 Maximum cut and fill</i>	Unlikely to exceed the limit as the site is already a cleared portion of land.
Clothes Drying	<i>Provide open air clothes drying area screened from public street</i>	All 7 dwellings on lot 332-338 have clothes line within the service court spaces well screened from the public domain.
Solar Access to PPOS		All 7 dwellings on lot 332-338 is likely to receive abundant sunlight throughout the year as they located forward of the building line. In accordance with the controls, PPOS are to be located behind the building line but the variation is discussed under Section 7.11 of Part 7 of SJDCP 2015 above.
Garbage area	<i>Located behind building line Area must accommodate 3 bins</i>	All garbage areas are located behind the building line on proposed dwellings on Lot 332-337 and has provisions to accommodate 3 bins. ‘ On lot 333-336, the garbage bins are located behind the building line within the storage area inside the garage.

Comments: Despite non-compliance with the zero lot line provisions under Table 1 of Part 7 of SJDCP 2015, all seven proposed dwellings on Lot 332, Lot 333, Lot 334, Lot 335, Lot 336, Lot 337 and Lot 338, is found to be compliant with all other relevant controls and objectives under Part 7 of SJDCP 2015.

Lot 339

Part 6 of South Jerrabomberra DCP 2015 for lots that are greater than 330m². The proposed development on **Lot 339** is assessed against relevant controls under Part 6 of SJDCP 2015.

South Jerrabomberra Development Control Plan 2015		
Part 6 – General Residential Controls Single Dwellings, Alterations/Additions and Secondary dwellings		
Section	Comments	Complies
6.2 Streetscape	<p>The dwellings are proposed to be finished in a combination of face brick, painted fibre cement cladding, timber cladding, colourbond roofing, fascia and gutters and zerobound party wall along zero lot line lengths and aluminium framed windows.</p> <p>The proposal includes a 1.2m high through fencing at the front (Saltbush Parade in north) with vegetation behind the fence which provides a natural screening of the PPOS at the front setback area. Being a corner lot the proposal is generally found to be compliant relevant controls under this section of the DCP and considered to significantly add to the character of the locality.</p>	Yes

6.3 Streetscape – Public and Private laneways	The proposed dwelling and the garage are setback at suitable distances from the front boundary, secondary frontage. Refer to assessment under Table 6.3 below for more assessment.	Yes
6.4 Building Form and Design	The proposed development is well articulated with a blend of materials that avoids a bulky appearance. The proposal exhibits a high degree of design quality and provide an attractive street frontage on Saltbush Parade. The proposed dwelling is suitably setback from Saltbush Parade and generally found to be consistent with the relevant objectives under this control. Refer to Table 6.3 assessment below for more information.	Yes
6.5 Height, Site coverage and Gross Floor area	Refer to Table 6.3 assessment below	Yes
6.6 Privacy and View Sharing	Privacy The proposed development has a min front setback of 5.8m(north), 2.0m to the east facing Tassel Terrace, zero lot line to the south and west and a minimum of 0.90m to the east. The proposal includes an alfresco on the northern portion of the dwelling within the lot. This is unlikely to result in any privacy concerns as it is suitably setback at around 3.0m from the north facing Saltbush Parade and more than 5m from the eastern boundary. This is unlikely to result in any adverse privacy concerns. View Sharing The proposed development is unlikely to result in any adverse impacts on the views of the neighbouring lots. Acoustic Controls The proposed development is setback at suitable distances from the boundary to provide a buffer. Therefore, it is unlikely to result in adverse impacts on acoustic privacy.	Yes
6.7 Safety and Security	The proposal includes the construction of two storey development with clearly defined entrance porch facing the street, a lounge room at the ground level and a rumpus room at the first floor level that provides a casual surveillance of the street.	Yes
6.8 PPOS and landscape design	Refer to Table 6.1 assessment below	Yes
6.9 Car parking and Garages	Refer to Engg comments for more assessment	Yes
6.10 Thermal performance	A valid BASIX was submitted with this application. Conditions included in the consent to ensure compliance with the BASIX certificate	Yes
6.11 Solar Access	The proposal makes maximum use of the northern elevation as most of the habitable rooms are located on the northern portion of dwelling including, family living, living, bedroom. The proposal is a two storey development and being a corner lot, much of shadows are likely to fall on the road on the south (Tassel Terrace). The submitted shadow diagrams clearly demonstrate that the impacts of the two storey development is likely to affect only the public streets and does not impact the amenities of the surrounding residential lots.	Yes
6.12 Energy and Natural Ventilation	The proposal is generally considered to be well ventilated with the provisioning of front landscaped areas and the rear garden.	Yes
6.13 Waste Management	The proposal includes a service court sited in the south-western portion of the lot well screened from the public domain.	Yes
6.14 Water Conservation	The applicant has submitted a BASIX Certificate along with this place. Conditions included in the consent to ensure compliance with the BASIX requirements.	Yes
6.16 Excavation and Fill	The proposal is anticipated to involve minor earthworks. Conditions included in the consent to ensure soil erosion and the like is mitigated during construction stage.	Yes

6.18 Bushfire Management	Conditions included in the consent for protection against bushfire	Yes
6.19 Aboriginal Heritage	<p>The Aboriginal Cultural Heritage Due Diligence process was followed as part of the assessment. A basic AHIMS search was carried out and no recorded or declared Aboriginal sites were found in or near the subject site. There are not any other sources of information of which a person is already aware and the landscape does not contain features which are likely to indicate the presence of Aboriginal objects.</p> <p>Subject to the conditions of consent, the proposed development is considered acceptable as it will not result in any significant impacts on the natural or built environments and will not result in any social or economic impacts on the locality.</p>	Yes

Table 6.1 PPOS and Landscaping requirements		
Lot Size (339.9)	Control	Proposed
Landscaped area	<p>15% of the area must be landscaped with a minimum width of 1.5m</p> <p>25% of the area forward of the building line to primary road must be landscaped</p> <p>50% of landscaped areas must be located behind the building line of the primary road</p>	<i>The proposal includes landscaping area of approximately 80 sqm forward of the building line which equates to 22% and a total of 130 sqm is landscaped which satisfies the relevant criteria under this section of the DCP.</i>
PPOS	<p>Minimum of 24m² of PPOS with a minimum width of 3m</p> <p>Located behind the building line</p>	<i>The proposal includes a PPOS of 24m² on the northern side of the dwelling facing Saltbush Parade. The dwelling is assessed as having frontage from Tassel Terrace and therefore, the PPOS is located behind the building line with a northerly aspect. Complies with relevant controls.</i>

The proposed dwelling on Lot 339 faces Tassel Terrace and hence Tassel Terrace is considered to be primary frontage and Saltbush Parade is considered to be secondary frontage.

Table 6.1 Single dwelling requirements		
Lot Size (339.9)	Control	Proposed
Site Coverage	60%	190.5m ² = 56%, complies
Building Height	As per QPRLEP 8.5m	7.04m
Front setback (Primary) from Tassel Terrace	<p>4.0m required</p> <p>min 2.02m proposed</p> <p>2m variation requested</p> <p>The applicant has submitted an application to vary the DCP form which provides the following justification for the variation sought:</p> <p><i>Given all eight lots are integrated as a single design, the complying setback of 2m & 4m would be inconsistent with the remaining 7 lots. As a result of the proposed encroachment, the primary frontage of Lot 339 (max 2m for a 5m length and 1m for a 5m length) along the 22.49m frontage will not adversely impact streetscape whilst maximising the northern frontage and sun into dwelling</i></p> <p>While the variation sought might seem excessive, considerable amount of thought has been undertaken in the designing of the entire development. It is agreed that the proposed development complements the overall development and the applicant has provided additional side setback (along Saltbush Parade) to ensure the dwelling on Lot 339 merges holistically with the other 7 dwellings. The proposed variation is unlikely to result in any adverse impacts in terms privacy and overshadowing on adjoining lots as its bound by Tassel Terrace on the east which</p>	

	provides a natural buffer for any impact. And therefore, the variation in this instance is supported.	
Garage, carport and covered parking setback to front boundary	1.0m behind building line 5.5m behind front boundary	Located 3.5m behind building line 5.5m behind boundary on Tassel Terrace Complies
Side setback	0.9m for two storey, 0m for zero lot line	The proposed dwelling makes use of the zero lot line provisions for the construction of the garage along the southern boundary of the lot
Zero Lot Line requirements	For two storey dwellings, 50% depth for the single storey portion of dwelling and 30% depth for the second storey portion of the dwelling	<p><u>Ground storey along southern boundary</u></p> <p>Length of zero lot line – 7m Length of southern boundary – 15m % of single storey zero lot – 46.6%</p> <p>The zero-lot line for ground storey is compliant with the controls.</p> <p><u>Ground storey along western boundary</u></p> <p>Zero lot line for single storey portion – 13.7m = 61%</p> <p>11% variation requested</p> <p><u>Upper storey</u></p> <p>The upper storey portion of the dwelling also makes use of zero lot line provisions along the western boundary.</p> <p>Length of zero lot line along western boundary – 8.2m Length of western boundary – 22.49 % of zero lot line for upper storey – 36.6%</p> <p>6.6% variation requested</p> <p>The applicant has submitted an application to vary the DCP control, in which the provided justification is considered to have both a planning and an environmental merit and therefore, variation in this instance is supported.</p>
Rear setback for building wall height up to 4.5m (where there is no laneway)	3.0m	This control does not apply as, being a corner lot, rear setbacks for corner lots apply. Assessed further below
Rear setback for building wall height greater than 4.5m (where there is no laneway)	4.0m	This control does not apply as, being a corner lot, rear setbacks for corner lots apply. Assessed further below
Corner Lot – Secondary frontage setback	2.0m	3.0m to Saltbush Parade, complies
Corner Lot – Secondary frontage setback for garages	1m behind building line 5.5m from boundary	This control does not apply as the proposal involves the construction of a garage with access from Tassel Terrace and the proposal is assessed as having a primary frontage from Tassel Terrace.
Corner Lot – Rear/Side setback	One of the rear/side boundary to be 4.0m for any two storey portion	One of the rear/side boundary for the two storey portion is setback 8.49m (South)

	The other rear/side setback to be a minimum of 0.9m for two storeys or 0m for single storey	The other rear/side setback for single storey is setback 2.665m from the boundary (west). Note: The other/rear side setback for single storey (south) is built to zero lot line for garage purposes.
Garage to house frontage	55% of total width of dwelling	Width of dwelling on east – 16.7m Width of garage – 6.0m Width of garage = 35.9%, complies
Fences	Forward of the building line – Be no more than 1.2m above ground level and be open style for at least 50% Behind the building line – Be no more than 1.8m above ground level	The proposal includes a 1.2m high see through fencing with vegetation behind along Saltbush Parade. All fencing is located behind the building line. Lot 339 and Lot 338 are divided by a 1.8m high colourbond fencing.

Request to vary the DCP Control under zero lot line controls

As discussed previously, the applicant has submitted a written request to vary the zero lot line controls under Table 6.3 of SJDCP 2015. The justification provided is considered to have a planning and an environmental merit and therefore variation in this instance is supported.

Request to front setbacks

As discussed above, the proposed dwelling on Lot 339 is non-compliant with a required front setbacks prescribed under Table 6.3 of SJDCP 2015. The applicant has submitted an application vary this control and the variation is considered to have a planning and an environmental merit and therefore the variation in this instance is supported.

SUMMARY OF VARIATIONS TO DCP

The table below provides a comprehensive list of percentage variation to controls for each lots.

Lot Number	Zero Lot Line	PPOS	Front setbacks
332	3% variation requested	Located forward of building line	No variation
333	9.5% variation requested	Located forward of building line	No variation
334	8% variation requested	Located forward of building line	No variation
335	9.5% variation requested	Located forward of building line	No variation
336	20.5% variation requested	Located forward of building line	No variation
337	10.5% variation requested	Located forward of building line	No variation
338	10.5% variation requested	Located forward of building line	No variation
339	11% variation requested for ground storey 6.6% variation requested for upper storey	Located forward of building line	1m encroachment within front setback

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

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

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

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

Having regard to this prescribed matters, the proposed development does not 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

Despite non-compliance with controls relating to *zero lot line provisions under Table 6.3 of Part 6 of SJDCP 2015 and Table 1 of Part 7 of SJDCP 2015, siting of the principal private open space in front of the dwelling and variation to front setback controls under Table 6.3 of SJDCP 2015*, the proposed development is found to be consistent with the objectives of the SJDCP. It is unlikely to result in any adverse impacts on privacy, views and overshadowing on adjoining lots and as seen above, the proposed development is likely to enhance the streetscape character of the locality and results in the economic development of the locality.

By virtue of being created as a result of multiple lot subdivision, the proposed development on eight lots is unlikely to result in any impacts on the natural environment. Appropriate conditions are included in the consent to ensure that any adverse impacts are mitigated and reduced.

The Aboriginal Cultural Heritage Due Diligence process was followed as part of the assessment. A basic AHIMS search was carried out and no recorded or declared Aboriginal sites were found in or near the subject site. There are not any other sources of information of which a person is already aware and the landscape does not contain features which are likely to indicate the presence of Aboriginal objects.

Subject to the conditions of consent, the proposed development is considered acceptable as it will not result in any significant impacts on the natural or built environments and will not result in any social or economic impacts on the locality.

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

The application was notified in accordance with Councils Community Engagement and Participation Plan from 21/04/2023 to 10/05/2023, with 0 submissions received.

4.15(1)(e) the public interest

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

SECTION 64 CONTRIBUTIONS

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

Section 64 Contributions are not applicable to the proposed development.

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.

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 an approval, subject to recommended conditions of consent.



OFFICES

144 Wallace St, Braidwood
13 Gibraltar St, Bungendore
256 Crawford St, Queanbeyan

POSTAL

PO Box 90, Queanbeyan NSW 2620

PHONE

P: 1300 735 025

EMAIL/WEB

E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

ABN 95 933 070 982

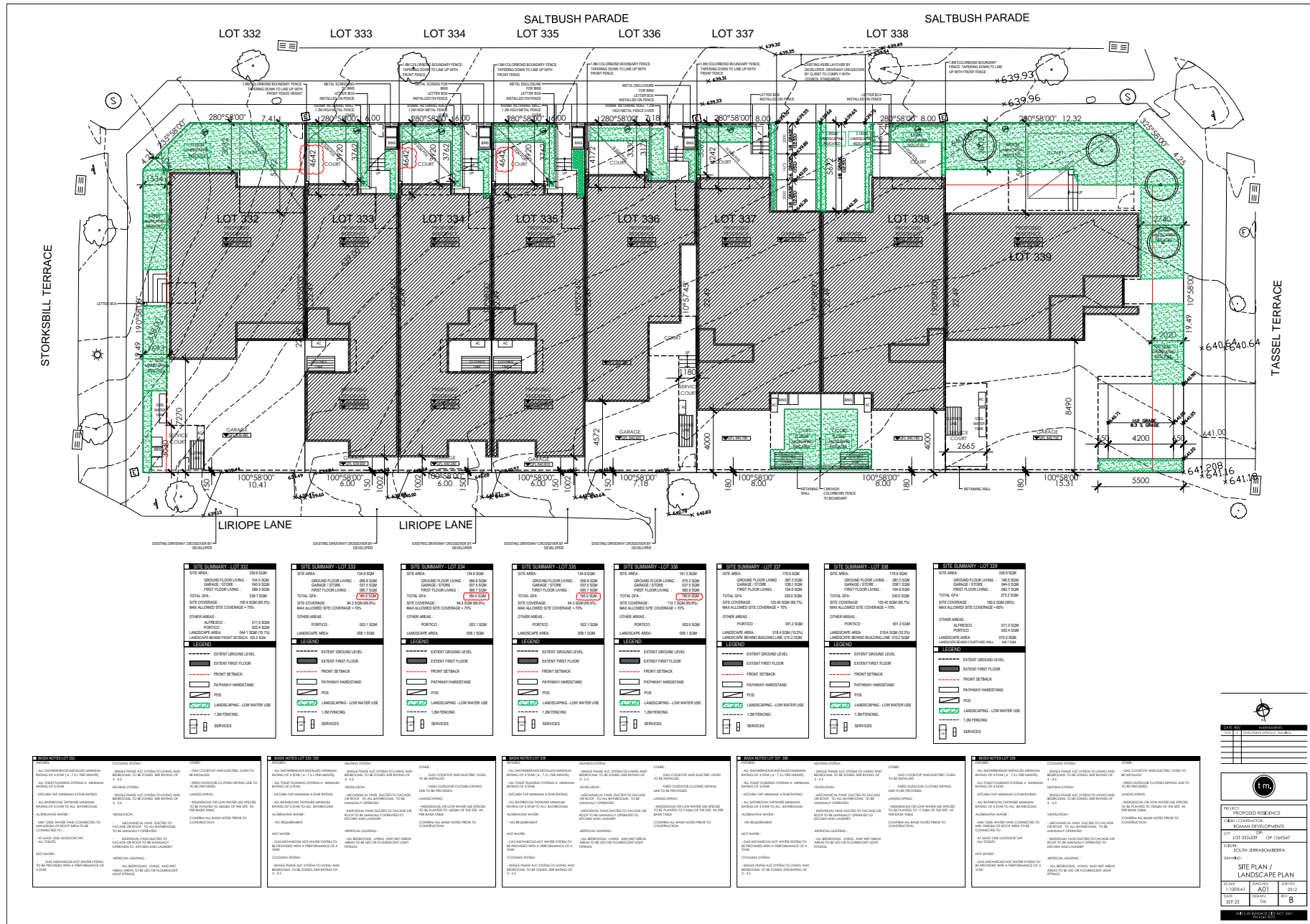
QUEANBEYAN-PALERANG REGIONAL COUNCIL

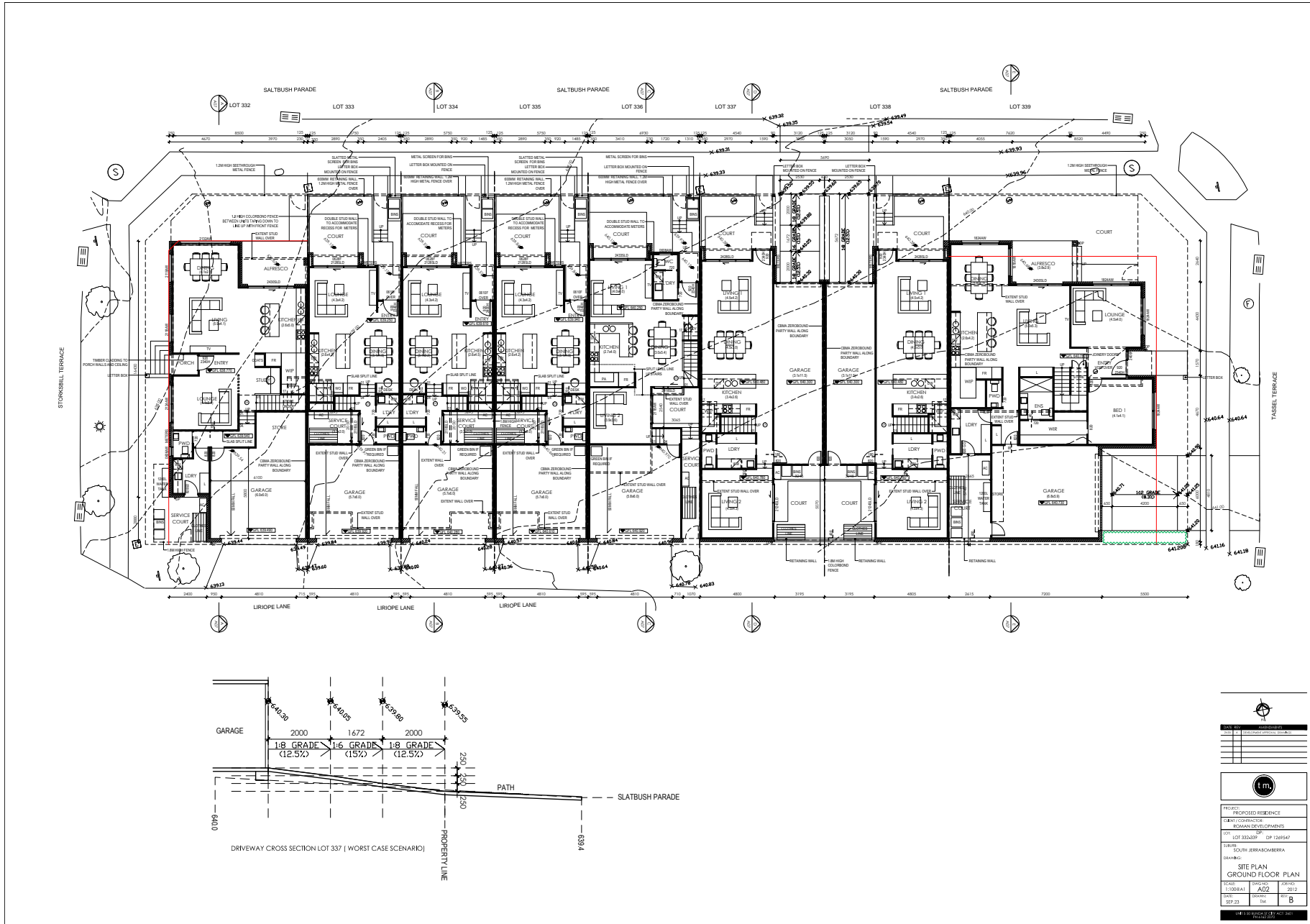
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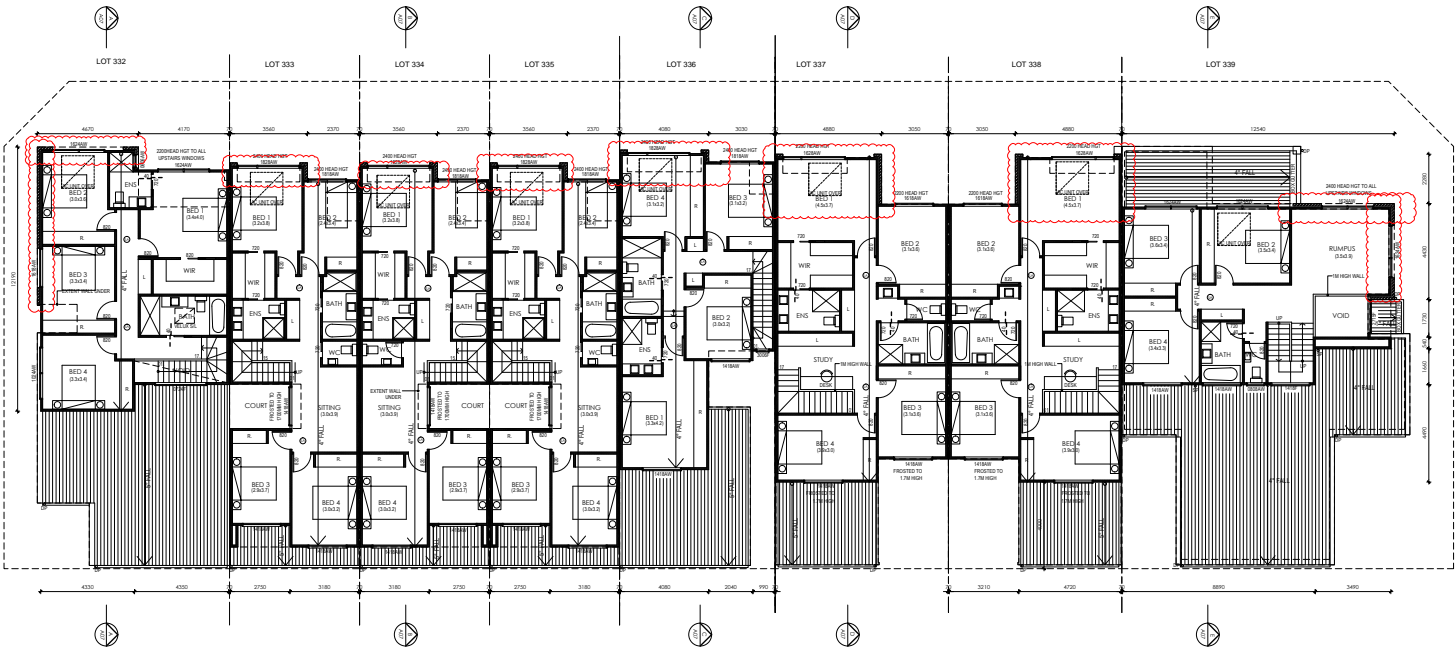
8 NOVEMBER 2023


ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0160 - 10-24
 SALTBUSH PARADE TRALEE - CONSTRUCTION OF 8
 TWO STOREY DWELLINGS

ATTACHMENT 2 DA.2023.0160 - ARCHITECTURAL PLANS - 10-24 SALTBUSH
 PARADE TRALEE





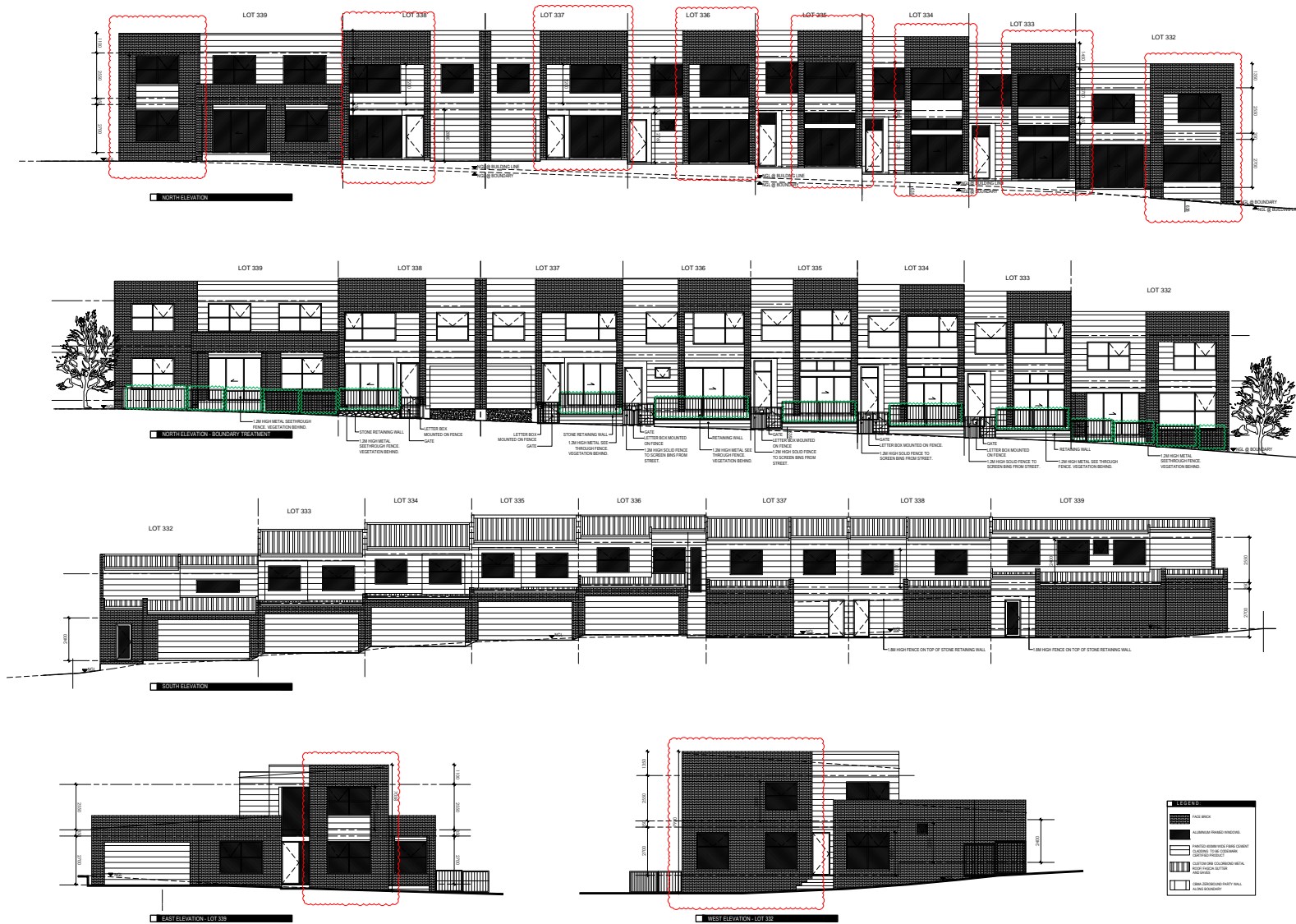


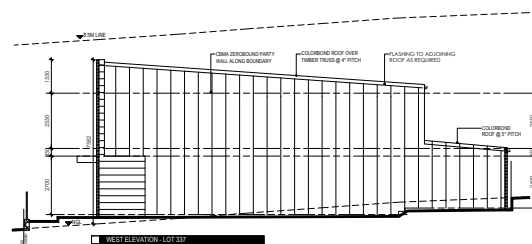
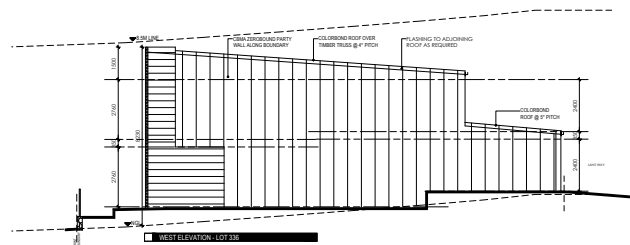
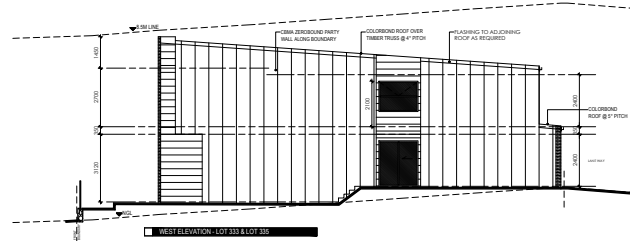
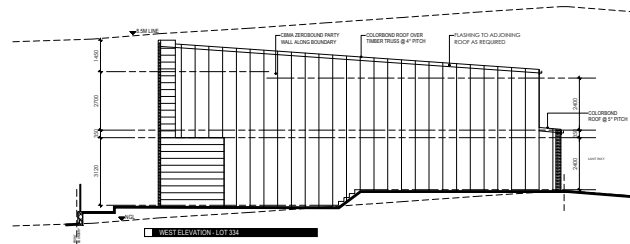


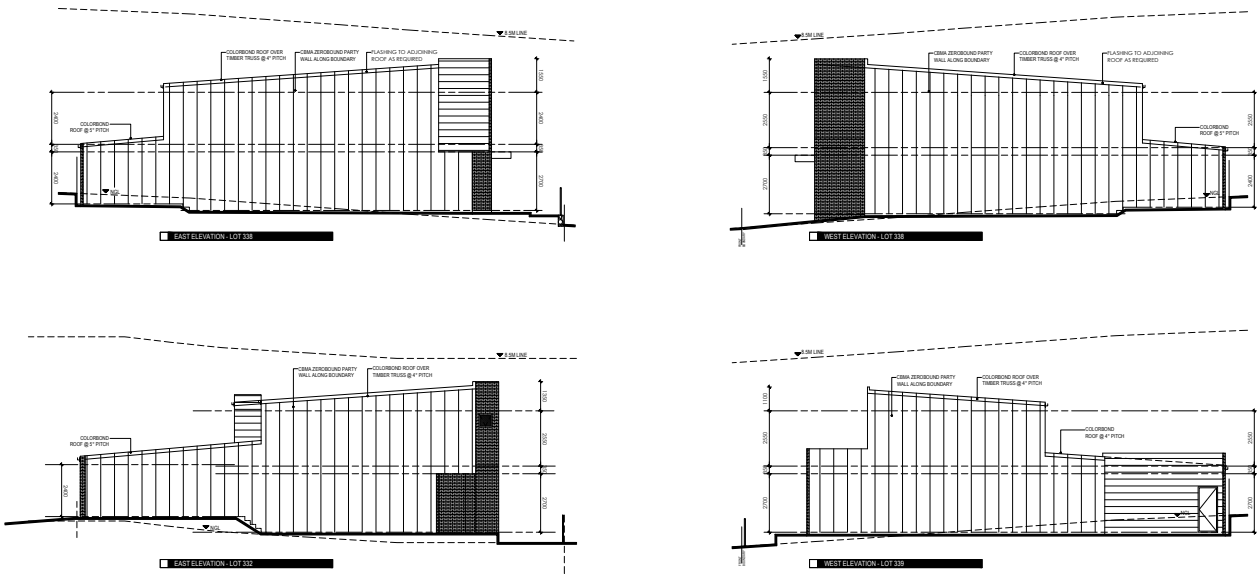
DATE: 20/01/2023
DRAWN BY: J. O'NEILL
CHECKED BY: J. O'NEILL
PROJECT: 10-24 SALTBUSSH PARADE TRALEE
CLIENT: ROMAN DEVELOPMENTS
LOT: 332-339
DP: 1246547
TOWN: SOUTH BERRACOMBERA
DRAINAGE: 10-24 SALTBUSSH PARADE TRALEE
FIRST FLOOR PLAN

SCALE: 1:1000	DRAWN BY: J. O'NEILL	DATE: 20/01/2023
DATE: 20/01/2023	DATE: 20/01/2023	DATE: 20/01/2023

10-24 SALTBUSSH PARADE TRALEE
FIRST FLOOR PLAN



UNIVERSITY OF BUNDA STREET ACCESSION 2601
FEB 14 2010



LEGEND	
	FACE BRICK
	ALUMINIUM FRAMED WINDOWS
	PAINTED FIBREGLASS FIBRE CLADDING
	PAINTED TIMBER CLADDING
	PAINTED TIMBER CLADDING (VERTICAL)
	PAINTED TIMBER CLADDING (HORIZONTAL)
	PAINTED TIMBER CLADDING (DIAGONAL)
	PAINTED TIMBER CLADDING (STAGGERED)
	PAINTED TIMBER CLADDING (RANDOM)
	PAINTED TIMBER CLADDING (MIXED)
	PAINTED TIMBER CLADDING (OTHER)

DATE	REVISION
10/10/2023	1
10/10/2023	2
10/10/2023	3
10/10/2023	4
10/10/2023	5
10/10/2023	6
10/10/2023	7
10/10/2023	8
10/10/2023	9
10/10/2023	10



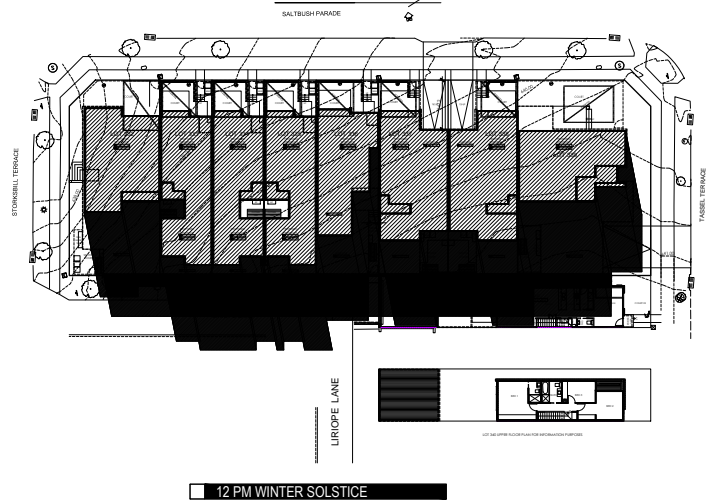
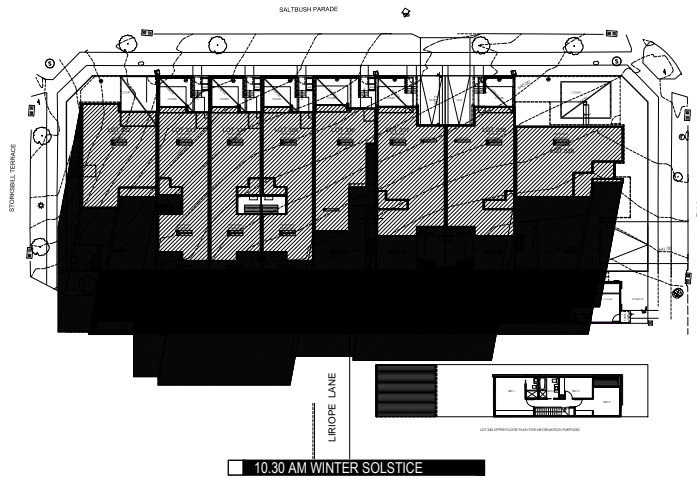
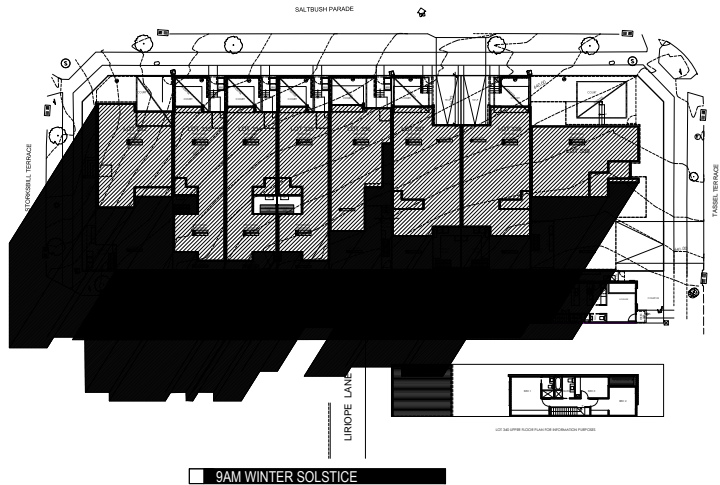
PROJECT	PROPOSED REFERENCE
CURRENT CONSTRUCTION	ROMAN DEVELOPMENTS
LOT	LOT 328-329 - CP 1249547
TOWNSHIP	SOUTH BERRACORRIBERIA
STREET	ELEVATIONS

SCALE	1:1000	DATE	10/10/2023
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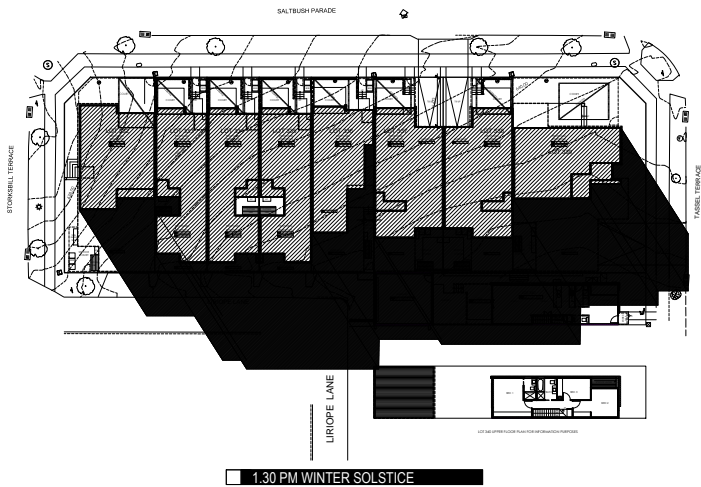
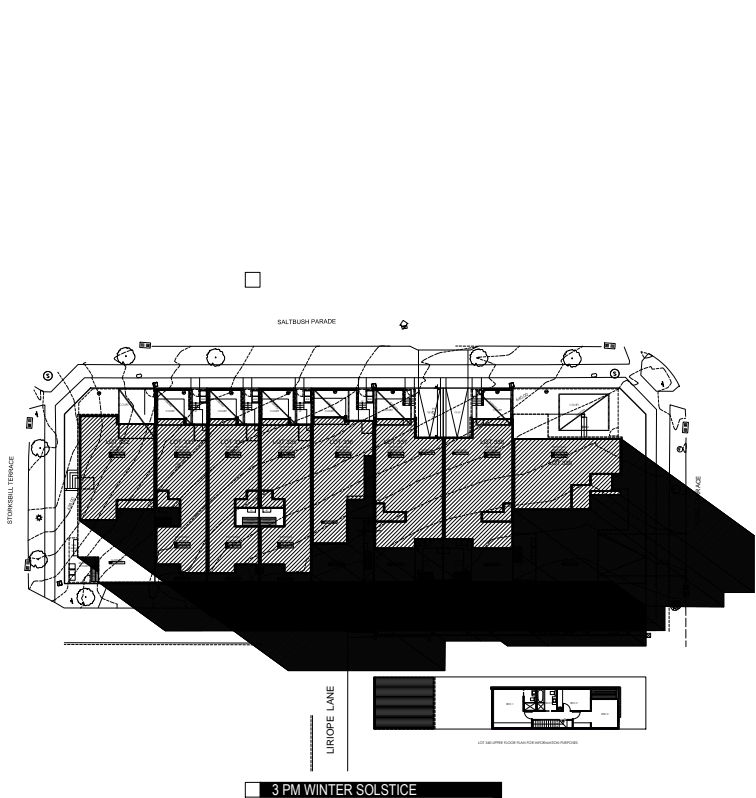



DATE REV		REVISIONS
1	17/05/23	PROPOSED REVISIONS
PROJECT INFORMATION		
PROJECT: PROPOSED REVISIONS		
CLIENT/COMPANY: ROMANI DEVELOPMENTS		
LOT: 332-339 DP 1249547		
TOWN: SOUTH BERRACOMBERA		
DRAWING: SECTIONS		
SCALE: 1/1250 A1	DRAWN: AAD	20/05/2022
DATE: 20/05/23	DESIGNED: SA	BY: B
DRAWN BY: ROMANI DEVELOPMENTS		




DATE REV	APPROVED
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2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12

PROJECT:	
PROPOSED RESIDENCE	
CLIENT:	
ROMAN DEVELOPMENTS	
STREET:	LOT 336237 DP 1269547
LOCALITY:	
SOUTH JERRABOMBERRA	
DRAWN:	
SHADOW DIAGRAM	
SCALE:	1:2000
DATE:	SEP-22
DRAWN:	TM
CHECKED:	TM
DATE:	SEP-22





DATE: 01/10/2023
DRAWN BY: J. M. MURPHY
CHECKED BY: J. M. MURPHY
SCALE: 1:100
SHEET: 1 OF 1

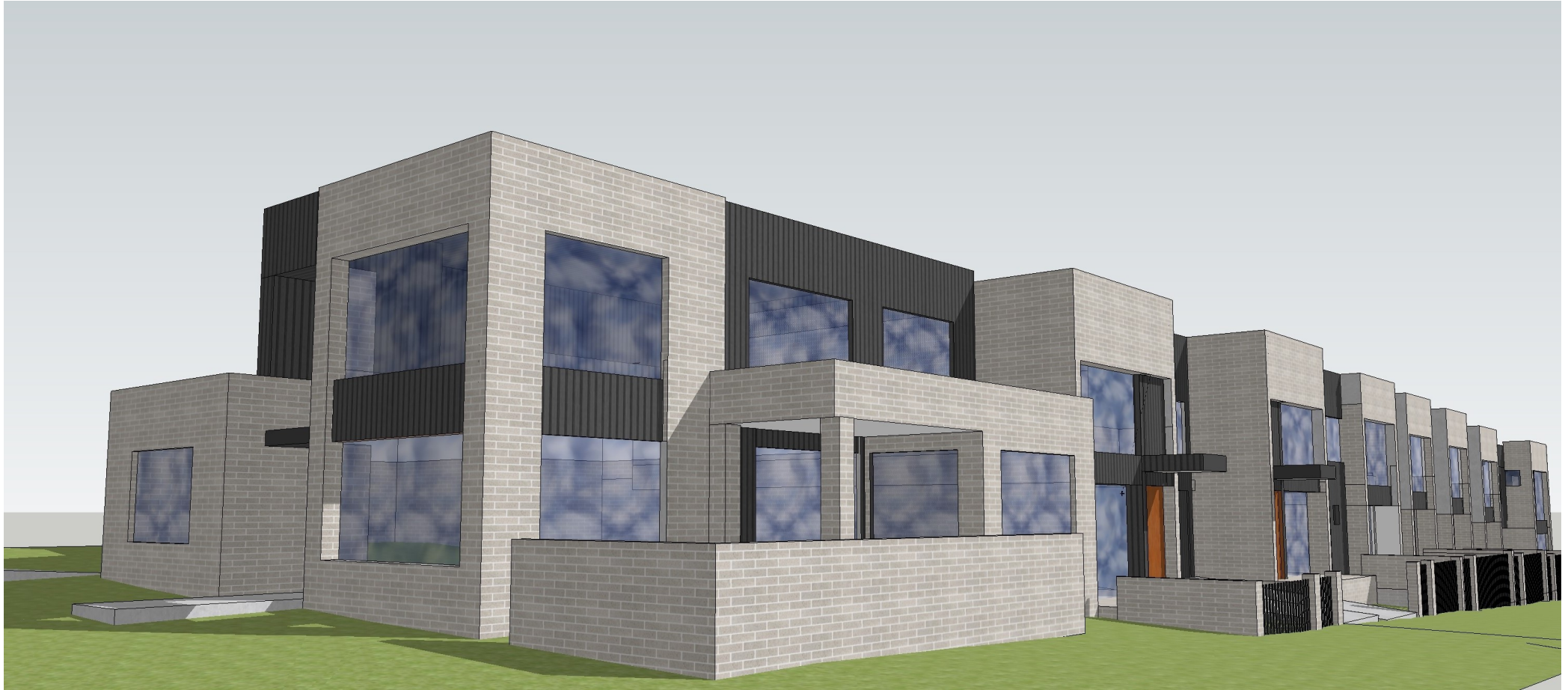


PROJECT:
PROPOSED RESIDENCE
CLIENT:
ROMAN DEVELOPMENTS
LOT:
LOT 332437 DP 1209547
LOCALITY:
SOUTH JERRABOMBERRA
DRAWN BY:
J. M. MURPHY
DATE:
01/10/2023
SHEET:
1 OF 1

SHADOW DIAGRAM

SCALE:	1:100	DATE:	01/10/2023
DRAWN BY:	J. M. MURPHY	CHECKED BY:	J. M. MURPHY
DATE:	01/10/2023	SHEET:	1 OF 1

DATE: 01/10/2023
DRAWN BY: J. M. MURPHY
CHECKED BY: J. M. MURPHY









QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 NOVEMBER 2023

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0160 - 10-24
 SALTBUSH PARADE TRALEE - CONSTRUCTION OF 8
 TWO STOREY DWELLINGS

ATTACHMENT 3 DA.2023.0160 - SEE - 10-24 SALTBUSH PARADE TRALEE

STATEMENT ENVIRONMENTAL EFFECTS- SOUTH JERRABOMBERRA DCP PART 07

PROPOSED SMALL LOT DWELLING

LOT 332 – LOT 338 SOUTH JERRABOMBERRA

LOT 332 – (AREA 229.6 SQM)

SITE COVERAGE:

Maximum site coverage: 70%

- Proposed site coverage: 150.4 sqm = 65.5%

PPOS:

PPOS required: 24 sqm (min width of 3m)

- PPOS provided: 24 sqm.

Due to orientation of the site, PPOS is located in front of the building line. Front fencing and landscaping optimize privacy and usability of PPOS. PPOS is accessible directly from Living areas and obtains perfect Northern sunlight.

LANDSCAPING:

Min landscaping required: 10% of the area of the block. 50% of the landscaped area must be behind the building line.

- Landscaping area provided: 36 sqm (15.6%). The block is a corner block and there is no rear court / garden is proposed. 20.7sqm of the landscaping area is behind the courtyard wall.

ZERO LOT LINE:

Required: Max 70% of the lot length for the single storey. (=15.65m)

- The proposed zero-line length is 16.5m.

GARAGE TO HOUSE FRONTAGE (FRONT FAÇADE ONLY):

- The garage door is located at laneway not in the main street front façade. The garage opening is 4.8m.

LOT 333 – (AREA 134.9 SQM)

SITE COVERAGE:

Maximum 70%

- Proposed site coverage: 94.3 sqm = 69.9%

PPOS:

PPOS required: 16 sqm

- PPOS provided: 24 sqm.

Due to orientation of the site, PPOS is located in front of the building line. Front fencing and landscaping optimize privacy and usability of PPOS. PPOS is accessible directly from Living areas and obtains perfect Northern sunlight.

LANDSCAPING:

Min landscaping required: Not applicable

- Landscaping area provided: 8.1 sqm

ZERO LOT LINE:

Required: Max 60% of the lot length for the ground floor. (=13.44m)

- The proposed zero-line length is 15.5m at one side and 15.65m on the other side boundary.

LOT 334 – (AREA 134.9 SQM)

SITE COVERAGE:

Maximum 70%

- Proposed site coverage: 94.3 sqm = 69.9%

PPOS:

PPOS required: 16 sqm

- PPOS provided: 24 sqm.

Due to orientation of the site, PPOS is located in front of the building line. Front fencing and landscaping optimize privacy and usability of PPOS. PPOS is accessible directly from Living areas and obtains perfect Northern sunlight.

LANDSCAPING:

Min landscaping required: Not applicable

- Landscaping area provided: 8.1 sqm

ZERO LOT LINE:

Required: Max 60% of the lot length for the ground floor. (=13.44m)

- The proposed zero-line length is 13.4m in one side and 17.7m on the other side boundary.

LOT 335 – (AREA 134.9 SQM)

SITE COVERAGE:

Maximum 70%

- Proposed site coverage: 94.3 sqm = 69.9%

PPOS:

PPOS required: 16 sqm

- PPOS provided: 24 sqm.

Due to orientation of the site, PPOS is located in front of the building line. Front fencing and landscaping optimize privacy and usability of PPOS. PPOS is accessible directly from Living areas and obtains perfect Northern sunlight.

LANDSCAPING:

Min landscaping required: Not applicable

- Landscaping area provided: 8.1 sqm

ZERO LOT LINE:

Required: Max 60% of the lot length for the ground floor. (=13.44m)

- The proposed zero-line length is 15.5m at one side and 15.65m on the other side boundary.

LOT 336 – (AREA 161.3 SQM)

SITE COVERAGE:

Maximum 70%

- Proposed site coverage: 112.7 sqm = 69.8%

PPOS:

PPOS required: 16 sqm

- PPOS provided: 25 sqm.

Due to orientation of the site, PPOS is located in front of the building line. Front fencing and landscaping optimize privacy and usability of PPOS. PPOS is accessible directly from Living areas and obtains perfect Northern sunlight.

LANDSCAPING:

Min landscaping required: Not applicable

- Landscaping area provided: 9.1 sqm

ZERO LOT LINE:

Required: Max 60% of the lot length for the ground floor. (=13.44m)

- The proposed zero-line length is 18.1m at one side and 6.8m on the other side boundary.

LOT 337 – (AREA 179.9 SQM)

SITE COVERAGE:

Maximum 70%

- Proposed site coverage: 125.4 sqm = 69.7%

PPOS:

PPOS required: 16 sqm (for lot with width less than 10m)

- PPOS provided: 18 sqm.

Due to orientation of the site, PPOS is located in front of the building line. Front fencing and landscaping optimize privacy and usability of PPOS. PPOS is accessible directly from Living areas and obtains perfect Northern sunlight.

LANDSCAPING:

Min landscaping required: 10% of the area of the block. 50% of the landscaped area must be behind the building line.

- Landscaping area provided: 18.2 sqm (10.1%). 9.9 sqm is located in the rear court.

ZERO LOT LINE:

Required: Max 70% of the lot length for the single storey. (=15.65m)

- The proposed zero-line length is 18.07m at one side and 11.7m on the other side boundary.

GARAGE TO HOUSE FRONTAGE (FRONT FACADE ONLY):

Max width of the garage door: 3.2m

- Proposed garage door opening is 2.6m

LOT 338 – (AREA 179.9 SQM)

SITE COVERAGE:

Maximum 70%

- Proposed site coverage: 125.4 sqm = 69.7%

PPOS:

PPOS required: 16 sqm (for lot with width less than 10m)

- PPOS provided: 18 sqm.

Due to orientation of the site, PPOS is located in front of the building line. Front fencing and landscaping optimize privacy and usability of PPOS. PPOS is accessible directly from Living areas and obtains perfect Northern sunlight.

LANDSCAPING:

Min landscaping required: 10% of the area of the block. 50% of the landscaped area must be behind the building line.

- Landscaping area provided: 18.2 sqm (10.1%). 9.9 sqm is located in the rear court.

ZERO LOT LINE:

Required: Max 70% of the lot length for the single storey. (=15.65m)

- The proposed zero-line length is 11.7m at one side and 18.07m on the other side boundary.

GARAGE TO HOUSE FRONTAGE (FRONT FACADE ONLY):

Max width of the garage door: 3.2m

- Proposed garage door opening is 2.6m

STATEMENT ENVIRONMENTAL EFFECTS- SOUTH JERRABOMBERRA DCP PART 06

PROPOSED SINGLE DWELLING

LOT 339 SOUTH JERRABOMBERRA

LOT 339 – (AREA 339.9 SQM)

SITE COVERAGE:

Maximum site coverage: 60%

- Proposed site coverage: 190.5 sqm = 56%

BUILDING HEIGHT:

- The building height (refer to Elevations) is no more than 7.1m to the top of the parapet wall (only 2 storey- below the 8.5m permitted)

FRONT BOUNDARY:

Front (primary) building setback: 4m

Secondary front setback: 2m

- Alfresco and Dining room encroaching to 4m Front setback. Given the Lot is in a package of 8 lots, and there is one owner for the all eight of them the setback is consistent with the neighbouring blocks in the same parcel.
- Secondary front setback is 2m.

ZERO LOT LINE:

Required: 50% of the depth of the lot for the single storey portion of two storey dwelling, and, 30% of the depth of the lot for second storey portion of the dwelling

- Proposed zero-line length of the single storey portion of the building: 13.7m (61%)
- Proposed zero-line length of the second storey portion of the building: 8.2m (36.6%)

LANDSCAPING:

Min landscaping required: 15% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped

- Landscaping area provided: 77 sqm (22.6%).
- The area forward of the building line: 130 sqm. landscaped area forward of the building: 77sqm (59% of the area forward of the building line)

50% of the landscaped area must be located behind the building line of the primary road.

- 40.7 sqm (52%) of the landscaped area is behind the courtyard wall.

PPOS:

PPOS required: 24 sqm (min width of 3m)

- PPOS provided: 57 sqm.

Due to orientation of the site, PPOS is located in front of the building line. Front fencing and landscaping optimize privacy and usability of PPOS. PPOS is accessible directly from Living areas and obtains perfect Northern sunlight.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 NOVEMBER 2023

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0160 - 10-24
 SALTBUSH PARADE TRALEE - CONSTRUCTION OF 8
 TWO STOREY DWELLINGS

ATTACHMENT 4 DA.2023.0160 - APPLICATION TO VARY THE DCP FORMS -
 10-24 SALTBUSH PARADE TRALEE



Application to vary the Development Control Plan

Information for the applicant

- Any application which seeks to vary a development control under Council's Development Control Plans (DCP) must be supported by a written request. Applicants should use this pro-forma to address any relevant matters.
- No guarantee can be given that the request will be supported. The nature of the variation will determine whether it can be determined under delegation or at a Council meeting. You are therefore strongly encouraged to design within the DCP controls.
- You may attach additional information to this form if there is insufficient room

SECTION A. Details of the Development Control Plan proposed to be varied

Development Control Plan Name - For example – Queanbeyan Development Control Plan 2012, Palerang Development Control Plan 2015

SOUTH JERRABOMBERRA DCP 2015

Part proposed to be varied - For example – Part 3a – Residential Zones

PART 7 - SMALL LOTS

What control/s is/are proposed to be varied?

7.14 - ZERO LOT LINE

Why is/are the control/s unreasonable for the proposal?

LOTS 332-338 RANGE IN AREA BETWEEN

134.9 - 229.6 SQM IN AREA, CONSISTENT ALONG

ALL LOTS IS THE 22.49m LENGTH. WITH A

GARAGE (6.3m) & POS/FRONT SETBACK OF 4m

LEAVES 12m OF FUNCTIONAL LIVING AREA.

REVIEW OF THE PLANS ALLOWS FOR FUNCTIONAL

Why is/are the control/s unreasonable for the proposal (Continued)?

(AND NOT EXCESSIVELY LARGE) KITCHEN,
DINING, LOUNGE, STAIRS, LAUNDRY & WC ON
GROUND LEVEL. ALONG WITH A SERVICES COURT
TOO COMPLY WITH THE 70% LOT LINE ONLY
ALLOWS FOR A 15.74 WALL ALONG BOUNDARY
6.3m OF WHICH WOULD BE GARAGE, AS A
RESULT FUNCTIONALITY OF LIVING AREAS HAS
TAKEN PRECEDENCE OVER WALL LENGTH.

How does the proposal meet the objectives of the above mentioned control?

LOTS 332-339 HAVE BEEN DESIGNED AS ONE
DEVELOPMENT RESPONDING TO THE 3 DIFFERENT
DRIVEWAY LOCATIONS & 4 DIFFERENT BLOCK SIZES
THE ADDITIONAL WALL LENGTHS ALONG BOUNDARY
WILL NOT AFFECT THE OBJECTIVES. PRIVACY,
OVERSHADOWING ALONG WITH ADJOINING PROPERTY
AMENITY WILL NOT BE AFFECTED IN ANY
MANNER. THE 22.49m LENGTH IS LESS THAN
MANY ADJOINING SMALL LOT HOUSING LOTS
WITHIN THE ESTATE MAKING THE 15.74m
PERMITTED DIFFICULT TO ACHIEVE WITHOUT

SEVERELY IMPACTING ON DWELLING FUNCTIONALITY

Applicant's Signature: _____

Date: 20-09-23



Application to vary the Development Control Plan

Information for the applicant

- Any application which seeks to vary a development control under Council's Development Control Plans (DCP) must be supported by a written request. Applicants should use this pro-forma to address any relevant matters.
- No guarantee can be given that the request will be supported. The nature of the variation will determine whether it can be determined under delegation or at a Council meeting. You are therefore strongly encouraged to design within the DCP controls.
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SECTION A. Details of the Development Control Plan proposed to be varied

Development Control Plan Name - For example – Queanbeyan Development Control Plan 2012, Palerang Development Control Plan 2015

SOUTH TERRABOMBERRA DCP 2015.

Part proposed to be varied - For example – Part 3a – Residential Zones

PART 7- SMALL LOTS

What control/s is/are proposed to be varied?

7.11 PRINCIPLE PRIVATE OPEN SPACE LOCATED

FORWARD OF BUILDING LINE.

Why is/are the control/s unreasonable for the proposal?

THE LOTS ARE 22.49m LONG. TO COMPLY WITH

RULES WOULD LOSE 6.3m FOR GARAGE, 3m

FOR FRONT SETBACK THEN ANOTHER 4m FOR

POS (13.3m) WHICH WOULD LEAVE A 9.19m x 6m

BUILDING / DWELLING FOOTPRINT (SSSM).

THIS SEEMS UNREASONABLE & WOULD LOCATE

Why is/are the control/s unreasonable for the proposal (Continued)?

THE PPOS IN THE MIDDLE OF BUILDING, SURROUNDED
BY 2 STOREY WALLS TO NEVER SEE ANY
SUNLIGHT, GIVEN NORTH OUT TOO STREET,
THE GROUND FLOOR FRONT SETBACK HAS BEEN
INCREASED FROM 3M TO 4.1 & 4.6M TO
ALLOW FOR PPOS & SCREENING LANDSCAPING
WITHIN THE FRONT SETBACK WITH A
PERFECT NORTHERN ORIENTATION.

How does the proposal meet the objectives of the above mentioned control?

7.11 REFERS TO PPOS AS THE 'BREATHING SPACE'
FOR THE DEVELOPMENT. THE OBJECTIVES OF
SUFACIENT OPEN SPACE, ALLOW NORMERLY
ASPECT, LOW MAINTENANCE GARDEN,
LANDSCAPING ALONG WITH PLEASANT OUTLOOK
ARE ALL ENUANCED WITH THE PPOS
PROUD OF THE BUILDING LINE IN THIS
INSTANCE (AS OPPOSED TO BETWEEN
DUELLING & GARAGE).

Applicant's Signature: _____

Date: 20-09-23



Application to vary the Development Control Plan

Information for the applicant

- Any application which seeks to vary a development control under Council's Development Control Plans (DCP) must be supported by a written request. Applicants should use this pro-forma to address any relevant matters.
- No guarantee can be given that the request will be supported. The nature of the variation will determine whether it can be determined under delegation or at a Council meeting. You are therefore strongly encouraged to design within the DCP controls.
- You may attach additional information to this form if there is insufficient room

SECTION A. Details of the Development Control Plan proposed to be varied

Development Control Plan Name - For example – Queanbeyan Development Control Plan 2012, Palerang Development Control Plan 2015

SOUTH JERRABOMBERRA 2015

Part proposed to be varied - For example – Part 3a – Residential Zones

PART 6 - SINGLE DWELLINGS

What control/s is/are proposed to be varied?

6.2 STREETScape / FRONT SETBACK

Why is/are the control/s unreasonable for the proposal?

THE DA SUBMISSION IS FOR LOTS 332-339 (8 LOTS) WHICH

ALL FRONT SALTBUSh PARADE TO THE NORTH OF THE 8

LOTS ONLY LOT 339 IS OVER 330SQM MEANING A

DIFFERENT FRONT SETBACK REQUIREMENT. GIVEN ALL 8

LOTS INTEGRATED INTO ONE DESIGN THE COMPLYING SETBACK

OF 2m & 4m WOULD BE INCONSISTENT WITH THE REMAINING

Why is/are the control/s unreasonable for the proposal (Continued)?

7 LOTS. AS A RESULT THE PROPOSED ENCROACHMENT
TO THE PRIMARY FRONTAGE OF LOT 339 (MAX 2m
FOR A 5m DISTANCE & 1m FOR A 5m DISTANCE)
ALONG THE 22.5m FRONTAGE WILL NOT ADVERSELY
IMPACT STREETScape AT ALL WHILST MAXIMISING
THE NORTHERN FRONTAGE & SUN INTO DWELLING.

How does the proposal meet the objectives of the above mentioned control?

PROPOSAL CONSISTANT WITH STREETScape AS
THE DA PROPOSAL PROVIDES A CONSISTENT
STREETScape FROM STORKSBILL TERRACE (ON THE
WEST) THROUGH TO TASSELL TERRACE (TO THE EAST)
GIVEN THE SUBJECT ENCROACHMENTS ARE UP THE
EAST & GIVEN GARAGE SETBACK 55m THE
ENCROACHMENT WILL NOT AFFECT THE
SOUTHERN NEIGHBOURS WHATSOEVER.

Applicant's Signature: _____

Date: _____

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 NOVEMBER 2023

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0160 - 10-24
SALTBUSH PARADE TRALEE - CONSTRUCTION OF 8
TWO STOREY DWELLINGS

ATTACHMENT 5 DA.2023.0160 - SITE PHOTOS - 10-24 SALTBUSH PARADE
TRALEE



Development Site Photos

DA Number	DA.2023.0160
Proposal	Construction of 8 two storey dwellings
Address	10 Saltbush Parade TRALEE NSW 2620
Property Description	Lot 332 DP 1269547, Lot 333 DP 1269547, Lot 334 DP 1269547, Lot 335 DP 1269547, Lot 336 DP 1269547, Lot 337 DP 1269547, Lot 338 DP 1269547, Lot 339 DP 1269547
Date of Inspection	25/08/2023
Assessing Officer	Ranganathan Ravi



View of access to Lot 332 and 333 from Liriope Lane



Figure 4: Access to Lot 333 and Lot 334 off Liriope Lane



Figure 5: Access to Lot 335 off Liriope Lane



Access to lot 336 off Liriope Lane



View of access to lot 337



View of access to Lot 339

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 NOVEMBER 2023

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0160 - 10-24
 SALTBUSH PARADE TRALEE - CONSTRUCTION OF 8
 TWO STOREY DWELLINGS

ATTACHMENT 6 DA.2023.0160 - DRAFT CONDITIONS OF CONSENT - 10-24
 SALTBUSH PARADE TRALEE

DRAFT CONDITIONS OF CONSENT
DA.2023.0160

APPROVED DEVELOPMENT AND PLANS

1. Plans and documents

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/Landscape Plan (Sheet A01)	Tomi Milin	Rev B, September 2023	22 September 2023
Site Plan Ground Floor Plan (Sheet A02)	Tomi Milin	Rev B, September 2023	22 September 2023
First Floor Plan (Sheet A03)	Tomi Milin	Rev B, September 2023	22 September 2023
Elevations (Sheet A04)	Tomi Milin	Rev B, September 2023	22 September 2023
Elevations (Sheet A05)	Tomi Milin	Rev B, September 2023	22 September 2023
Elevations (Sheet A06)	Tomi Milin	Rev B, September 2023	22 September 2023
Sections (Sheet A07)	Tomi Milin	Rev B, September 2023	22 September 2023
BASIX Certificate for all eight dwellings	Tomi Milin	17 March 2023	03 April 2023

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

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

SPECIAL CONDITIONS

2. Special Condition - Engineering

Inspection Openings (IO)

Inspection Openings (IOs) to be located outside the proposed dwellings and not within the proposed garages to enable access to services.

Reason: To allow access for inspections and maintenance.

GENERAL CONDITIONS

3. Obtain Construction Certificate

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

issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate.

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

4. 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.

5. 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.

6. Construction within Boundaries

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

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

7. 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.

8. 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.

9. Imported Fill

All fill delivered to site has to be certified Virgin Excavated Natural Material (VENM).

Reason: Only clean and non-contaminated fill is used on site.

10. 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.

11. 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 COMMENCEMENT OF WORKS

12. 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 development works.

13. 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 70 of the Environmental Planning and Assessment Regulation 2021.

14. Home Building Act Requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the council) has given Council written notice of the following information:

- (a) In the case of work for which a principal contractor is required to be appointed:
 - (i) The name and licence number of the principal contractor.
 - (ii) The name of the insurer by which the work is insured under Part 6 of that Act.
- (b) In the case of work to be done by an owner-builder:
 - (i) The name of the owner-builder.
 - (ii) If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Reason: This is a prescribed condition under the provisions of clause 98B of the Environmental Planning and Assessment Regulation 2000.

15. Sediment and Erosion Control Plan

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to 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.

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

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

24. BASIX Commitments

- Comply with all commitments listed on BASIX Certificate No. 1339737S_02, or any subsequent modifications, before occupying the premises.
- Comply with all commitments listed on BASIX Certificate No. 1339771S_02 or any subsequent modifications, before occupying the premises.
- Comply with all commitments listed on BASIX Certificate No. 1339795S_02 or any subsequent modifications, before occupying the premises.
- Comply with all commitments listed on BASIX Certificate No. 1339794S_02 or any subsequent modifications, before occupying the premises.
- Comply with all commitments listed on BASIX Certificate No. 1339796S_02 or any subsequent modifications, before occupying the premises.
- Comply with all commitments listed on BASIX Certificate No. 1339857S_02 or any subsequent modifications, before occupying the premises.
- Comply with all commitments listed on BASIX Certificate No. 1339863S_02 or any subsequent modifications, before occupying the premises.

- Comply with all commitments listed on BASIX Certificate No. 1339861S_02 or any subsequent modifications, before occupying the premises.

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

25. Colours and Material Finishes

The development 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.

26. Stormwater Disposal Requirements

All stormwater from buildings, hardstand areas and the driveway on the site must be disposed of by a connection to the existing stormwater system.

Reason: To provide a satisfactory standard of stormwater disposal.

27. Power Supply

The development shall be connected to a suitable power supply.

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

28. Driveway Requirements

The development must include the construction of a residential 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. Constructed with a 2% grade falling to the gutter.
- d. At minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area.
- e. Constructed to the width of the existing Vehicle Kerb Crossing.
- f. On a modified layback kerb the driveway shall be a minimum of 3.0m for a single car garage or up to 6.0m for a double garage.
- g. 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.
- h. In accordance with Council's Development Design Specification D13.

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

29. Driveway Application Form

A driveway application form for each proposed dwelling 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.

30. Accordance with Driveway Longsection

The driveway within the property and across Council's footway must be constructed in accordance with the approved driveway long section.

Reason: To provide an adequate standard of vehicle access.

31. 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.

32. 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.

33. Street Numbering

The property must be clearly identified by a street number.

- The property address for Lot 332 DP 1269547 is 10 Saltbush Parade.
- The property address for Lot 333 DP 1269547 is 12 Saltbush Parade.
- The property address for Lot 334 DP 1269547 is 14 Saltbush Parade.
- The property address for Lot 335 DP 1269547 is 16 Saltbush Parade.
- The property address for Lot 336 DP 1269547 is 18 Saltbush Parade.
- The property address for Lot 337 DP 1269547 is 20 Saltbush Parade.
- The property address for Lot 338 DP 1269547 is 22 Saltbush Parade.
- The property address for Lot 339 DP 1269547 is 24 Saltbush Parade.

Reason: To ensure that buildings are clearly identified.

34. Installation of Water Meters

Prior to the issue of any Occupation Certificate the 20mm water meter for each proposed dwelling shall be purchased from Council and installed at no cost to the Council and the completed installation inspected and approved by Council as the Water and Sewer Authority.

The meter must be located in an easily accessible position at or near the property boundary, or other accessible position approved by Council.

Reason: To ensure that an appropriate metered water supply is available for the development and to ensure that the meter can be easily read and maintained by Council.

35. Fibre-Ready Facilities

Prior to the issue of any Occupation Certificate satisfactory arrangements are to be made for the provision of fibre-ready facilities to enable fibre to be readily connected to the premises.

Reason: To satisfy relevant utility authority requirements.

Note: Under the Telecommunications Act 1997 fibre-ready facilities for an individual premise includes ducting from the street pit to the proposed location at the premises of the network termination device.

36. 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

37. 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.

38. 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.

39. 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.

40. Protect Existing House Drains from Footings

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

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

41. 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.

42. 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.

43. 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.

Please Note:

Dial Before You Dig

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

Telecommunications Act 1997 (Commonwealth)

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

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 NOVEMBER 2023

ITEM 9.3 CAPITAL EXPENDITURE REVIEW BUNGENDORE POOL

ATTACHMENT 1 CAPITAL EXPENDITURE REVIEW FOR BUNGENDORE POOL



Bungendore Swimming Pool

CAPITAL EXPENDITURE REVIEW



Ref: ECM

qprc.nsw.gov.au

BUNGENDORE SWIMMING POOL CAPEX REVIEW

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BUNGENDORE SWIMMING POOL CAPEX REVIEW

Project Outline

BACKGROUND

The Bungendore Pool was officially opened on 30 November 1991. The area includes a 25 metre swimming pool with five lanes, a shaded toddlers pool, two change rooms, other shaded areas and a BBQ and kiosk.

The estimated resident population of Bungendore, as at June 2021 was 4,745, growing by 2.17% since the previous year. The population density of Bungendore is 7.33 persons per hectare. The recently adopted Bungendore Structure Plan allows for new release residential development to the north and east of the town. This will result in an increased population within the next few years. Bungendore is an attractive location partly due to proximity to Canberra and the nearby Headquarters Joint Operations Command (QJOC) and because of its rural setting.

The site of the current Bungendore swim facility situated in Bungendore Park, has been acquired by the Department of Education for the construction of a new high school. This will result in the demolition of Bungendore's only outdoor aquatic facility, more than likely at the end of the summer swim season in 2023, making this project time sensitive.

PROJECT LOCATION

A Development Application to allow the construction of a sports hub in Bungendore was approved on 27 January 2021. This did not include the provision of a new aquatic facility. The new aquatic facility is to be constructed in accordance with the NSW Government Swimming Pools Regulation 2018 and the SEPP (Transport and Infrastructure) 2021. NSW Government Health regulations will ensure the safe use of the swimming pool under the Public Health Act 2010 and the Public Health Regulation 2022.

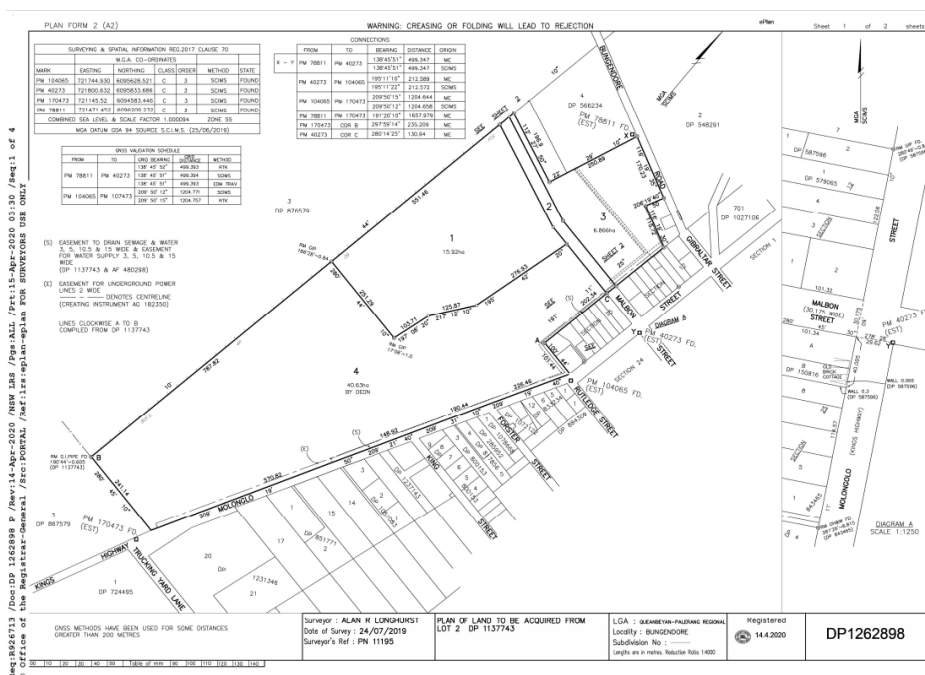


Figure 1: Subdivision Plan Bungendore Sports Hub

BUNGENDORE SWIMMING POOL CAPEX REVIEW

The site of the aquatic centre at the sports hub (shown in the diagram above), is within 15.92 hectares of land, Lot 1 DP 1262898, (15 Halfway Creek Road, Bungendore), with a proposed new extension to Halfway Creek Road from Malbon Street. Access however is currently via Lot 3 DP 1262898, 11 Bungendore Road, Bungendore, until a new bridge can be constructed over Halfway Creek, to allow access from Malbon Street. Refer to the Subdivision Plan at Figure 1 below.

The location of the swim facility within the sports hub is highlighted within the master plan, indicated at Figure 2 below.

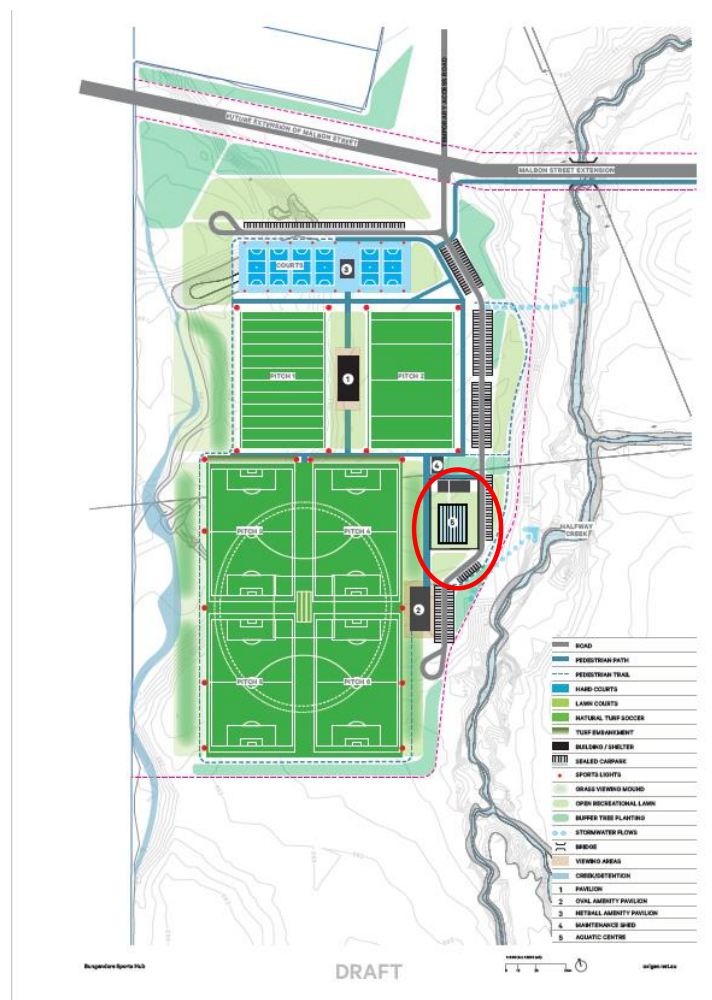


Figure 2: Master Plan, indicating location of the swim facility

PROJECT SCOPE

A consultant was originally engaged for the initial concept design of the new aquatic facility, depicted in Figures 3 and 4 below.

BUNGENDORE SWIMMING POOL CAPEX REVIEW

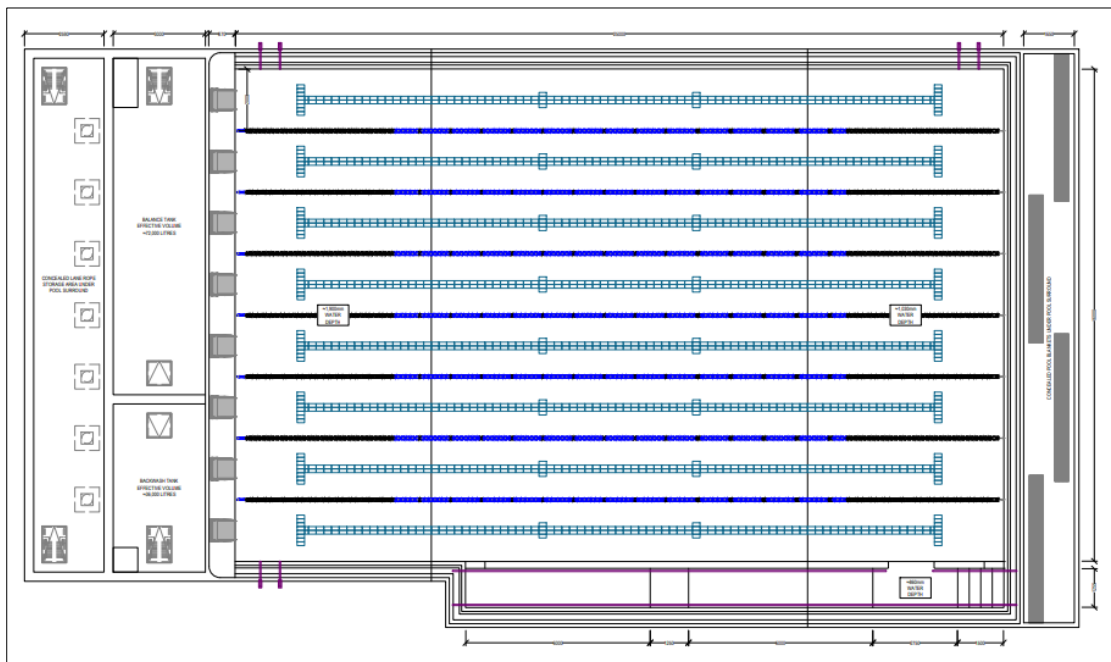


Figure 3: Pool Plan

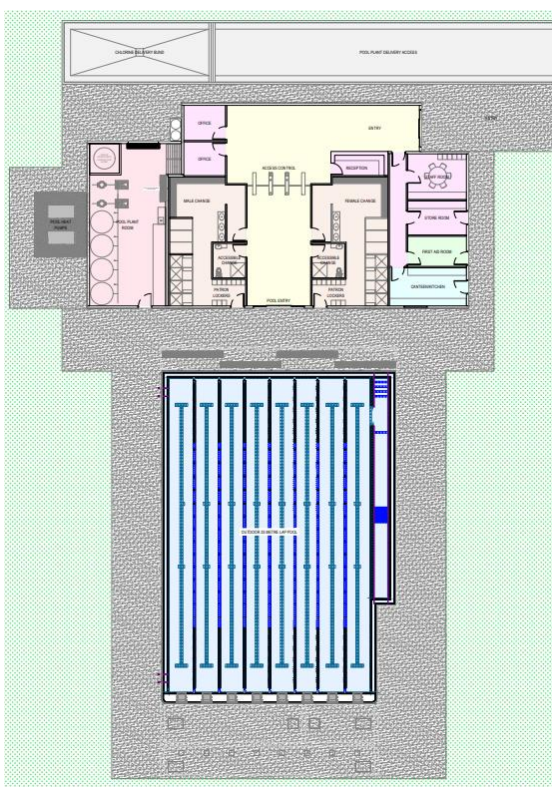


Figure 3: Concept Site Plan

BUNGENDORE SWIMMING POOL CAPEX REVIEW

Although the original plan for replacement of the Bungendore pool was to replace the current pool with an eight-lane outdoor pool, community consultation and representation has changed the project to allow for an enclosed facility and other amenities that can be used year-round. At the meeting of 28 June 2023, Council resolved to pursue the construction of a new aquatic facility as part of the master planning for the Bungendore Sports Hub (BSH).

Resolution 239/23

That Council:

- 1. Endorse the concept plans for the new Bungendore Pool as an enclosed aquatic facility, with an 8 lane 25m heated swimming pool, a wet play area, amenities, canteen/café area, playground and shade structures at the new Bungendore Sports Hub on Halfway Creek Road.*
- 2. Receive a Capital Expenditure Review Report for the Bungendore Pool project.*
- 3. Prepare a Design and Construct Tender with the option for the project to be delivered in two stages.*
- 4. Subject to confirmation and availability of the required funding, Council proceed to a Design and Construct Tender for the new Bungendore Pool Project.*

A tender has been prepared and will be released via Tenderlink, for the design and construction of the new fully enclosed aquatic facility, potentially in two stages, unless additional funding can be sourced to do both stages upfront. This tender cannot be released until funding is determined. At the meeting of 8 November Council will be asked to split the design and construction phases to enable a release of the design phase.

PROJECT OBJECTIVES AND CONSTRAINTS

Objectives

The project will:

- Increase community health and well-being.
- Increase opportunity for children within the Bungendore area to enrol in Learn to Swim programs.
- Provide more FTE and casual jobs within the LGA.

Constraints

A number of constraints exist that could impact the project including:

- an increase in costs from time of design to construction phase:
- receiving insufficient funds from the Department of Education:
- insufficient Council resourcing and budget:
- increased costs in project management fees:
- insufficient additional sources of funding: and/or
- environmental constraints - flood zone.

Exclusions

The proposed scope of works for the project excludes works already undertaken within the Bungendore Sports Hub Master Plan and project, such as:

- Sports fields construction
- Sports facility buildings
- Sporting equipment

Assumptions

For clarity, the following assumptions have been made in scoping the project:

- The project will be constructed under the SEPP (Infrastructure and Transport) 2021.
- An approved Review of Environmental Factors will precede construction commencement.

BUNGENDORE SWIMMING POOL CAPEX REVIEW

- Community engagement has been conducted to support the approved project.
- The order of works has been assumed and would be conducted in consultation with the provider.

Justify the Need

REPLACING THE SWIMMING POOL

According to the Australian Sports Commission swimming is the third most popular recreation in Australia with more than 5 million people aged 15+ participating. This excludes the children's swimming lessons and organised school swimming activities.

In 2020 the Department of Education notified Council of the proposal to build a high school in Bungendore. The site chosen included land on which the Bungendore swimming pool was situated. The potential loss of the swimming pool has caused significant concern in the community and the Bungendore Aquatic Facility working group was formed. Along with Council offices, the pool site was compulsorily acquired in 2022.

The community has enjoyed the benefits of having a local swimming pool since 1991 (32 years). The requirement for this replacement swim facility is essential, particularly in Australian communities, as it serves to reduce the incidence of drownings through learn to swim programs. It also provides a safe place for the local community to play; it is an effective way to get children outdoors, active, and enjoying the fresh air; it improves cardiovascular fitness for all ages and all abilities; it contributes to physical and mental wellbeing to individual and community development and helps to reduce the burden to our health and social care system. Bungendore has a thriving swimming club and a strong and involved community of interest.

BUILDING AN INDOOR AQUATIC FACILITY

The Bungendore community believe that the replacement of the swimming pool provides an opportune time to consider the benefits of a year-round facility. They argue that squad swimmers, lap swimmers, training and children's swimming lessons are greatly hindered in progress by the four month long seasons currently offered. Further, a hydrotherapy pool could be used in conjunction with the sports centre to enable recovery from sports injuries and as a therapy pool for rehabilitation. Hydrotherapy pools are heated to a level that makes them comfortable for babies and toddlers and therefore the presence of this option will provide a better service for early learn to swim classes. These facilities are likely to relieve pressure on the Queanbeyan Aquatic Centre which is at maximum capacity during winter.

STRATEGIC ALIGNMENT OF THE PROJECT

This project has strategic alignment with a large number of NSW and federal government priorities. It is also in alignment with QPRC's various strategic and operational plans.

POLICY/ INITIATIVE	STATEMENT
Australian Sports Commission Review July 2022	Swimming is the most popular sport for children across all age groups, and third most popular for the Australian population overall.
<i>Sports 2030</i> - National Sports Plan	Long-term target is that 'people of all ages should have the opportunity to be engaged in sport and physical activity throughout every stage of their life'. Specifically, to: <ul style="list-style-type: none">• ensure all Australian children have the skills, confidence and motivation to be active for life and safe in the water.

BUNGENDORE SWIMMING POOL CAPEX REVIEW

POLICY/ INITIATIVE	STATEMENT
	<ul style="list-style-type: none"> reduce barriers to sport and physical activity participation, including swimming, and actively promote incentives for participation. supporting the Australian Water Safety Council's goal of zero preventable drowning deaths. <p>This plan also stresses the importance of unstructured physical activity such as swimming and walking.</p>
NSW Government First Lap Program	This program will run from 1 July 2023. Parents, guardians and carers of children aged 3 to 6 years who are not enrolled in school, can apply for a \$50 voucher towards the cost of swimming lessons. The voucher can be used for a structured swimming lesson program with an approved First Lap provider. QPRC Aquatics is a registered provider.
QPRC Community Strategic Plan	<ul style="list-style-type: none"> Health and quality of life are improved through access to a range of recreation and leisure opportunities. Active recreational, sporting and health pursuits are supported by the availability of programs and events. Community facilities are accessible, safe and inclusive
QPRC Aquatic and Sports Strategic Plans	Objectives and broad strategies for supporting swimming and learn to swim programs and providing appropriate infrastructure.

The QPRC Delivery Program and Operational Plan provide for the replacement of the Bungendore Swimming pool as a major community project within the broader Bungendore Sports Hub.

Assess the capacity of Council

Council has a dedicated Contracts and Projects branch that provides specialist expertise and has developed the Project Management Framework used by QPRC project management. The project will be managed by the Manager, Urban Landscapes with the support of the NSW Public Works Advisory Services.

GOVERNANCE

Council has extensive experience managing large scale infrastructure projects. Alongside the QPRC Contracts and Projects Branch, Council also has a dedicated Asset Management, Risk Management, Procurement Management, Legal and Internal Audit functions that will participate throughout this project.

The Project roles and their hierarchical relationship are shown below.

KEY ROLES	PERSONNEL	KEY RESPONSIBILITIES
Project Sponsors	Rebecca Ryan <i>General Manager</i> Jacquelyn Richards, <i>Director Community Arts & Recreation</i>	<ul style="list-style-type: none"> Endorse project scope definition. Endorse changes to project scope. Endorse basis of design Review and approve deliverables. Liaising with regulators Approving asset acceptance process (for assets within their control)

BUNGENDORE SWIMMING POOL CAPEX REVIEW

KEY ROLES	PERSONNEL	KEY RESPONSIBILITIES
Project Managers	Tim Geyer, <i>Manager Urban Landscapes</i> Debbie Sibbick, <i>Co-ordinator Urban Landscapes Projects</i> Mark Spear, <i>Co-ordinator Recreation</i>	<ul style="list-style-type: none"> Deliver project in accordance with requirements of project framework and project management plan. Ensure consultation with project sponsors and project board in accordance with requirements of the project framework
Project Officers	Liz Brown, <i>Urban Landscapes Project Officer</i> Bill Maleganeas, <i>Urban Landscapes Technical Officer</i>	<ul style="list-style-type: none"> Project management. Prepare project plan and related documents. Liaise with contractors. Liaise with sports groups. Undertake surveys and services locations. Public risk management Prepare tender documentation. Manage project budget, scope, timing.
Project Board	Senior Executive of Council	<ul style="list-style-type: none"> Review and approve project deliverables where required by project framework. Review and approve project changes
Project Stakeholders	<i>Coordinators, Open Spaces and Coordinator CBD & Horticulture</i>	<ul style="list-style-type: none"> Input into landscape design and possible implementation Supply day labour works as required
Compliance	Sustainability Infrastructure Officer, Natural Landscapes & Health	<ul style="list-style-type: none"> Develop Infrastructure Sustainability (IS) Implementation Plan in conjunction with contractors. Work with contractor to achieve Infrastructure Sustainability Council of Australia (ISCA) Excellent IS rating. Oversee all aspects of project sustainability compliance
Community	Swim Club, Swim patrons, community groups	<ul style="list-style-type: none"> Consult regarding swim infrastructure. Liaison between sports groups and Council
Asset Management	<i>Manager, Utilities</i>	<ul style="list-style-type: none"> Asset creation Administer water/sewer services to site. Provide works/services to carpark. Provide staff to implement works to carpark.
Project Communications & engagement	Nathaniel De Hoog, <i>Co-ordinator Communications</i>	<ul style="list-style-type: none"> Prepare and distribute media releases. Media and public communications Conduct community consultations
Owner	Council (QPRC)	<ul style="list-style-type: none"> Council is the over-arching board of directors/trustees and will endorse all decisions
Contractor	Building and construction works and services contractors	<ul style="list-style-type: none"> Implement works as per specification and scope
Funding partners	All Government and private grant contributors to this project	<ul style="list-style-type: none"> Grant funding to implement part/portion of project

The Audit Risk and Improvement Committee receives briefings and reviews the Risk Management Plans for all the major projects.

BUNGENDORE SWIMMING POOL CAPEX REVIEW

Project Milestones

Assessments required of the site have already been completed due its location in the Bungendore Sports Hub.

NO.	MILESTONE DESCRIPTION	COMMENCEMENT DATE	COMPLETION DATE
1	Design of pool	July 2022	November 2023
2	Procurement for Design	November 2023	January 2024
3	Community Consultation of Detailed Design	February 2024	March 2024
4	Completed Design	April 2024	April 2024
5	Construction of Aquatic Centre	May 2024	December 2024
6	Project Hand Over	December 2024	January 2025

Project progress and expenditure will be reviewed monthly and reported in the monthly *PF-36 Project Status / Progress Report*. Project expenditure will be recorded in the *PF-35 Budget – Cash Flow – Forecasting Template*.

Alternatives

Since there is an agreement to provide a swimming pool in Bungendore, only two options exist for this project:

FULL DELIVERY

The preferred approach based on community consultation is for an indoor 25 metre pool with an additional program pool and children's splash pad. The estimated cost for this project, including escalation is \$16,942,770 (breakdown shown below).

STAGED APPROACH

If the grant applications are unsuccessful, the Aquatic Centre could be delivered in two stages. The make-up of these stages will depend on the design of the facility and available funding. Without the benefit of the design, it is unknown what assets could be delivered in each stage. However, based on confirmed funding, a staged approach may be the only option available.

ENHANCED APPROACH

As noted above, the community have expressed that an additional hydrotherapy/ program pool would be an asset. This would be likely to cost an additional \$6.5M. Some additional work has been completed on the likely operational costs and benefits (both social and financial) of such an option.

BUNGENDORE SWIMMING POOL CAPEX REVIEW

Financial Implications

PROJECT FUNDING

The project is to be funded through a combination of compensation received for the compulsory acquisition of the existing Bungendore pool, government and private grants and Developers contributions.

Consequent to the 2022 Department of Education compulsory acquisition of the current Bungendore Pool, Council has submitted a claim for compensation for the proportionate value to replace the outdoor 25m swimming pool and crown reserve forgone with the acquisition. The current compensation claim has not been settled and is currently a legal matter between the Department of Education and QPRC. Whilst court compensation proceedings are ongoing, Council has received an advance of \$3.1M that is held a reserve account.

Staff are currently working on grant applications to fund the additional cost of the proposed project – which is larger than the existing asset for which compensation is being claimed. Grant applications submitted to date is the Expression of Interest to the Growing Regions Program Round 1 for \$5M and a ClubGrants NSW application for \$300,000.

Additional funding of \$1M has been promised by the Bendigo Bank, resulting from community representation by the Bungendore Aquatics Group. This promise is based on the delivery of an indoor facility. The Bungendore Aquatics Group are canvassing other donors and funding bodies, to support Council's grant applications.

The Bungendore Section 7.11 Development Contributions Plan 2022 collects Developers contributions for community and recreation facilities including the construction of a replacement Bungendore Pool. The current value of the reserve held by Council for the project is \$1,105,000.

PROJECT COSTS

Preliminary work suggests an 8 lane, 25 metre indoor pool with a splash pad / water play feature is estimated to cost \$9,966,335 ex GST. This amount does not include contingency costs, rising materials costs, project management fees and contribution to site sewer, water and access which could see an additional \$6,976,435 added to the preliminary quantity survey, although careful planning and early preparation of documents may minimise cost escalations. Refer to explanation in the table below.

The Department of Education will compensate QPRC partially, toward the construction of a new outdoor aquatic facility, to be constructed at the new Bungendore Sports Hub (BSH). Additional funding sources are required to enable this project to proceed, with staff currently working on funding sources. The overall project budget is \$16,942,770 which includes allowances for escalation in building costs (20%), contingencies (40%) and project management costs (10%).

ITEM	ESTIMATE (EX GST) \$
Planning – design fees etc	710,089
Preliminaries	951,753
Site Preparations	385,000
In-Situ Concrete	298,248
Structural steel & Lightweight Framing	388,878

BUNGENDORE SWIMMING POOL CAPEX REVIEW

ITEM	ESTIMATE (EX GST) \$
Masonry	60,660
Metal Roofing & Plumbing	394,581
Wall framing, dry walls, ceilings, insulation	230,502
External wall and cladding	161,424
Services - Electrical, mechanical, Hydraulic	698,500
Services – Water and Sewer	257,000
Service – NBN/Telecommunications	50,000
Metalwork	86,900
Carpentry/Joinery	59,972
Windows & Glazing	226,820
Doors & Frames	29,416
Wall and floor tiling	83,827
Fixtures and Fittings	77,481
Painting and finishes	55,123
Signage	11,352
External works and carparking	330,000
Subtotal	5,547,526
8 Lane 25mtr Pool - indoor	2,810,805
Splash Pad & Water Toys - outdoor	1,608,004
Subtotal	4,418,809
	9,966,335
Escalation in building Add 20% material costs	1,993,267
Contingency Add 40%	3,986,534
Project Management Fees – Council and Public Works – 10%	996,634
Subtotal	6,976,435
TOTAL	16,942,770

FUNDING SOURCES

Funding Source	Timing	Amount \$	Status
CONFIRMED			
Compensation from Dept of Education	Received and held in reserve	3,132,000	Received
Grant – Bendigo Bank	To match project cashflow	1,000,000	Confirmed
Developer contributions	Received and held in reserve from Bungendore Section 7.11 Development Contributions Plan for Community and Recreation Facilities 2022	1,105,000	Received

BUNGENDORE SWIMMING POOL CAPEX REVIEW

UNCONFIRMED			
Grant – Complete Growing Regions- Round 1	If EOI successful Stage 2 required by 12 December 2023. Outcome by January 2024.	5,000,000	EOI Submitted
Grant – Veolia Mulwaree Trust		100,000	Not submitted
Club Infrastructure Grants	Outcome expected December 2023	300,000	Submitted
Regional Precincts and Partnerships Program	Recently identified	6,305,770	Not submitted
TOTAL FUNDING APPLICATIONS		16,942,770	

Note:

Confirmed funding is \$5.2M noting that the final compensation figure from the Department of Education is unknown at this time.

- If the four unconfirmed grants are unsuccessful, there will be a shortfall of nearly \$12M. This means the project would need to be completed in two stages, noting that the commitment from Bendigo Bank is for an enclosed facility and may not be supported for an outdoor facility.
- If the four unconfirmed grants have varying rates of success, the shortfall may be covered by:
 - potential savings from \$8,206,589 in escalation and contingency fees, or
 - increased funding from the Department of Education to cover the proportionate asset replacement, or
 - a reduction in scope of the proposal e.g. removal of the splash park and/or the hydrotherapy pool, or
 - a staged approach to construction, noting that the commitment from Bendigo Bank is for an enclosed facility and may not be supported for an outdoor facility.
- If additional funds are sourced Council could consider the addition of a hydrotherapy/program pool.

Financial Assessment

WHOLE OF LIFE COSTS

Capital project costs have been broken down to asset component level and detailed in the financial model on the excel tab “CAPEX and Asset Life”. The useful life of each asset component has been estimated and used as a basis to calculate annual depreciation and timing and cost of asset renewal.

The following table predicts the depreciation of the Bungendore Aquatics Centre over its useful life. This table will be updated with actual figures once the facility is finalised and built.

Category	Amount	Escalation	Contingency	Project Management	Total Capex	Useful life	Renewal \$	Annual Depreciation \$
Pool	6,123,048	1,224,610	2,449,219	612,305	10,409,182	59	8,327,345	194,356
Buildings/Structures	2,226,912	445,382	890,765	222,691	3,785,750	27	3,028,600	193,659
Services	1,206,714	241,343	482,686	120,671	2,051,414	35	1,641,131	82,908
Landscape	409,661	81,932	163,864	40,966	696,424	50	557,139	13,980
Total Capital	\$9,966,335	\$1,993,267	\$ 3,986,534	\$ 996,634	\$16,942,770	48	13,554,216	\$ 484,903

BUNGENDORE SWIMMING POOL CAPEX REVIEW

We have assumed that community will expect the service level of assets is returned to new once assets reach condition 4, and have allowed for asset renewal at 80% of the full useful life.

QPRC has developed a detailed Aquatics Asset Management Strategy that provides detailed information about the operating and maintenance costs and renewal projections for QPRC's Aquatic Facilities, and that forms a supporting document to this supports this capex review¹.

EARNINGS BEFORE INTEREST AND DEPRECIATION²

Income estimates for the facility have been based on Council's assessment of pool use from 2024/25 opening, growth in usage over time as the population of Bungendore grows, and inflation assumptions. Income and expenditure assumptions are for the year-round aquatic facility with splashpad in addition to an indoor 25 metre pool.

Based on the population of Bungendore including a wider catchment area of Captains Flat, Hoskinstown, Primrose Valley, Rural East Braidwood, Wamboin, Bywong and Sutton that is approximately 23% of that of Queanbeyan, pool usage is estimated to be at approximately 23% of that in Queanbeyan.

The operating cost projections and cashflow statements provided in the attached financial analysis include estimates for all income, expenses and capital costs associated with the project, including depreciation expense and asset renewal.

No allowance has been made for the allocation of fixed corporate and administration costs for example HR, payroll, IT, finance, governance etc. These costs will be apportioned fairly to the operating cost once the facility is open however are not expected to increase materially to Council and ratepayers overall as a consequence of opening the facility.

¹ QPRC Aquatics Strategic Plan 2022-2032, [Draft Aquatics Strategic Plan | Your Voice QPRC \(nsw.gov.au\)](https://www.nsw.gov.au/draft-aquatics-strategic-plan)

² Earnings before interest, taxes, depreciation and amortisation (EBITDA) is a measure of profitability used by investors to compare one investment decision to another. Investors use it to gauge an investment's value, earning power, and efficiency. We have used earnings before interest and depreciation since QPRC will not pay tax and there is no amortisation expense associated with the project.

BUNGENDORE SWIMMING POOL CAPEX REVIEW

Projected EBITDA and Operating Deficit³

	Assumption	Year 0 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28
Operating Revenue						
Venue hire	-	5,000	10,000	10,000	10,000	10,000
Merchandise sales	-	3,000	5,000	5,000	5,000	6,000
Entry fees	-	40,000	81,000	84,000	87,000	87,000
Kiosk sales	-	13,000	26,000	27,000	28,000	28,000
Swim school	-	73,000	149,000	154,000	160,000	160,000
Total Revenue		14,656,392	2,420,378	271,000	280,000	291,000
Annual Growth					3.3%	3.9%
Cash Expenses (excludes depreciation)						
Salary and Wages	-	(138,000)	(284,000)	(291,000)	(298,000)	(298,000)
Staff Training	-	(4,000)	(8,000)	(9,000)	(9,000)	(9,000)
Uniforms and Equipment	-	(1,000)	(2,000)	(2,000)	(2,000)	(2,000)
Cleaning and consumables	-	(1,000)	(3,000)	(3,000)	(3,000)	(3,000)
Pool chemicals	-	(17,000)	(35,000)	(36,000)	(36,000)	(36,000)
Pool signage, parts and equipment	-	(5,000)	(10,000)	(10,000)	(10,000)	(10,000)
Cost of goods sold	-	(8,000)	(16,000)	(16,000)	(17,000)	(17,000)
Licensing and marketing	-	(1,000)	(3,000)	(3,000)	(3,000)	(3,000)
Contracts	-	(6,000)	(12,000)	(12,000)	(12,000)	(12,000)
Property maintenance	-	(3,000)	(6,000)	(6,000)	(7,000)	(7,000)
Electricity	-	(21,000)	(42,000)	(43,000)	(44,000)	(44,000)
Water, Sewer and Waste charges	-	(11,000)	(22,000)	(23,000)	(23,000)	(23,000)
Water consumption	-	(5,000)	(11,000)	(11,000)	(11,000)	(11,000)
Total Expenses	-	(221,000)	(454,000)	(465,000)	(475,000)	(475,000)
Earnings Before Interest and Depreciation		14,656,392	2,199,378	(183,000)	(185,000)	(184,000)
Depreciation	-	(249,000)	(510,000)	(522,000)	(522,000)	(535,000)
Interest	-	-	-	-	-	-
Operating Surplus/(Deficit)	-	14,656,392	1,950,378	(693,000)	(707,000)	(719,000)

PROJECT CASHFLOW

The projected cashflow statement includes an assessment of timing of capital and operating income and expenses.

The operating costs for the new facility will replace the operating costs of the current Bungendore Pool that operates for a 19 week season from November to March each summer. The maintenance and renewal costs of the new facility will be low over the first 10 years of operation compared, deferring the additional cost of maintenance and asset renewal as compared with the 32 year old, smaller facility that is being replaced.

The net annual cash deficit of \$363,000 from year 4 compares with the current annual deficit for operating the unheated Bungendore outdoor pool for a 19 week season of \$121,000. The additional cost to ratepayers that will need to be reprioritised every year is \$242,000.

There is no data available to estimate the current usage of the Queanbeyan pool by Bungendore residents and therefore it is difficult to estimate the impact of the Bungendore Pool operations on the future income of the Queanbeyan pool. We have not allowed for any reduced pool income at Queanbeyan in our financial model, however it is noted as a

³ OPEX Projections – Inflated (tab), from the financial model provided as a separate supporting document.

BUNGENDORE SWIMMING POOL CAPEX REVIEW

financial risk that will need to be considered with future updates to the QPRC Aquatics Strategic Plan.

No new borrowings have been considered as part of this financial analysis and the project is dependent upon capital funding being available. If any new loans were drawn, this would increase the annual operating cost and require a new financial analysis.

	Year 0 2023/24	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28
Operating Activities					
Receipts					
Capital Grants	10,419,392	2,286,378	-	-	-
Compensation for asset acquisition	3,132,000	-	-	-	-
Developer contributions	1,105,000	-	-	-	-
Venue Hire	-	5,000	10,000	10,000	10,000
Merchandise Sales	-	3,000	5,000	5,000	6,000
Entry Fees	-	40,000	81,000	84,000	87,000
Kiosk Sales	-	13,000	26,000	27,000	28,000
Swim School	-	73,000	149,000	154,000	160,000
Total Receipts	14,656,392	2,420,378	271,000	280,000	291,000
Payments					
Maintenance and Operations	-	(221,000)	(454,000)	(465,000)	(475,000)
Interest	-	-	-	-	-
Total Payments	-	(221,000)	(454,000)	(465,000)	(475,000)
Net Cash for Operating Activities	14,656,392	2,199,378	(183,000)	(185,000)	(184,000)
Investing Activities					
Purchase of IPPE	(12,723,378)	(4,219,392)	-	-	-
Net Cash for Investing Activities	(12,723,378)	(4,219,392)	-	-	-
Financing Activities					
Loan drawdown	-	-	-	-	-
Loan repayments	-	-	-	-	-
Net Cash for Financing Activities	-	-	-	-	-
Total Cashflow	1,933,014	(2,020,014)	(183,000)	(185,000)	(184,000)

BENEFIT COST RATIO

The Benefit Cost Ratio of the Project is 2.7:1⁴. This means that for every \$1 invested, the social, economic and financial benefit or return is \$2.70. The benefit cost ratio (BCR) is used to predict returns and benefits and compare project investments to make decisions about the best use of limited ratepayer resources.

Since grants and contributions are being sought to fund the full project cost; with the proceeds from the disposal of the current asset, there is no upfront cost to Council and ratepayers. The Council investment will be equivalent to the net present value of the ongoing

⁴ NPV analysis (tab), from the financial model provided as a separate supporting document

BUNGENDORE SWIMMING POOL CAPEX REVIEW

net operating costs because Council's aquatic centres make an annual operating deficit. The net present value of the community's financial investment over 20 years is \$6.1m.

Community infrastructure provides a social economic value, and the BCR on community infrastructure includes a measurement for the non-financial benefits in addition to the residual value of the community asset. For the purpose of the BCR assessment, Council has relied on the PWC report into the social economic benefits of the aquatic industry in regional Australia⁵.

Public Consultation Process

Since the announcement of the proposed new high school at Bungendore that will necessitate the demolition of the existing Bungendore pool, there have been a number of consultations regarding a replacement pool including during the various community meetings that occur during the year.

In addition, both the Sports Facilities Strategic Plan and the Aquatics Strategic Plan have been on public exhibition and generated public comment directed at the Bungendore Pool. Since the exhibition of the Aquatics Strategy, the Bungendore community formed the Bungendore Aquatics Group. This group meets regularly with project staff to determine the parameters of the project. They report updates and progress to the community. This group will continue to meet throughout the life of the project.

Capex Additional Requirements

BUSINESS/ MANAGEMENT PROJECT PLAN

The project is considered as a 'Major Project' based on the PF- 3 categorisation and governance documents in with the QPRC Project Management Framework. The Project Management Committee consists of the Executive Leadership Team and the Project Board includes the Council's Project Manager, Project Sponsor, Director and CFO.

RISK MANAGEMENT PLAN

Council has undertaken a review of potential risks and related mitigation measures that may arise over the course of construction of the Bungendore pool. Risk and mitigation measures identified in this review have formed the basis of a project risk assessment and register.

PROBITY PLAN

The Probity Plan demonstrates QPRC's policy on:

- Conduct and ethics;
- Information management;
- Communications;

⁵ The Social, Health and Economic Value of the Australian National Aquatic Industry, Commissioned by Royal Life Saving Australia, Prepared by PWC, July 2021, [Health, Social and Economic Value of Aquatic Industry | Royal Life Saving Society - Australia](#)

BUNGENDORE SWIMMING POOL CAPEX REVIEW

- Procurement; and
- Complaints management.

TENDER EVALUATION

Council's procurement plan for design and then construction of the Bungendore pool sets out how the project will comply with both QPRC's procurement policies and legislative obligations. It outlines processes for obtaining tenders as well as the selection of, and engagement with, preferred suppliers.

REPORTING

The following reporting mechanisms are in place for all QPRC projects.

1. Council's internal Project Management Committee (PMC) meets monthly to review the status of all major projects. The PMC discuss internal and external communication activities and the Project Manager makes recommendations to the PMC and facilitates the production of communication materials to inform QPRC staff, Executive, Council and the community of project progress and updates.
2. Financial progress is reported to Council on all capital works projects on a quarterly basis with the Quarterly Budget Review Statement.
3. Council's Annual Report includes reporting on the objectives, status and progress of major projects.
4. Procurement and tendering decisions are reported to Council as they arise
5. Project milestones requiring additional community engagement are reporting to Council as recommended by the Project Manager.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 NOVEMBER 2023

ITEM 9.4 WATERWISE POLICY

ATTACHMENT 1 WATERWISE POLICY



Water Wise Policy

Date policy was adopted:	
Resolution number:	
Next Policy review date:	September 2024
Reference number:	52.5.4
Strategic Pillar	Infrastructure
Responsible Branch	Utilities

Water Wise Policy

1 OUTCOMES

- 1.1 To establish Council's commitment to its Water Wise initiative and to outline the various programs and incentives that support its goal for improved water efficiency.

2 POLICY

- 2.1 The Water Wise program is designed to increase public awareness about water conservation and to encourage, through various incentives, the more efficient use of water. The aim of the program is to assist in the reduction in use of a scarce resource as well as expenditure in terms of pumping and treatment costs.

3 SCOPE OF THE POLICY

- 3.1 The Water Wise program will offer the incentives outlined in this policy to eligible owner/occupier home owners in Queanbeyan, Bungendore, Braidwood and Captains Flat who are connected to Council's Water Supply. The policy is not available to commercial properties or other non-residential properties.
- 3.2 The Googong Township has been excluded from the provisions of this policy by virtue of its special status as a 5-star Green Star Community rating whereby its IWCM plan already targets a 60% reduction on potable water usage.

4 DEFINITIONS

- 4.1 *BASIX* – Building Sustainability Index

5 LEGISLATIVE OBLIGATIONS AND/OR RELEVANT STANDARDS

- 5.1 Plumbing fixtures to be according to AS3500.1 and AS3500.2

6 CONTENT

6.1 Free Home Audit

- 6.1.1 Home owners may make application for a free Home Audit to be carried out by a trained licensed plumber through the Masters Plumbers Association. The process included the following:
- a) Contact audit of plumbing fixtures – includes inspecting all fixtures for leaks (except laundry tubs, hose taps or baths);
 - b) Test of incoming water pressure;
 - c) Inspection of water meter and conduct of a low-flow test to ensure it is operational under low flow conditions;
 - d) Conduct of a 10-minute reading test to check for undetected leaks;
 - e) Check of any irrigation system for potential issues with cross contamination;
 - f) Provision of professional advice to homeowner, and
 - g) Provision of written report to Council and the property owner as to the outcomes of the audit and specific water saving measures that the owner could undertake.

Water Wise Policy

- 6.1.2 The cost to Council for this service will be as agreed between Council and its service provider and will be adjusted annually in line with CPI movements (Sydney – All Groups).
- 6.1.3 The completion of a Home Audit is a pre-requisite for the toilet suite replacement initiative and each property shall only be eligible for the Audit once in any five-year period.
- 6.1.4 The Home Audit is limited to one laundry, one kitchen and up to two bathrooms.

6.2 Retrofit Toilet Subsidy

- 6.2.1 Owners who have the Home Audit carried out are entitled to have their single flush toilet replaced with a 4.5 litre suite. A similar arrangement is available for homes that have an existing dual flush toilet greater than six litres in capacity. This will be subsidised at a maximum of \$321.00 per toilet (or 50% of the cost for supply and installation – whichever is lower) with a maximum of two per household. The subsidy shall be adjusted annually in consideration of both actual historical installation costs for the previous financial year and CPI movements (Sydney – All Groups), whichever is the lesser.
- 6.2.2 It is expected that eligibility would be determined at the time of the Free Home Audit at which time the owner would apply through Council's agent, the Master Plumbers Association.
- 6.2.3 The works to be undertaken would require approval by Council with arrangements for the works on site to be undertaken by the Master Plumbers Association using a standard suite as agreed by Council. No other alternative suits are available for use under this scheme and no subsidy is available for customer-provided suites. The gap between Council's subsidy and the service fee charged by the Master Plumbers Association shall be met by the applicant. The Master Plumbers Association shall invoice the applicant directly for the gap.
- 6.2.4 The subsidy is available only once per property for the duration of this program.

6.3 Rainwater Tank Subsidy

- 6.3.1 This initiative within the policy has two main objectives:
 - a) To encourage a greater level of community participation in retro-fitting rainwater tanks by having less onerous requirements on tank sizes to be installed.
 - b) To provide the necessary incentive to new home-builders to install larger than the minimum size tanks required to satisfy BASIX.
- 6.3.2 In keeping with these objectives, two categories of rebates are offered:
 - 1) Category 1 Rebates – for retro-fitting rainwater tanks to existing homes
 - 2) Category 2 Rebates – for rainwater tank installations that exceed the requirements of BASIX for new homes.

Water Wise Policy

6.3.3 The level of rebate is set as detailed in the following tables:

REBATES AVAILABLE FOR RAINWATER TANK(S) RETRO-FITTED TO EXISTING HOMES

(Category 1 Rebates)

Tank Size	Connection to Outside Watering	Connection To Toilet(s)	Connection to Laundry/Washing Machine	Maximum Total Rebate
4,000 – 9,999L	\$350	\$234	\$234	\$818
10,000 – 19,999L	\$467	\$234	\$234	\$935
20,000L or greater	\$701	\$234	\$234	\$1,168

Notes:

1. Tanks of 10,000 litres and greater size need formal development approval however Council will not charge any development application fees for these applications.
2. Connection arrangement shall be in accordance with AS.3500.1 and 2(2018).
3. The above amounts apply in 2023/2024 and will be adjusted for CPI (Sydney) in subsequent years.
4. Eligibility subject to applications being received within 3 months of the date of tank purchase.

6.3.4 In addition to rebates for retrofitting rainwater tanks to existing homes, the policy also provides rebates to new home-builders who install rainwater tanks that are larger than those required by BASIX (40% savings) in accordance with the following scale.

REBATES AVAILABLE FOR RAINWATER TANKS THAT EXCEED BASIX REQUIREMENTS FOR NEW HOMES

(Category 2 Rebates)

Water Saving According to BASIX	Provided Water Tank Size ≥ 10,000L and tank is connected for Toilet Flushing (≥ 3 Star), Laundry Use and calculations include > 150 sq metres of Outside Watering from the tank
45-50% saving ¹	\$374
50% saving ¹	\$748

Water Wise Policy

Notes:

1. To demonstrate this level of water saving will require the submission of a BASIX certificate with the application for rainwater tank rebate.
2. The above amounts apply in 2023/2024 and will be adjusted for CPI (Sydney) in subsequent years.
3. The rebates do not apply to rainwater tanks that are required as a conditions of a subdivision approval.
4. To be eligible under the category the rainwater tank rebate application need to be approved by Council before installation.

7 REVIEW

- 7.1 This policy will be reviewed every four years or earlier as necessary if:
- a) legislation requires it, or
 - b) Council's functions, structure or activities change.