



Ordinary Meeting of Council

25 June 2025

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 9.1

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

ATTACHMENTS – 25 June 2025 Page i

Item 9.1	DA.2024.0416 - Light Industry and Construction of a Warehouse or Distribution Centre with Ancillary Office - 1 & 5 Marland Court, Environa (Formerly known as 137 Environa Drive Environa)	
Attachment 1	S4.15 Assessment Report - DA.2024.0416 - 1 & 5 Marland Court, Environa.....	2
Attachment 2	Draft Conditions of Consent - DA.2024.0416 - 1 & 5 Marland Court, Environa.....	33
Attachment 3	Plans - DA.2024.0416 - 1 & 5 Marland Court, Environa	51
Attachment 5	Applicant's Letter - Supporting Documents - DA.2024.0416 - 1 & 5 Marland Court Environa	59
Attachment 6	Revised Acoustic Report - DA.2024.0416 - 1 & 5 Marland Court, Environa.....	69

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

25 JUNE 2025

ITEM 9.1 DA.2024.0416 - LIGHT INDUSTRY AND CONSTRUCTION OF A
WAREHOUSE OR DISTRIBUTION CENTRE WITH
ANCILLARY OFFICE - 1 & 5 MARLAND COURT,
ENVIRONA (FORMERLY KNOWN AS 137 ENVIRONA
DRIVE ENVIRONA)

ATTACHMENT 1 S4.15 ASSESSMENT REPORT - DA.2024.0416 - 1 & 5
MARLAND COURT, ENVIRONA



DELEGATED REPORT - DA.2024.0416

SUMMARY

Proposal:	Construction of a warehouse with office
Address:	1 and 5 Marland Court ENVIRONA NSW (formally known as 137 Environa Drive)
Property description:	Lots 101 and 102 DP 1296716 (formally known as Lot 3 DP 1282459)
Applicant:	Akura Pty Ltd
Owner:	MS Stage 2 Pty Limited
Date of lodgement:	07/11/2024
Notification period:	21/11/2024 to 10/12/2024
Submissions received:	0
Assessment officer:	Belinda McManus
Estimated cost of works:	\$6,600,000.00
Zoning:	<p>B7 - Business Park (CA - Complex Area)</p> <p>(Under the Standard Instrument (Local Environmental Plans) Order 2006, Schedule 1, clause 6(2), this Plan is, until 26 April 2025, taken to apply to land identified as "Land subject to South Jerrabomberra Regional Jobs Precinct Process" on the Land Zoning Map (the subject land) as if certain amendments to this Plan had not commenced on 26 April 2023. As a result, until 26 April 2025 and to the extent this Plan applies to the subject land, this Plan is taken to include the references to business and industrial zones that were in this Plan immediately before 26 April 2023.).</p>
Heritage:	No
Flood affected:	No
Bushfire prone:	Yes
Recommendation of officer:	Approval subject to conditions of consent

EXECUTIVE SUMMARY

- 1.0 The proposal seeks approval for the construction of a warehouse with office.
- 2.0 Submissions – The application was notified from 21/11/2024 to 10/12/2024 with no submissions received during the notification period.
- 3.0 Principal Issues – Engineering and variation to landscaping/parking area.
- 4.0 Recommendation is for approval subject to conditions of consent.

BACKGROUND

The subject site was created as part of a boundary adjustment registered in 2022 (SC.2022.1007).

The lot was previously known as Lots 2 and 3 DP 1282459 and a 59 Lot Torrens title subdivision (business and industrial use lots) was approved on 15 July 2022 (DA.2021.1153). Subsequent modifications have been approved including a lot reconfiguration to Lot 2 DP 1282459.

The application was lodged under Lot 3 DP 1282459 however as the lots are now registered the development will be on Lot 101 and 102 DP 1296716.

DESCRIPTION OF THE SITE AND LOCALITY

The subject sites are legally described as Lot 101 and 102 DP 1296716 (formally known as Lot 3 DP 1282459) and commonly known as 1 and 5 Marland Court, Envirova.

The lots are located on the corner of Envirova Drive and Marland Court and have a combined area of 5847m².

The site is currently vacant with works being carried out for the subdivision. Vehicular access is to be provided to the site from the new road.



Figure 1: Locality plan

PROPERTY BURDENS AND CONSTRAINTS

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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the construction of a warehouse with office.

The specific elements of the proposal are:

- Warehouse with a mezzanine level and office area (building area of 2983.5m²)
- Associated Car Parking Spaces,
- Landscaping,
- Operating hours - 24 hours a day, 7 days a week,
- Signage (3):

- 12000W x 4800H,
- 6000W x 2400H,
- 4000W x 1600H,

The ground floor will comprise of 2727.62m² of industrial floor space, 143.04m² of office floor space and 77.8m² of amenities space.

The mezzanine level will have a floor area of 195.14m² for storage space.



PROPOSED INDUSTRIAL BUILDING



Figures 2 and 3: Perspectives (prepared by Akura)

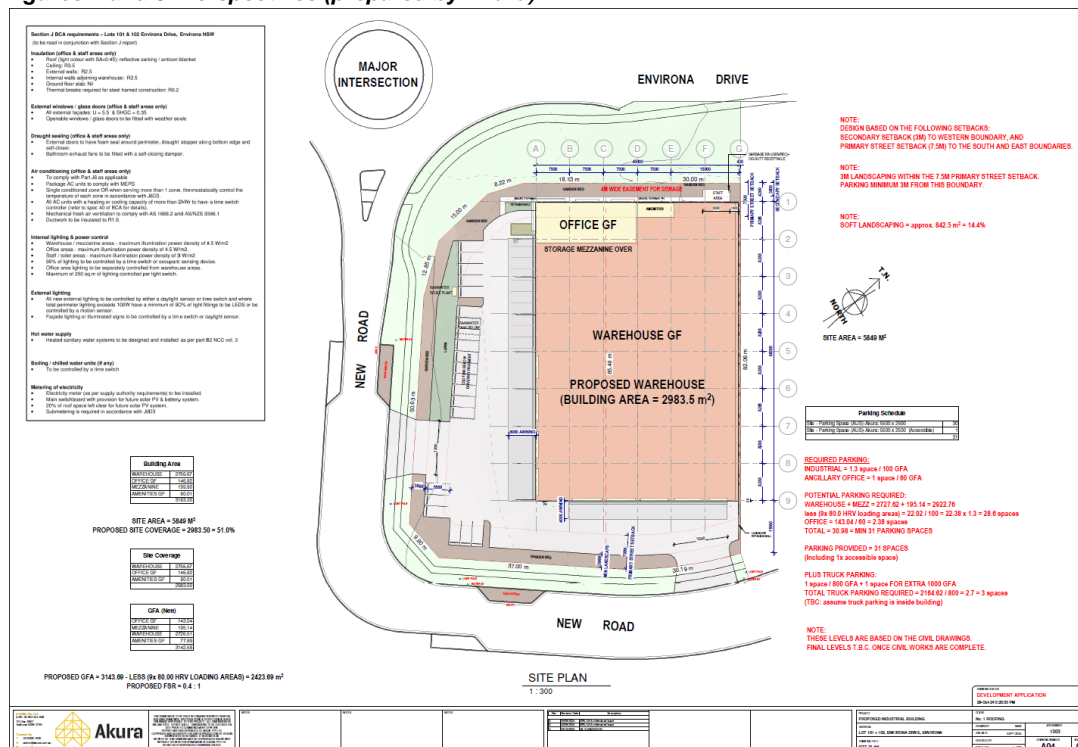
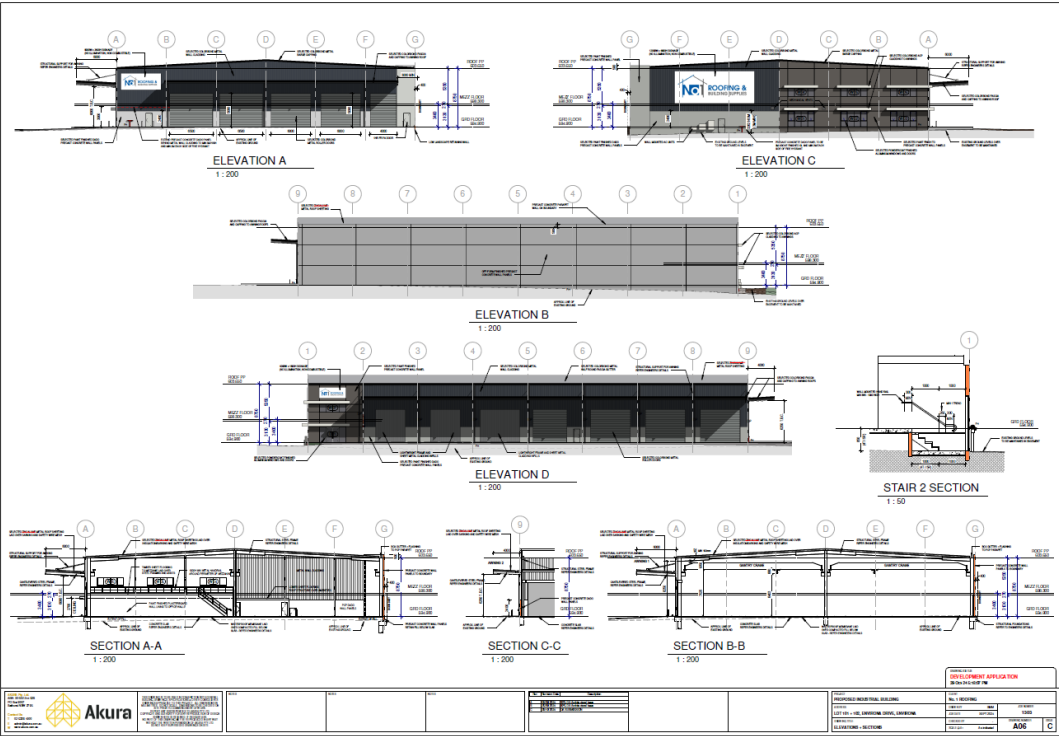


Figure 4: Site Plan (prepared by Akura)



Figures 5 - 12: Elevations and Sections (prepared by Akura)

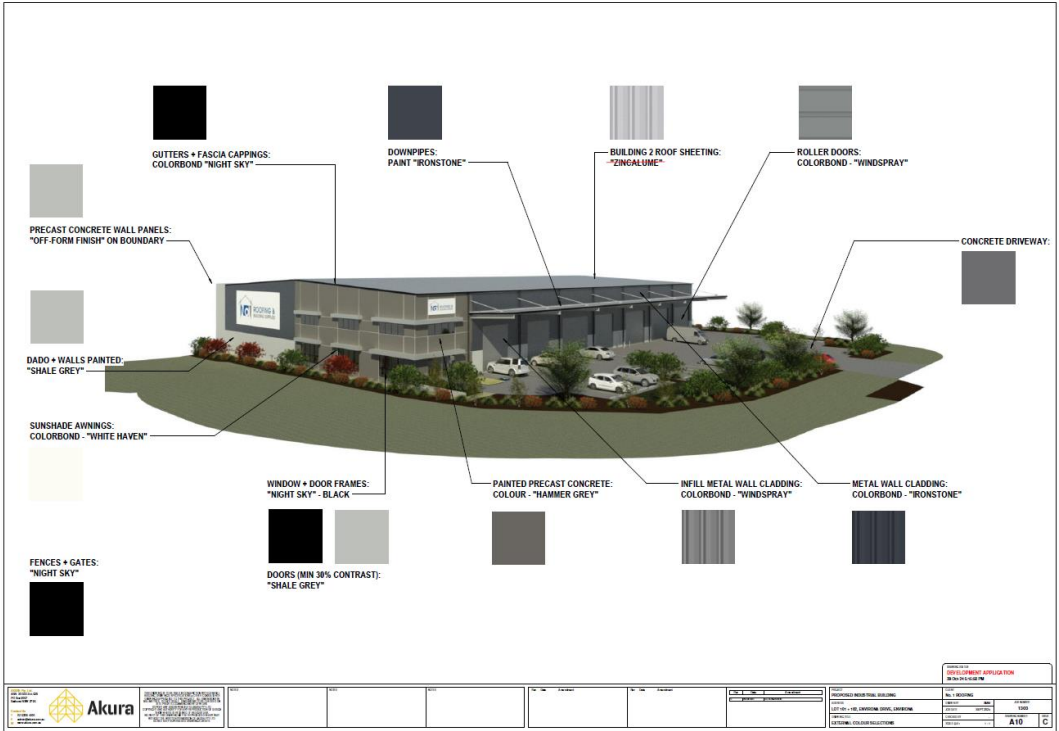


Figure 13: External Colour Selections (prepared by Akura)

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.

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

REFERRALS

INTERNAL REFERRALS

Sewer Available: _____ Yes

Constructed

Water Available: _____ Yes

Natural Water Course: _____ N/A

crossfall

Flood Category: N/A _____

Footway Width: 1.5m _____

Footway Grade: _2-4%

Drainage Easements: ☐ existing easement over property or adjoining land

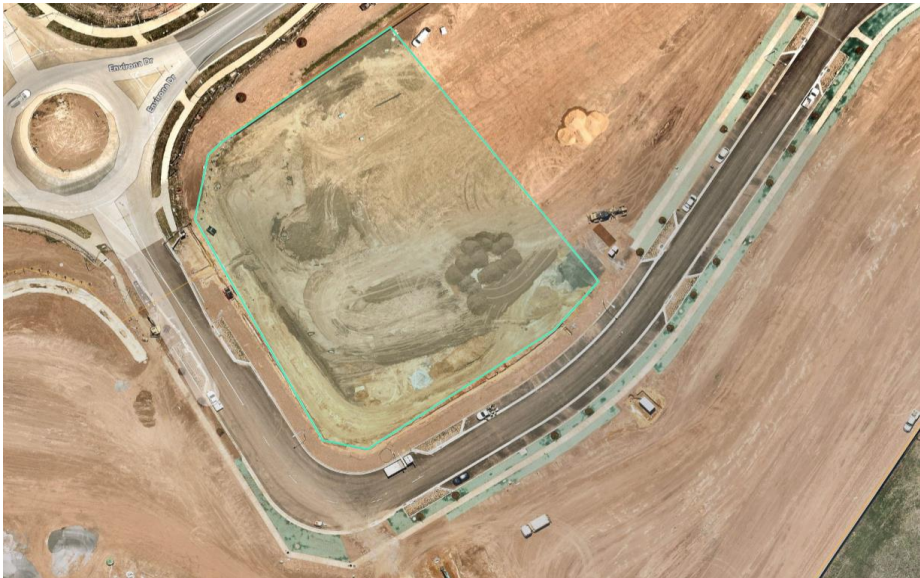
☒ easement required over property or adjoining land

Hydraulics: ☒ attached ☐ unavailable at time of assessment ☐ irrelevant

Subdivision Works Construction Certificate required: ☐ Yes ☒ No

Driveway Access: To _____ be

Kerb and Gutter: _ Yes

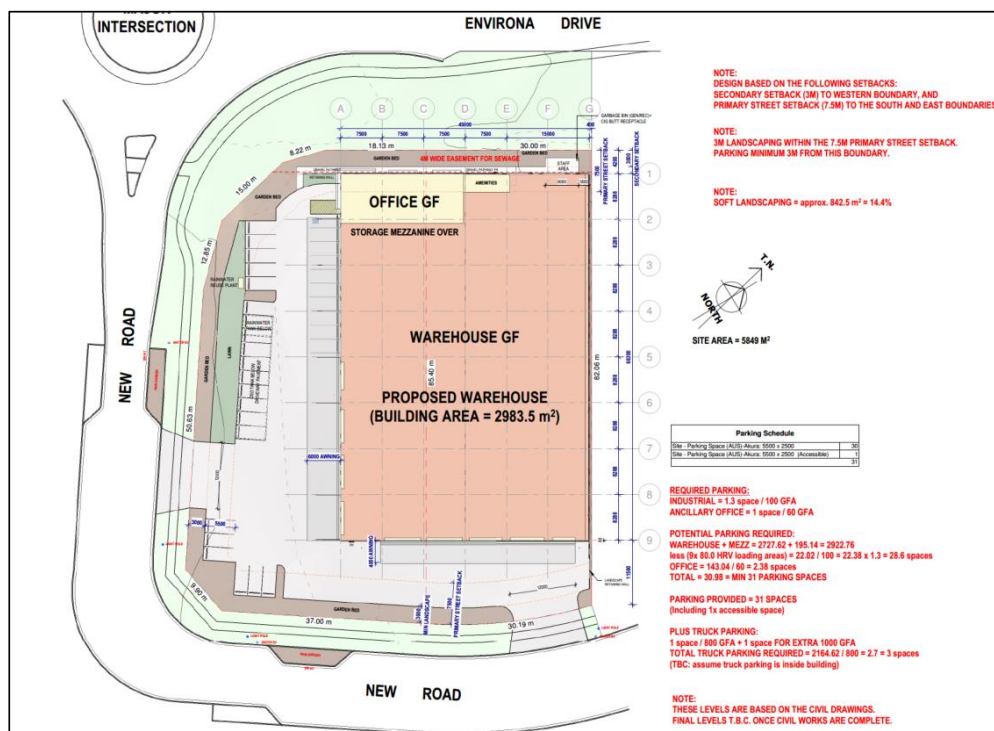


Aerial View – Warehouse with office (138 Envirova Drive, Envirova)

Proposal

The proposed development is to construct a new warehouse building on lot 3 DP 1282459 that has recently been subdivided as per the approved Development Consent (DA.2021.1153). The final subdivision certificate was not issued at the time of reviewing this DA but is anticipated to be issued in the next two to three weeks for this lot. Once subdivided, the proposed warehouse will be located over two lots known as Lot 101 and Lot 102 of DP1296716, bounded by Envirova Drive and a new access road known as Marland Court.

Referring to the Statement of Environmental Effects prepared by think planners dated 29 October 2024, the development comprises a warehouse building with a GFA of 3143.69 m², consisting of a ground floor containing a warehouse, office and amenities, and a small mezzanine level to be used for storage. The development also includes an at-grade parking area with a total of 31 parking spaces, including one disabled parking space, as well as a minimum of 3 truck parking spaces provided inside the building.

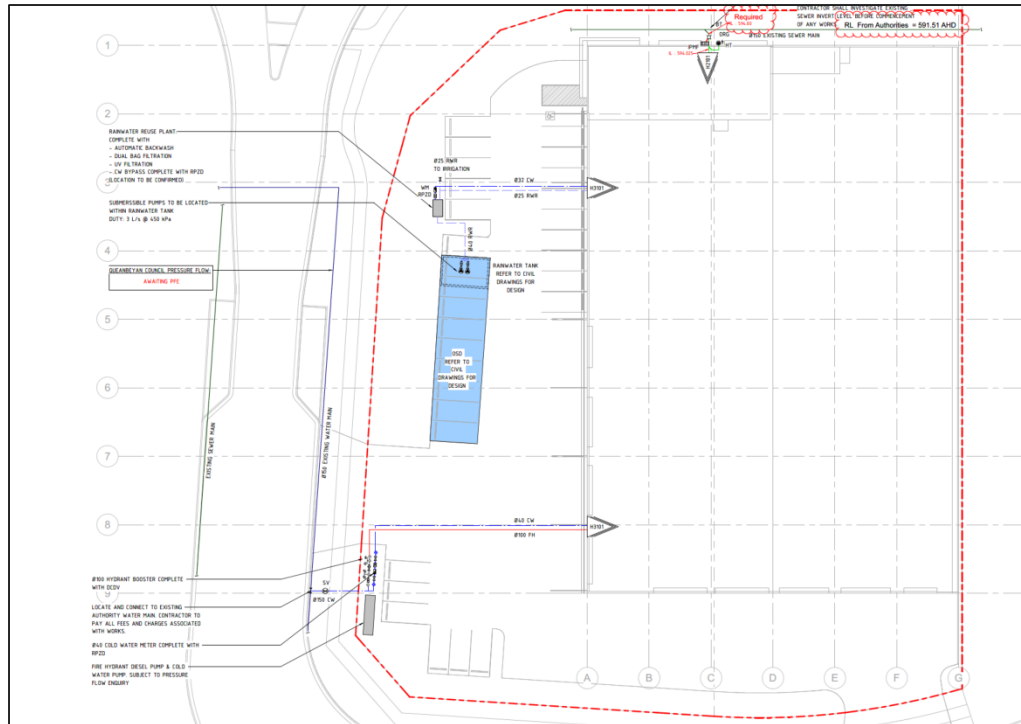


Development Proposal Plan – Warehouse with office (138 Envirova Drive, Envirova)

Water

An existing 150mmØ PVC water main runs within the road reserve on Marland Court. Lot 101 is served with an existing 40mmØ service tie from the mains at the northeast corner, while Lot 102 is served with an existing 40mmØ at the southeast corner. The proposed development seeks to install a new 150mmØ service connection at the southeast corner, split into 100mmØ for Fire Hydrant and 40mmØ copper for potable water. A separate meter for both potable and fire service ties will be required. Council utilities have advised that the access charge will be based on a smaller potable water meter. The existing ties installed as part of the subdivision are to be removed by Council utility team at the applicant's expense.

There are no water service easements affected by this development.



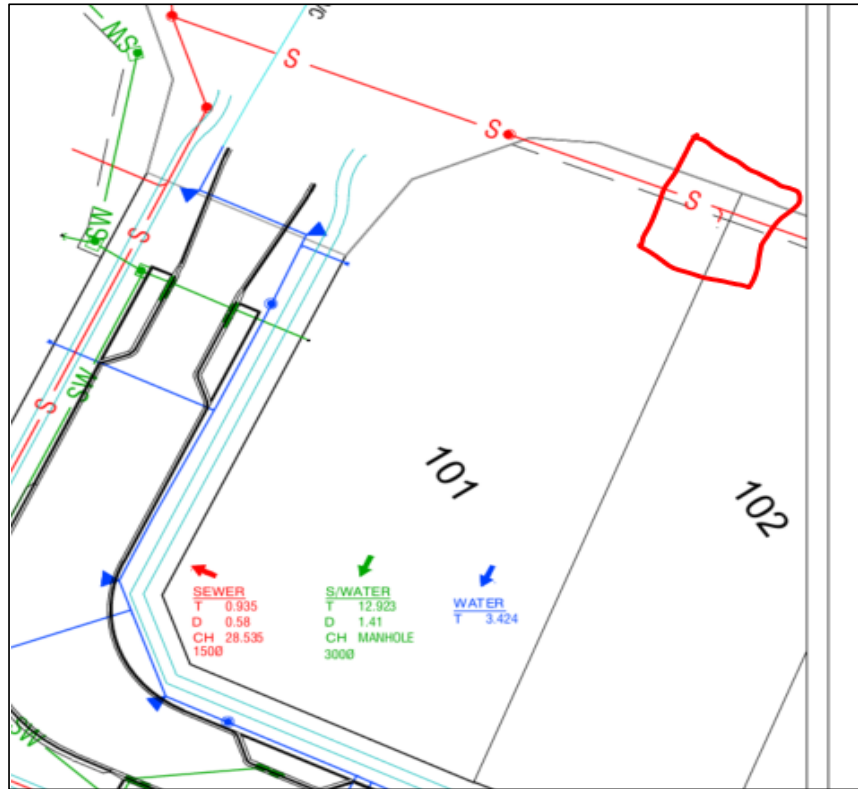
Water Services Plan - Warehouse with office (138 Environa Drive, Environa)

Sewer

The lot is serviced with two existing 150mmØ PVC sewer ties from the 150mmØ mains that run along the rear of the block along Environa Drive. The ties are located on the northeast corner of Lot 101 and Lot 102. The submitted civil drawings propose to utilise the existing tie at Lot 101. The tie at Lot 102 is to be capped at the manhole and made redundant for the development.

A 4m wide sewer easement exists at the back of the lot along Environa Drive. The initial landscaping drawing included large trees within an easement. The applicant was advised to amend the landscaping drawing to remove large trees and select plants within an easement complying with QPRC's "Development Adjacent to Water, Sewer and Stormwater Mains Policy". The revised plan addressed the issues raised by development engineering.

Recently constructed Council sewer mains exist along Environa Drive, and the proposed building will be within the zone of influence of the sewer main. The footing of the structure along Environa Drive must be extended below the zone of influence of the mains. WAE drawing submitted as part of the subdivision certificate suggested the pier must extend to at least 3.47m below the current finish level.



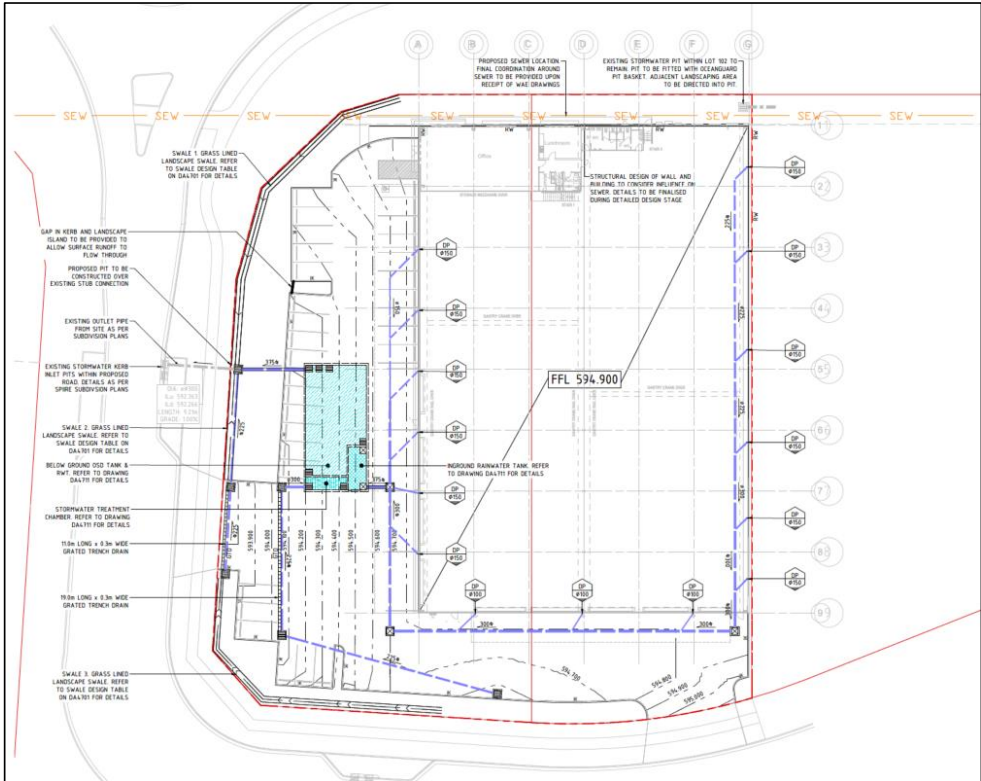
Sewer Services Plan - Warehouse with office (138 Envirova Drive, Envirova)

Storm Water:

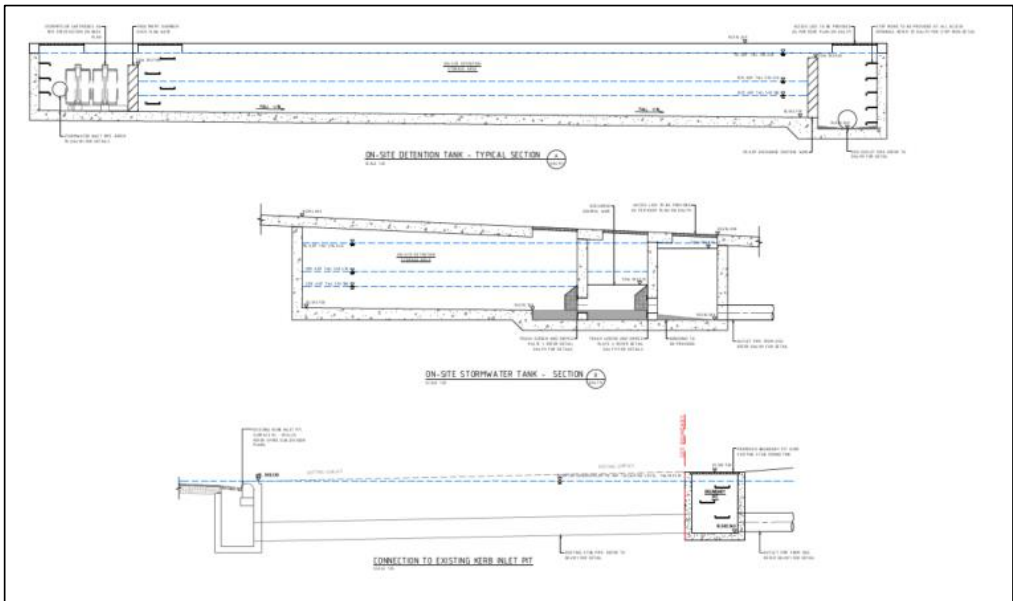
The proposed lot includes a 300mmØ service connection each for Lot 101 and Lot 102. The proposed Stormwater plan indicates utilising the existing service of Lot 101.

As the proposed development will increase impervious areas, an on-site detention storage system will be required to reduce the flow to predevelopment peak discharge rates of AEPs of 20% and 1% as per Council's D5 Stormwater Drainage Design Specification. A detailed Civil Engineering Plan with an On-Site Detention (OSD) system was submitted as part of the development application. The submitted plan indicated the OSD tank's location with a minimum capacity of 126.3m³. The submitted drains model confirmed the adequacy of the OSD tank capacity. Furthermore, a pdf output of MUSIC modelling was submitted with the application demonstrating the effective management of stormwater complying with QPRC specifications D5 and D7. As such, no further information will be required for this application.

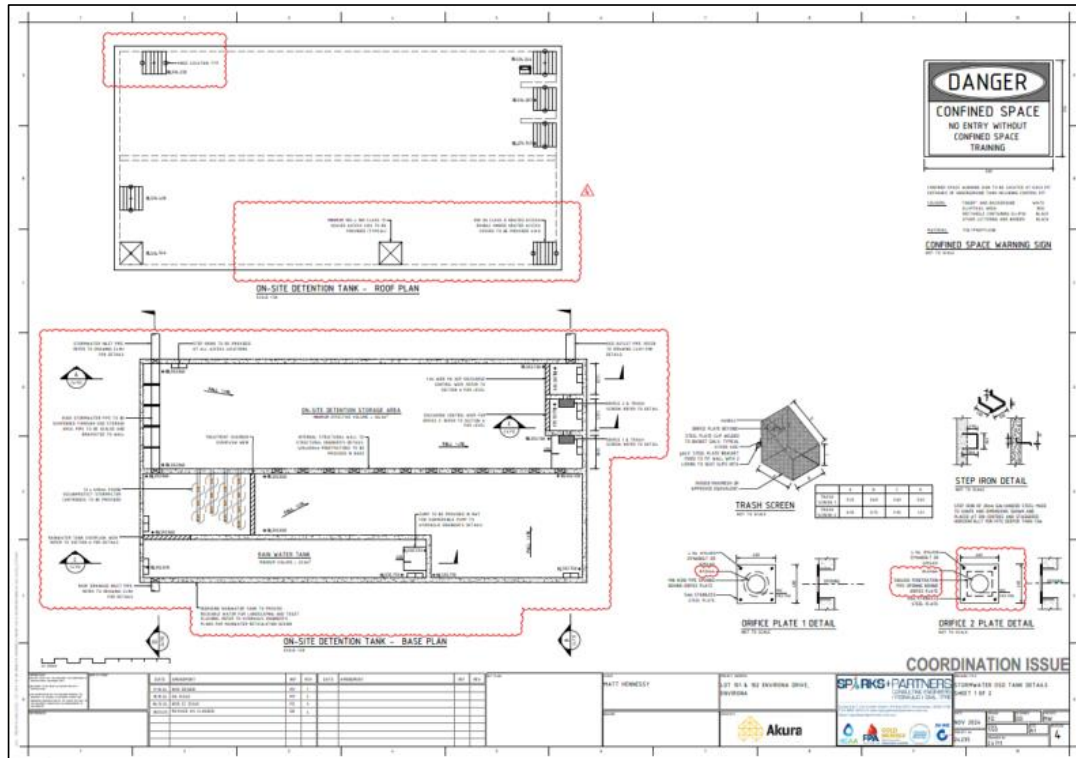
No stormwater easements are affected by this development.



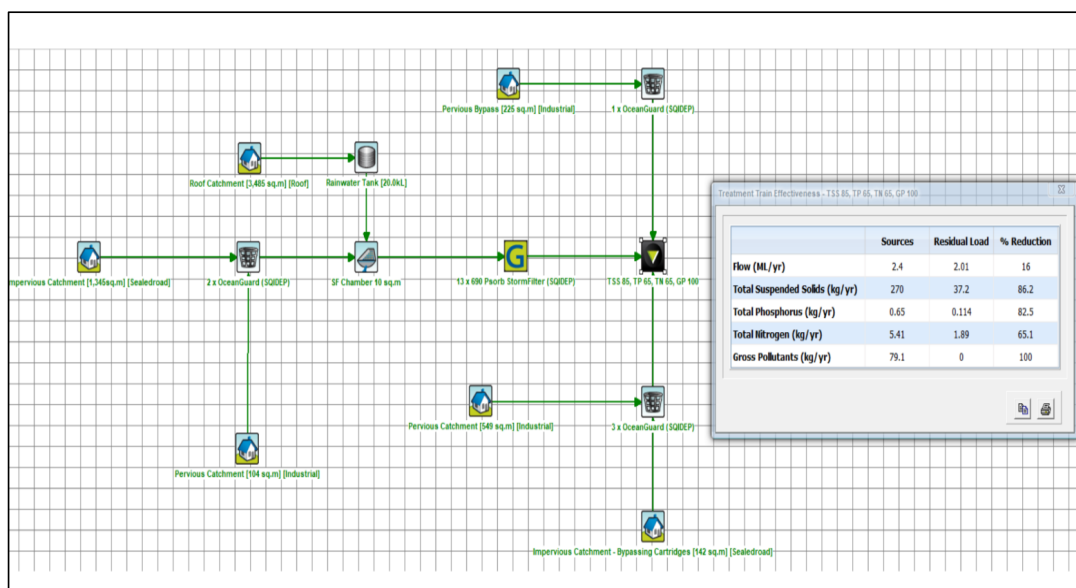
Stormwater Management Plan - Warehouse with office (138 Environa Drive, Environa)



OSD Tank Details - Warehouse with office (138 Environa Drive, Environa)



OSD Tank Details - Warehouse with office (138 Envirova Drive, Envirova)



MUSIC Modelling Results - Warehouse with office (138 Envirova Drive, Envirova)

Soil and Water Management Plan (SWMP)

A Soil and Water Management Plan (SWMP) will be required for this site. SWMP are to be prepared in accordance with Soils and Construction – Managing Urban Stormwater (Landcom, 2004).

Parking:

As per the Queanbeyan Development Control Plan (DCP) parking requirements, the following number of spaces will be required.

Industrial uses	
General industry, light industry and warehouse or distribution centre	1.3 spaces per 100m ² of GFA. 1 space per 60m ² of GFA for office space ancillary to the development.

Proposed new warehouse and Mezzanine area (excluding HRV loading area) = 2202.76 m² = 28.63 = 28.6 Parking Space

Proposed Office = 143.04 m² = 2.384 = 11 Parking Space

The total number of parking spaces required for the development = **31 spaces**

Provided parking space as per the submitted plan = **31 spaces, including one accessible parking**

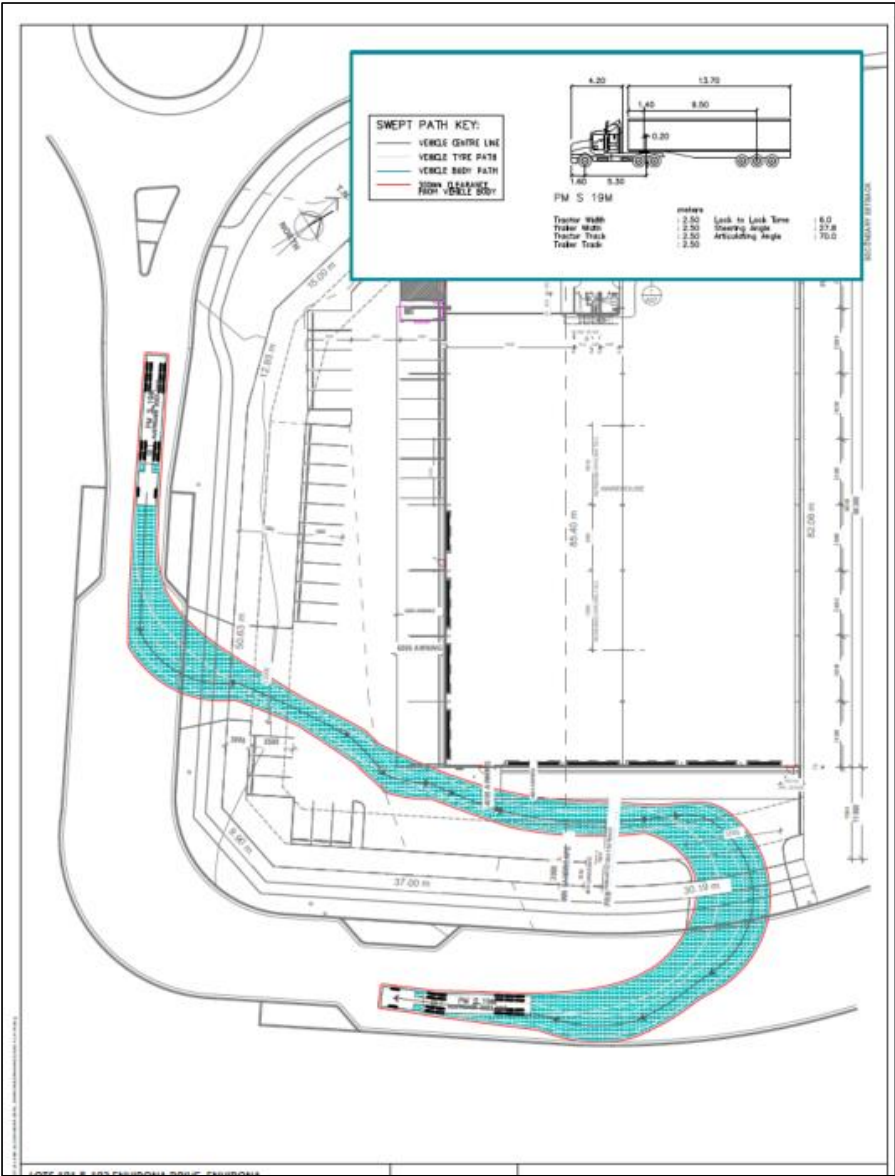
Furthermore, there are ample parking spaces within the warehouse for service vehicle parking, exceeding the requirements of QPRC DCP.

Access and Traffic

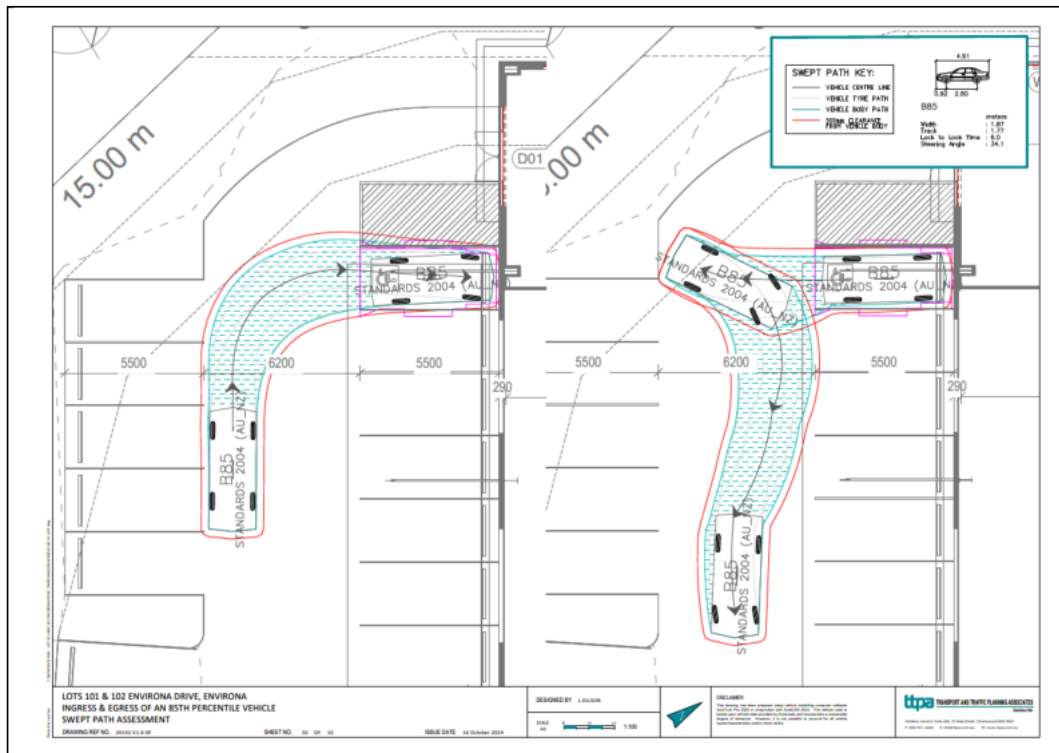
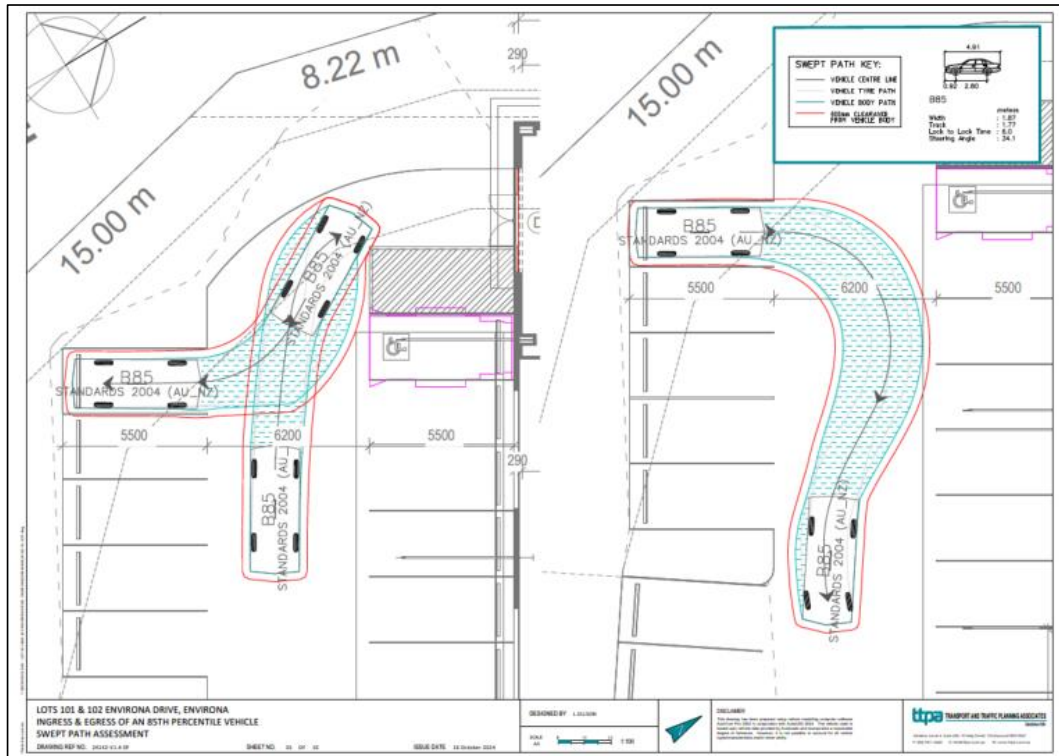
Two 12m wide vehicular crossings are proposed on Marland Court that will be utilised for entrance and exit from the development. A swept path drawing demonstrating the entry and exit of a 19m Articulated Vehicle has been provided. The swept path also included the ability of articulated vehicles to enter the internal loading area located on the eastern side, while heavy Rigid Vehicles could enter and exit the internal warehouse loading area on the Southern side. The proposed entrance is satisfactory for the proposed development. Both HR and articulated vehicles will be able to enter and exit the site in the forward direction as required by QPRC Development Control Plan Part 2 All Zones.

Traffic impact statements, as prepared by Transport and Traffic Planning Associates, were submitted as part of the application. The report indicated a site traffic generation of 16 vtpd during the AM peak and 19 vtpd during the PM peak. The report outlined that the addition of up to 23 movements during peak periods, resulting in one vehicle movement every 3-4 minutes, will be largely imperceptible on the access road system and will not adversely impact traffic conditions.

All car parking spaces shall be designed in accordance with the requirements specified in AS/NZS 2890.1 for car parking areas, AS/NZS 2890.2 for commercial vehicle loading areas and AS/NZS 2890.6 for accessible (disabled) parking. The traffic impact report confirmed the compliance with AS2890.1, 2 & 6 for Access, internal circulation and parking dimensions.



Swept Path Drawing for 19m Articulated Vehicle - Warehouse with office (138 Envirova Drive, Envirova)



Swept Path Drawing for B85 Vehicle - Warehouse with office (138 Envirova Drive, Envirova) Flooding:

N/A

7.11 Roads:

South Jerrabomberra Local Infrastructure Contribution Plan is applicable to this site. The contribution for Non-Residential land is calculated based on per Hectare in accordance with the contributions plan. The S7.11 contribution will be collected as part of the subdivision of North Tralee Industrial development Lot 3 (DA.2021.1153.B and SC.2025.0001). As such, no further contribution applies to this development.

Section 64:

The proposed development is applicable for developer contributions under Section 64 of the Environmental Planning and Assessment Act 1979, depending upon the ET credits for the lot.

In accordance with Table 3 on page 19 of the Water Directorate Section 64 Determination of Equivalent Tenements (ET) Guidelines April 2017, the ET is calculated at the industrial user category for Light Industrial at a rate of 15 ET per Gross Ha each for water and sewer. The gross area combining lots 101 and 102 of the lot is 5,847.0 m², so the lot has a credit of 8.7705 ET each for water and sewer.

The proposed development has a total floor space of 0.3142 Ha, including office, mezzanine and Upper Floors. As per the Section 64 Determinations of Equivalent Tenements (ET) guidelines, the suggested ET values will be calculated as follows:

Item	Total Area	ETs per Unit	ET
Water			
Proposed Warehouse & Mezzanine	2921.65 m ²	15/Ha (10,000 m ²)	4.3825
Office	143.04 m ²	0.01 m ²	1.4304
Total ETs			5.8129
Credit ETs			- 8.7705
ETs Applicable			-2.9576

Item	Total Area	ETs per Unit	ET
Sewer			
Proposed Warehouse & Mezzanine	2921.65 m ²	15/Ha (10,000 m ²)	4.3825
Office	143.04 m ²	0.01 m ²	1.4304
Total ETs			5.8129
Credit ETs			- 8.7705
ETs Applicable			-2.9576

According to the calculations, the required ETs are 5.8129, and the credit ET is 8.7705. Therefore, the Section 64 water and sewer contribution does not apply to this development.

Community Submissions:

The application was notified in accordance with the QPRC Community Engagement and Participation Plan from the 21 November 2024 to 10 December 2024.

No submissions were received during the notification period.

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

Health

Council's Health Officer has commented on the proposal as follows:

The acoustic report sets out some recommendations for internal treatment of the walls and the use of the roller door to ensure acoustic compliance for a 24/7 operated warehouse. An additional acoustic report for the mechanical plant equipment will be required prior to CC.

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

Building Comments

Council's Building Officer has provided no comment on the proposal. Conditions relating to BCA and Fire Safety will be included in the conditions of consent.

Waste Comments

Council's Waste Officer has commented on the proposal as follows:

*They have provided a waste management plan which is pretty comprehensive.
They will be using council 240L bins for general office waste and skips for their manufacture waste.
They have provided a swept path for large 12.5m and above vehicles so that will allow for vehicles that may need to collect skips from within the property .*

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

Trade Waste Comments

Council's Trade Waste Officer advised that a Trade Waste Application is not required.

EXTERNAL REFERRALS

Essential Energy

The application was referred to Essential Energy in accordance with Section 45 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*. A response was received on 21/11/2024 providing comments for the development; these comments will be placed on the development consent as advisory notes.

CONSIDERATION OF THREATENED SPECIES

Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW Biodiversity Conservation Act 2016 or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The proposed development will not require the removal of any vegetation and it is therefore considered that the proposed development is unlikely to have any adverse impacts on threatened species.

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

Section 4.14 of the EP&A Act requires an assessment to be made of the proposal against the requirements of the Rural Fire Service document 'Planning for Bushfire Protection 2006'. The Act allows this assessment to be made by the Council or the RFS. Assessments under Section 4.14 against the PBP 2006 need to be made for most development on bushfire prone land which does not require an approval under the Rural Fires Act 1997 as integrated development.

The subject lot is considered to be bushfire prone, and a bushfire report was submitted for Lots 101 & 102 in the approved subdivision of Lot 3 DP 1282459.

Works have been carried out for the subdivision which has improved fire risk to the site by clearing of vegetation; Council however has been consistent with requiring bushfire conditions for development within the industrial subdivision.

Conditions have been set out for bushfire management and it is considered that with the implementation of these conditions the development is acceptable.

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 (Biodiversity and Conservation) 2021

Koala Habitat Protection

The development will not require the removal of any significant vegetation and the development site is located in an area that has been predominantly cleared for subdivision works. It is unlikely that the site contains any Koala habitat.

STATE ENVIRONMENTAL PLANNING POLICY (Sustainable Buildings) 2022

The application has been lodged with a Sustainable Design Report providing detail that the design will integrate sustainability commitments allowing the project to meet the requirements of the Sustainable Building State Environmental Planning Policy.

STATE ENVIRONMENTAL PLANNING POLICY (Transport and Infrastructure) 2021

The application was referred to Essential Energy in accordance with Section 2.48 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. A response was received on 21/11/2024 providing comments for the development; these comments will be placed on the development consent as advisory notes.

STATE ENVIRONMENTAL PLANNING POLICY (Resilience and Hazards) 2021

Clause 4.6(1) prescribes that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Chapter 4 of this policy was considered during the original subdivision that created this subject site; the following information has been provided under the Section 10.7(2&5) Planning Certificate for Lot 3 DP 1282459.

Council holds a report of a site investigation of 360A Alderson Place Tralee (Lot 6 DP 239080 and Lot 3 DP 239080 and Lot 1 DP 313299) by Douglas Partners Pty Ltd (file number 46162.12.r.001.Rev1 dated August 2018).

The site had been used for livestock grazing prior to the construction of a speedway racetrack that operated between 1970 to 1997. The site inspection revealed that some of the land in the north of the site had been used for dumping of waste material from the racetrack. Further, the report identified buildings from the early 1990s in the northeast corner of the site that appear to be associated with sand or gravel extraction.

Douglas Partners considered that the overall potential for contamination was moderate. However, the authors identified eight areas of environmental concern with more elevated contamination potential, each with the possibility of one or more categories of contaminants. Douglas Partners concluded that the site is likely to be suitable for development for commercial and industrial uses and recreational playing fields. However, this would require preliminary site investigation and the remediation of the eight areas of environmental concern that were identified in the report.

As per Douglas Partners recommendation, a construction environmental management plan (CEMP) has been provided. The Construction Environmental Management Plan (CEMP) - North Tralee Business Park - September 2022 has been prepared to provide a framework for managing the environmental aspects of the North Tralee Business Park works.

In addition to the above, investigation works and remediation has been undertaken since October 2022, on that portion of the site to be used for the future Queanbeyan-Palerang Regional Sports Complex.

Following completion of this work, it is expected that a revised validation report will be issued.

The subject sites are therefore considered suitable for the proposed development.

STATE ENVIRONMENTAL PLANNING POLICY (Industry and Employment) 2021

Chapter 3 Advertising and signage

Granting of consent to signage must satisfy clause 3(1)(a) and Schedule 1 of the State Environmental Planning Policy (Industry and Employment) 2021.

Clause 3 (1)(a)(i): The signage is considered to be compatible with the desired amenity and visual character of the area.

Clause 3 (1)(a)(ii): The signage is considered to provide effective communication in suitable locations. The signs will be located on the 3 elevations that face onto roads (Environa Drive and Marland Court); it is considered that the proposed signage will provide effective communication.

Clause 3 (1)(a)(iii): The design for the sign is of high quality design and finish.

Schedule 1 Assessment Criteria

1 Character of the area			
- Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes		
- Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?			N/A
2 Special areas			
- Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?		No	
3 Views and vistas			
- Does the proposal obscure or compromise important views?		No	
- Does the proposal dominate the skyline and reduce the quality of vistas?		No	
- Does the proposal respect the viewing rights of other advertisers?			N/A

4 Streetscape, setting or landscape			
- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes		
- Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes		
- Does the proposal reduce clutter by rationalising and simplifying existing advertising?			N/A
- Does the proposal screen unsightliness?			N/A
- Does the proposal protrude above buildings, structures or tree canopies in the area or locality?		No	
- Does the proposal require ongoing vegetation management?	Yes		
5 Site and building			
- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes		
- Does the proposal respect important features of the site or building, or both?			N/A
- Does the proposal show innovation and imagination in its relationship to the site or building or both?			N/A
6 Associated devices and logos with advertisements and advertising structures			
- Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?		No	
7 Illumination			
- Would illumination result in unacceptable glare?			N/A
- Would illumination affect safety for pedestrians, vehicles or aircraft?			N/A
- Would illumination detract from the amenity of any residence or other form of accommodation?			N/A
- Can the intensity of the illumination be adjusted, if necessary?			N/A
- Is the illumination subject to curfew?			N/A
8 Safety			
- Would the proposal reduce the safety for any public road?		No	
- Would the proposal reduce the safety for pedestrians or bicyclists?		No	

- Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?		No	
---	--	----	--

Based upon the above assessment the proposed development satisfies the relevant provisions of the *State Environmental Planning Policy (Industry and Employment) 2021*.



Figure 14: Proposed signage (snippet from elevation plan prepared by Akura)

QUEANBEYAN-PALERANG REGIONAL LOCAL ENVIRONMENTAL PLAN 2022

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

Cl. 1.2(2)	Aims	Complies	Comments
(aa)	To protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,	N/A	
(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,	N/A	
(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,	N/A	
(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.	N/A	

Comments: The proposed development is generally consistent with the broad aims of the QPRLEP 2022.

Permissibility

The subject site is Zoned B7 - Business Park under Queanbeyan-Palerang Regional Local Environmental Plan 2022.

Development for the purposes of a warehouse and office premises such as is proposed is permissible within the E3 - Productivity Support (B7) and CA – Complex zone with consent and is defined under QPRLEP 2022 as follows:

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, but does not include local distribution premises.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

Note—

Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

Zone Objectives

An assessment of the proposal against the objectives of the B7 Business Park zone is included below:

Objectives	Complies
a) To provide a range of office and light industrial uses.	Yes
b) To encourage employment opportunities.	Yes
c) To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	Yes
d) To provide for a well-designed business park that appropriately responds to site constraints and adjoining residential development.	Yes

Comments: It is considered that the proposed development generally satisfies the objectives of the zone.

Suspension of Covenants, Agreements and Instruments

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

Demolition

Under Clause 2.7 of the 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.

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	12m	No structures will exceed the	Yes

	maximum height of the zone.
--	-----------------------------

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	<i>Floor space ratio</i>	1	The development will not exceed the maximum floor space ratio.	Yes

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

Heritage Assessment

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.

Aboriginal Cultural Heritage

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.

Part 7: Additional 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. Earthworks associated with the development are proposed and form part of this application. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction.

7.9 Development in areas subject to aircraft noise

Clause 7.9 of the QPRLEP 2022 makes provisions for developments located in areas that are affected by aircraft noise. This clause is not considered relevant to the proposed development is not for residential use and noise attenuation measures are not required to be in place for aircraft noise.

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.

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

- (a) *the supply of water,*

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

Council's Development Engineer has assessed the proposed development and confirmed that the site does have suitable vehicle access and adequate services are available.

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

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

QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 1 – ABOUT THIS DEVELOPMENT CONTROL PLAN		
1.8	Public Notification of A Development Application The development application was required to be notified and no submissions were received.	Yes
PART 2 – ALL ZONES		
2.2	Car Parking The application has been referred to Councils Development Engineer who has found the parking arrangements including access and manoeuvring areas to be satisfactory.	Yes
2.4	Contaminated Land Management The proposal is considered generally satisfactory with respect to State Environmental Planning Policy (Resilience and Hazards) 2021 and therefore also with respect to DCP clause 2.4. See comment under SEPP (R&H).	Yes
2.6	Landscaping The site has sufficient area for future landscaping.	Yes
2.7	Erosion and Sediment Control Standard conditions relating to site management will be imposed should development consent be granted.	Yes/Conditioned
2.9	Safe Design The proposed development generally satisfies the relevant provisions of this clause.	Yes

SOUTH JERRABOMBERRA DCP COMMENTS		
Section	Controls	Compliance / Conditions
PART 3 – THE MASTER PLAN		
	Master Plan, Staging Plan, and Neighbourhood Structure Plan The Master Plan outlines general objectives and controls for Neighbourhood Structure Plans. These Plans provide for the orderly and sequential development of South Jerrabomberra by establishing a Staging Plan and the broad structure of each area of land within the context of the Master Plan. Development is to be generally in accordance with the Master Plan, Staging Plan, and relevant Neighbourhood Structure Plan.	Yes

PART 8 – Environmental Management		
	<p>The clauses in this part that are relevant to the proposed development are listed below:</p> <ul style="list-style-type: none"> • 8.2 Soils and Salinity; • 8.3 Cut and Fill; • 8.6 Bushfire Management • 8.7 Aboriginal Heritage; • 8.8 European Archaeological Heritage; • 8.9 Development in Areas Subject to Aircraft Noise; • 8.10 Airspace Operations; • 8.15 Land Contamination Management; • 8.17 Construction Waste; • 8.18 Landfill / Earthworks; and • 8.19 Additional Controls for Subdivision in a Buffer Area. <p>It must be noted that the majority of the above clauses simply reference compliance with related LEP clauses, or the controls reflect requirements contained in the LEP and SEPPs.</p>	Yes
8.2 8.3	<p>Soils and Salinity Cut and Fill</p> <p>Relevant conditions of consent to control erosion and sediment and cut and fill will be placed on the consent.</p>	Yes/Conditioned
8.6	<p>Bushfire Management</p> <p>The lot is identified as bush fire prone and bushfire requirements would not normally apply as the structures are non-habitable and not located within 6m of a dwelling. Conditions however have been set out for bushfire management and it is considered that with the implementation of these conditions the development is acceptable.</p>	Yes/Conditioned
8.7	<p>Aboriginal Heritage</p> <p>An AHIMS search was carried out and did not indicate any heritage sites within the vicinity of the proposed development, as such it is considered that the proposed development is unlikely to result in the disturbance of any items of aboriginal indigenous cultural heritage. A condition however will be contained within the consent that the development is to proceed with caution and if any Aboriginal objects are found works should stop and DECCW are to be notified.</p>	Yes
8.8	<p>European Archaeological Heritage</p> <p>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.</p>	Yes
8.15	<p>Land Contamination Management</p> <p>The proposal is considered generally satisfactory with respect to State Environmental Planning Policy (Resilience and</p>	Yes

	Hazards) 2021 and therefore also with respect to DCP clause 2.4.													
8.17	Construction Waste Construction waste management is to be managed through conditions.	Yes/Conditioned												
8.18	Landfill / Earthworks Excavation works that are required will be associated with the development. To mitigate any detrimental impact that the development may have on the site the consent will contain conditions that sediment and erosion controls are to be put in place and that disturbed surfaces are to be rehabilitated.	Yes/Conditioned												
PART 9 – Signage														
9.1	Signage Structures Proposed signage is considered acceptable and complies with the signage requirements under the State Environmental Planning Policy (Industry and Employment) 2021. To help with further articulation of the building, signage is proposed along the Envirova Drive elevation. All signage will be less than 25% of the elevations.	Yes												
PART 11 – Business Park and Employment Lands Controls and Principles														
11.2	Industrial Park Desired Future Character The development is considered to be generally in accordance with the desired future character controls.	Yes												
11.4	Site Coverage a) Maximum site coverage of 70% 51%. Complies. b) Min landscape areas must be 10% of the total site area Landscape areas to include permeable and semi-permeable surfaces but does not include hardstand driveway, paths or parking areas. Minimum dimension of a landscaped areas must be 2.0m A landscape area of 14.4% (842.5m ²) of the site is proposed.	Yes												
11.5	Setbacks <table><tr><td>Setback</td><td>Control</td><td>Min landscaped width</td><td>Other Requirements</td></tr><tr><td>Main St Frontage</td><td>7.5m</td><td>7.5m</td><td>Landscaped with no parking.</td></tr><tr><td>Secondary Street Frontage</td><td>3m</td><td>3m</td><td>Landscaped with no parking.</td></tr></table>	Setback	Control	Min landscaped width	Other Requirements	Main St Frontage	7.5m	7.5m	Landscaped with no parking.	Secondary Street Frontage	3m	3m	Landscaped with no parking.	Acceptable Variation
Setback	Control	Min landscaped width	Other Requirements											
Main St Frontage	7.5m	7.5m	Landscaped with no parking.											
Secondary Street Frontage	3m	3m	Landscaped with no parking.											

	Side and rear boundaries	From zero	N/A	Walls and openings are fire rated as per National Construction Code requirements.	
	<p>Setbacks to boundaries meet the above requirements and a variation has been requested for car parking along the road frontage. The applicant has submitted the following comment:</p> <p><i>The site maintains a 7.5m primary street setback along its south and east boundary to the access road known as Road 03, consistent with the desired pattern along Road 03. While the DCP requires primary frontage setback areas to be landscaped with no parking, this is slightly varied with (3/8) parking spaces within the 7.5m setback, however, parking is located a minimum 3m from the boundary, and this is appropriate given the already significant setback of the building line from the road.</i></p> <p>The variation is considered suitable and the proposal will not have a significant impact on the desired streetscape and character.</p> <p>The proposed landscaping will ensure that the development will not detract from the streetscape.</p>				
11.6	Car parking and Vehicular Access The application was referred to Councils Development Engineer who advised that the 31 spaces including one accessible parking is satisfactory.				Yes
11.7	Building Design The proposed development comprises of a mix of materials including metal wall cladding, precast concrete walls, aluminium framed windows and doors and metal roof sheeting (see figure 13 for External Colour Selections). It is noted that Zinalume is proposed to be used for the metal roof sheeting. This product is considered highly reflective so to ensure suitable materials are used the consent will contain a condition that all structures are to be finished in materials that have low reflectivity and 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 and roof. The proposed development is a contemporary design with adequate articulation; proposed landscaping to ensure that it will not detract from the streetscape.				Yes
11.8	Safety and Security The proposed development generally satisfies the relevant provisions of this clause.				Yes
11.9	Landscaping and Visual Amenity				Yes

	<p>a) Provide landscaping to side and rear boundaries adjoining car parking and access areas.</p> <p>b) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.</p> <p>c) Use planting to complement any staff outdoor recreation area.</p> <p>d) Design front planting zones that will soften and complement the view of the buildings, loading, use areas including car parking from the street;</p> <p>e) Protect existing mature trees and their canopies as part of the development.</p> <p>Comments: Landscaping is proposed within the car parking areas and around the boundaries of the site. The submitted landscape plan includes a mixture of trees, shrubs and ground cover is proposed.</p> <p>The site contains no mature vegetation, and the landscaping is considered appropriate for the location.</p>	
11.10	<p>Vehicular Access and Loading/Unloading Refer to Engineering Comments.</p>	Yes
11.11	<p>Pedestrian Access and Mobility</p> <p>The building is accessible from the street and car park.</p> <p>The development is purpose built and does try to adapt an existing structure; the development will be required to comply with the relevant Australian Standards and the Disability Discrimination Act 1992 (as amended).</p>	Yes
11.12	<p>Site Works</p> <p>Excavation works that are required will be associated with the development. To mitigate any detrimental impact that the development may have on the site the consent will contain conditions that sediment and erosion controls are to be put in place and that disturbed surfaces are to be rehabilitated.</p>	Yes/Conditioned
11.13	<p>Materials Storage</p> <p>A condition will be placed on the consent to ensure compliance with this control.</p>	Yes/Conditioned
11.14	<p>Fencing</p> <p>a) Fencing along the street frontage is to be transparent.</p> <p>b) The preferred type of fencing is a galvanised or PVC coated wire mesh, not less than 1.8m above ground level and anchored into concrete footing.</p>	Yes

	<p>Comments: The landscaping plan indicates that 2000 high palisade security fencing is proposed.</p>	
11.15	<p>Site Facilities and Services</p> <p>a) Mailboxes</p> <ul style="list-style-type: none"> i. Provide letterboxes for commercial tenancies in one accessible location adjacent to the main entrance of the development. They should be integrated into the wall where possible and be constructed of materials consistent with appearance of the building; and; ii. Letter boxes shall be secure and large enough to accommodate articles such as newspapers. <p>Comments: No mailbox is proposed under this application.</p> <p>b) Communication structures, air conditioners and service vents</p> <p>Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures to be:</p> <ul style="list-style-type: none"> i. Away from the street frontage; ii. Integrated into the roofscape design and in a position where such facilities will not become a skyline feature at the top of any buildings. iii. Adequately setback from the perimeter wall or roof edge of buildings. <p>Comments: No satellite dish or telecommunication antennas are proposed under this application.</p> <p>c) Waste and Recycling Storage and Collection General</p> <ul style="list-style-type: none"> i. All development is to adequately accommodate waste handling and storage on site, including trade waste or hazardous / toxic waste. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council's Sustainability and Better Living Division and Workcover Authority of NSW where applicable. ii. Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways. iii. Waste storage areas are to be designed to: <ul style="list-style-type: none"> o Ensure adequate driveway access and manoeuvrability for any required service vehicles; o Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors on any adjoining site; and o Screened from the street. <p>Comments: Waste bins will be located in the warehouse which will minimise any visual or noise impacts.</p> <p>The application was referred to Council's Waste Officer who offered no objections to the proposal, subject to the imposition of recommended conditions of consent.</p> <p>d) Location requirements for Waste Storage Areas and Access</p>	Yes/Conditioned

	<p>i. Where waste volumes require a common collection, storage and handling area, this is to be located:</p> <ul style="list-style-type: none"> Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions: Vehicle length 10 metres Vehicle height 4 metres Ramp width 4 metres Turning circle AUSTROADS template for HRV R=12.5m, Speed=5kph Axle height 9 tonne/axle <p>Comments: The application was referred to Council's Waste Officer who offered no objections to the proposal, subject to the imposition of recommended conditions of consent.</p>	
11.16	<p>Noise, Vibration and other Emissions</p> <p>a) Buildings shall generally be designed to prevent noise from plant machinery and operations associated with the development exceeding 5dBA above the background noise level at any time, measured at the boundaries of the site.</p> <p>Comments: A condition will be placed on the consent to ensure compliance with this control.</p> <p>b) All machinery shall be installed to ensure that no vibration is transmitted beyond the development site.</p> <p>Comments: A condition will be placed on the consent to ensure compliance with this control.</p> <p>c) Industrial activity must comply with the relevant pollution control legislation administered by the Environment Protection Authority and Council, such as the <i>Protection of the Environment Operations Act 1997</i>.</p> <p>Comments: The <i>Protection of the Environment Operations Act 1997</i> is in place to ensure compliance with the relevant legislation.</p>	Yes/Conditioned

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

Having regard to the prescribed matters, the proposed development does not involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

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

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 the Community Engagement and Participation Plan from 21/11/2024 to 10/12/2024, with no 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 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.

The proposed development is applicable for developer contributions under Section 64 of the Environmental Planning and Assessment Act 1979, depending upon the ET credits for the lot.

In accordance with Table 3 on page 19 of the Water Directorate Section 64 Determination of Equivalent Tenements (ET) Guidelines April 2017, the ET is calculated at the industrial user category for Light Industrial at a rate of 15 ET per Gross Ha each for water and sewer. The gross area combining lots 101 and 102 of the lot is 5,847.0 m², so the lot has a credit of 8.7705 ET each for water and sewer.

The proposed development has a total floor space of 0.3142 Ha, including office, mezzanine and Upper Floors. As per the Section 64 Determinations of Equivalent Tenements (ET) guidelines, the suggested ET values will be calculated as follows:

Item	Total Area	ETs per Unit	ET
Water			
Proposed Warehouse & Mezzanine	2921.65 m ²	15/Ha (10,000 m ²)	4.3825
Office	143.04 m ²	0.01 m ²	1.4304
Total ETs			5.8129
Credit ETs			- 8.7705
ETs Applicable			-2.9576

Item	Total Area	ETs per Unit	ET
Sewer			
Proposed Warehouse & Mezzanine	2921.65 m ²	15/Ha (10,000 m ²)	4.3825
Office	143.04 m ²	0.01 m ²	1.4304
Total ETs			5.8129
Credit ETs			- 8.7705
ETs Applicable			-2.9576

According to the calculations, the required ETs are 5.8129, and the credit ET is 8.7705. Therefore, the Section 64 water and sewer contribution does not apply to this 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.

South Jerrabomberra Local Infrastructure Contribution Plan is applicable to this site. The contribution for Non-Residential land is calculated based on per Hectare in accordance with the contributions plan. The S7.11 contribution will be collected as part of the subdivision of North Tralee Industrial development Lot 3 (DA.2021.1153.B and SC.2025.0001). As such, no further contribution applies to this development.

SECTION 7.12 CONTRIBUTIONS

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

Section 7.12 Contributions are 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 approval, subject to the recommended conditions of consent.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

25 JUNE 2025

ITEM 9.1 DA.2024.0416 - LIGHT INDUSTRY AND CONSTRUCTION OF A
WAREHOUSE OR DISTRIBUTION CENTRE WITH
ANCILLARY OFFICE - 1 & 5 MARLAND COURT,
ENVIRONA (FORMERLY KNOWN AS 137 ENVIRONA
DRIVE ENVIRONA)

ATTACHMENT 2 DRAFT CONDITIONS OF CONSENT - DA.2024.0416 - 1 & 5
MARLAND COURT, ENVIRONA

DRAFT CONDITIONS OF CONSENT – DA.2024.0416

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 Analysis Plan (A03)	Akura Pty Ltd	29/10/2024 (C)	07/11/2024
Site Plan (A04)	Akura Pty Ltd	29/10/2024 (C)	07/11/2024
Ground and Mezzanine Floor Plans (A05)	Akura Pty Ltd	29/10/2024 (C)	07/11/2024
Elevations and Sections (A06)	Akura Pty Ltd	29/10/2024 (C)	07/11/2024
Roof Plan, Window and Door Schedule (A08)	Akura Pty Ltd	29/10/2024 (C)	07/11/2024
Landscape Plan (A09)	Akura Pty Ltd	22/01/2025 (E)	24/01/2025
External Colour Selections (A10)	Akura Pty Ltd	29/10/2024 (C)	07/11/2024
Acoustical Report	Koikas Acoustics Pty Ltd	06/6/2025	06/6/2025
Bushfire Report	Sydney Bushfire Consultants	16/10/2024	07/11/2024
Waste Management Plan	Stephen Menzies	18/10/2024	07/11/2024

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

In the event of any inconsistency between conditions of this consent and the drawings/ documents referred to above, the conditions of this consent prevail.

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

SPECIAL CONDITIONS

2. Bushfire Management

The recommendations included in the report by Sydney Bushfire Consultants dated 16 October 2024 are to be complied with.

Reason: To satisfy the requirements of NSW Planning for Bushfire Protection (2019) and protect lives and property.

3. Hours of Operation

Operating hours for the light industry and warehouse or distribution centre with ancillary office on site are as follows:

Warehousing & Distribution	
Day	Hours
Monday to Friday	6:00am to 10:00pm
Saturday	7:30am to 12:00 Noon
Sunday	Closed

Light Industry Operations (using machines)	
Day	Hours
Monday to Friday	6:00am to 10:00pm (limited after 8:00pm)
Saturday	Machines not operational
Sunday	Closed

Delivery Vehicles	
Day	Hours
Monday to Friday	6:30am to 4:00pm
Saturday & Sunday	No delivery

Waste Vehicles	
Day	Hours
Monday to Friday	7:00am to 4:00pm
Saturday & Sunday	No waste collection

Note: Any variation to these hours will require Council consent via the lodgement of an application under Section 4.55 of the Environmental Planning and Assessment Act 1979.

Reason: To ensure that the amenity of the surrounding area is not compromised as a result of the operation of the development.

GENERAL CONDITIONS

4. 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.

5. 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.

6. 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.

7. 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.

8. Retaining Walls

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1m of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 600mm in height are required to be certified by a structural engineer and included in any construction certificate application for the site.

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

9. Siting of retaining wall/s

Retaining walls are to be located such that the entire retaining wall, associated footings and drainage materials are located wholly within the site boundaries.

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

10. 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.

11. Imported Fill

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

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

12. Protection of Sewer Mains

Council's Sewer mains affected by the development must be protected by extending footings of the structure below (the invert level of the main RL 590.87m AHD) and implementing pier and beam construction that has been designed and certified by a practising structural engineer.

The development will need to comply with QPRC policy - Development Adjacent to Water, Sewer and Stormwater Mains Policy for any works proposed within or adjacent to Sewer Easement.

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

13. 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.

14. Work on Adjoining Land Is Limited

The verge and other adjoining lands must not be used for storage of materials, trade/construction vehicle parking or disturbed by construction activities with the exception of;

- a. Installation of a temporary, stabilised construction access across the verge,
- b. Installation of services,
- c. Construction of an approved permanent verge crossing.

Reason: To minimise interference with the verge and its accessibility by pedestrians.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

15. Submit Detailed Mechanical Plant Noise Assessment

Prior to the issue of a Construction Certificate (Building), a detailed acoustic report assessing the proposed mechanical plant equipment for the site shall be conducted by suitably qualified acoustic professional and submitted to Council for approval.

Mechanical plant noise shall be assessed cumulatively with operational noise sources from the industrial activities carried out on site.

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

16. Submit Operational Management Plan

The person acting on this consent shall develop an Operational Management Plan and submit the plan to Principal Certifying Authority (PCA) for approval prior to the issue of a Construction Certificate (Building). The Operational Management Plan shall include the following but not limited to:

- the operation and management of the premises including any noise impact,
- approved trading hours,
- Waste management and disposal,
- Loading and unloading and traffic management,
- identify procedures to receive, register, report and respond to complaints,
- nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the approved plans and/or supporting documents including acoustic report,

If Council is not the PCA, a copy of an approved Operational Management Plan shall be submitted to Council at least 2 days before the commencement of building works on site.

A copy of the approved Operational Management Plan is to be kept on the premises and made available for inspection on the request of a Council officer.

Reason: To ensure measures are in place and implemented to minimise amenity impacts.

17. Submit a Construction Management Plan

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

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

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

18. Protection of Council Sewer Easement

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

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

19. On-Site Detention System Design

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

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

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

20. Appoint PCA (Building)

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

Reason: To provide for supervision of the building works.

21. Site Identification

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

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

Reason: To satisfy the provisions of Clause 70 of the Environmental Planning and Assessment Regulation 2021.

22. Traffic Management and Section 138 Consent

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*.

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

23. Driveway Application Form

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

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

24. Sediment and Erosion Control

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

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

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

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

25. Retain and Protect Trees on Public Land

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

- a) During construction, ensure retained trees are protected by cyclone/chain mesh fencing. The fencing must:
 - 1) extend around the drip line of the tree,
 - 2) be a minimum of 1.8 metres high,
 - 3) consist of a minimum of 4 panels,
 - 4) be erected prior to commencement of any work; and
 - 5) remain in place until all site works have been completed.

- b) Comply with the measures outlined within the approved Tree Management Plan (TMP) prepared by an AQF Level 5 Arborist (If applicable).

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

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

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

26. 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.

27. 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.

28. 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.

29. 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.

30. Dust Management

Immediately undertake all measures as appropriate, and/or respond to any Council direction to provide dust suppression on roads leading to, adjacent to and within the site in the event that weather conditions, construction activities and associated traffic to and from the site are giving rise to abnormal generation of dust.

Reason: To ensure that local residents and activities are not disadvantaged by dust during hours of

operation.

31. All Works to Be Confined to the Site

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

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

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

32. 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 minimum width as approved on the civil plan.
- f) In accordance with Council's Development Design Specification D13.

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

33. Construction Waste Management

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

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

34. Protection of Adjoining Structures

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

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

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

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

35. Excavation and Backfilling

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

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

36. 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.

37. Works Sites to Be Fenced

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

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

38. Temporary Vehicle Access

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

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

39. Submit Survey Plan Showing Boundary Setbacks

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

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

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

40. Occupation Certificate

The occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of

construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

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

41. Colours and Material Finishes

All structures are to be finished in materials that have a low reflectivity as shown on plan A10 Rev C dated 29/10/2024. zincalume is not to be used.

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

42. Lighting In Car Parks and Public Spaces

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

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

43. Compliance with Acoustic Report

All recommendations and specifications detailed in Section 6.7 of the acoustic report related to the construction of the building on site, Report No. 6387R20250604tbLot101-102EnvironaDrEnvirona_DA, by Koikas Acoustics Pty Ltd, for Lot 101-102 Environa Dr ENVIRONA NSW 2620 must be implemented and adhered to.

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

44. Stormwater Disposal and Water Quality Requirements

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

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

Reason: To provide satisfactory stormwater disposal and water quality.

45. Car Parking to Comply With AS/NZS 2890

All car parks must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking.

The development must provide and maintain a total minimum of 32 car parking spaces, including accessible space.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004, must be shown within the car parking areas to delineate parking bays.

Reason: To provide adequate off-street car parking.

46. Provide Water Service and Water Meter - Industrial/Commercial

A new main water meter and water service shall be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council. All water meters shall be purchased from Council and any connection to live water mains must be undertaken by Council's Utilities Branch at the Applicants cost.

The main meter shall be installed in an easily accessible position in the common property at the front of the site, or other accessible position approved by Council. All fire hydrant services shall have separate individual meters that are purchased and installed by Council if they are not connected to the main meter.

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

47. Power Supply

The building shall be connected to a suitable power supply.

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

48. Works as Executed - On-Site Detention System

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

The on-site detention system is to be constructed according to the plans submitted to the Council, with a minimum storage volume of 126 m³.

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

49. Erosion and Sediment Control

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

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

50. 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.

51. Fire Safety Certificate

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

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

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

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

it relates:

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

Reason: To ensure compliance with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2001.

52. Submit Annual Fire Safety Statement

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

Reason: To ensure compliance with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2001.

53. Street Numbering

Prior to occupation certificate apply to Queanbeyan-Palerang Regional Council to determine the street number and display the approved street number in accordance with Council's requirements.

Reason: Adequate property identification for the public and for emergency services.

54. Consolidation of Lots

Consolidate Lots 101 and 102 DP 1296716, by a plan of consolidation into a single allotment. Provide proof of registration of this consolidation, with the NSW Land and Property Information, to Queanbeyan-Palerang Regional Council prior to the issuing of any occupation certificate.

Reason: Satisfy the provisions of the LEP in relation to minimum lot size for the erection of a dwelling.

55. Landscaping Works Completed

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

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

56. Statement of Completed Landscape Works

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

All landscaping on site must be continuously maintained by the person acting on this consent for the life of the development.

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

57. Water and Sewer Compliance Certificate - Service

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

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

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

58. Power Supply

Easements for electricity supply shall be created on the final plan of subdivision in favour of Essential Energy. Such easements shall be 20 m wide (or such other width as agreed to by Essential Energy) shall be centred on:

- all existing power lines which cross the subdivision and where that part of a subdivision will involve freshly surveyed boundaries; and
- all proposed power lines that will be constructed to provide electricity to the lots within the subdivision; and
- all proposed power lines within the subdivision for which the developer is not required to make a capital contribution, but which would be required to be constructed in the future to provide power to the boundary of each lot.

Reason: To ensure power supply to the proposed lots.

59. Covenant on the Land

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

- a) The registered proprietor of the lot burdened shall not make or permit any alterations to the on-site stormwater detention system, within the identified area (A) shown on the plan, without prior consent in writing of Queanbeyan-Palerang Regional Council.
- b) The registered proprietor of the lots hereby burdened will in respect of the on-site stormwater detention system;
 - i. Keep the on-site stormwater detention system clean and free from silt, rubbish and debris,
 - ii. Maintain and repair at the sole expense of the registered proprietor the system so that it functions in an efficient and safe manner,
 - iii. At reasonable times and with reasonable notice (but at any time without notice in the case of an emergency) permit Queanbeyan-Palerang Regional Council or its authorised agents to enter the land to inspect the state of repairs, ascertain whether there has been a breach of the terms of this covenant; and, remedy a breach of the terms of this covenant with expenses reasonably incurred to be recovered from the registered proprietor.

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

60. All Surfaces to be Concrete or Asphalt Surfaced

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

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

61. 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

62. Compliance with Acoustic Report

All recommendations and specifications detailed in Section 6.7 of the acoustic report related to the operational of the premises as light industry, Report No. 6387R20250604tbLot101-102EnvironaDrEnvirona_DA, by Koikas Acoustics Pty Ltd, for Lot 101-102 Environa Dr ENVIRONA NSW 2620 must be implemented and adhered to.

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

63. Plant and Equipment Noise

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

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

64. Vibration from any plant, equipment or use of the site

Vibration from any plant, equipment or use of the site must not be transmitted beyond the development site.

Reason: To reduce the noise nuisance to any residents or adjacent neighbours.

65. Comply with the Approved Operational Management Plan

The person acting on the consent shall ensure that the requirements of the approved Operational Management Plan are followed and implemented, for the life of the development.

Reason: To ensure that commercial waste is managed in accordance with the approved Operational Management Plan.

66. 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.

67. Maintain Car Parking Areas and Driveway Seals

All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition, including line/pavement marking.

Reason: To ensure car park areas are useable.

68. Vehicle and Goods Storage Confined to the Site

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

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

69. Car Parking Spaces to Be Kept Free At All Times

All car parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use at all times. The operator of the development must ensure that all vehicles associated with the development are parked within the site in the approved car parking area as line marked.

Reason: To ensure such areas are available for occupants and visitors of the site and parking on site is used for the development.

70. 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.

71. Essential Fire Safety

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

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

72. Remove Damaged or Obsolete Signs

The sign(s) allowed by this consent must be removed if the signage becomes obsolete or is in a state of disrepair.

Reason: To ensure that obsolete signs and signs in poor condition are not left on buildings.

73. Continuous Maintenance of Signs

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

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

ACTIVITY APPROVAL – SECTION 68 OF LOCAL GOVERNMENT ACT 1993

74. Plumbing and Drainage Installation Regulations

Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2021, 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 2021.

75. Inspection of Plumbing and Drainage

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule below.

Reason: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2017 and Council's inspection schedule below.

76. Floor Level to Be 150mm Above Yard Gully

The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

Reason: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system.

77. Insulate Heated and Cold Water Service Pipes

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

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

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

78. 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.

79. Required Council Inspections

Council is the sole approval authority for water plumbing, sanitary plumbing and drainage and on-site sewerage management systems. Should a private sector accredited certifier be used for the building Council will require inspections in accordance with the schedule below:

- 1. External sanitary drainage lines prior to backfilling with bedding materials in place
- 2. Internal sanitary drainage prior to backfilling
- 3. Water plumbing prior to sheeting walls
- 4. At the completion of works and prior to occupation of use of the building

REASON: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2017 and Council's inspection schedule.

Council requires a minimum of 48 hours' notice for inspections.

To book inspections please contact Council on 1300 735 025.

WHEN BOOKING INSPECTIONS PLEASE QUOTE YOUR ADDRESS AND APPLICATION NUMBER.

Advisory Notes:

Essential Energy

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

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

Should you require any clarification, please do not hesitate to contact us.
Information about when and how to request safety advice from Essential Energy.
[Request for Safety Advice \(essentialenergy.com.au\)](http://essentialenergy.com.au)

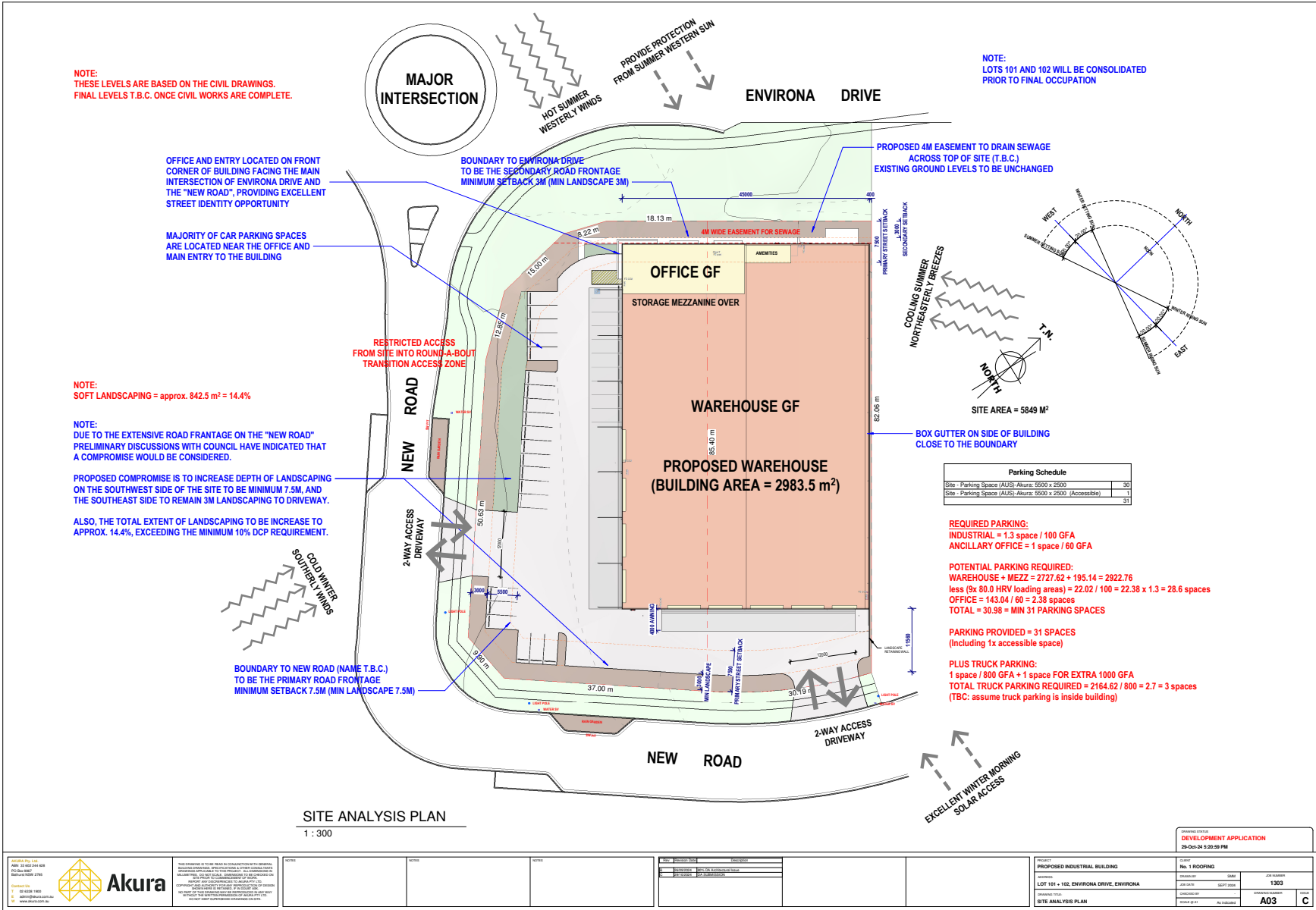
QUEANBEYAN-PALERANG REGIONAL COUNCIL

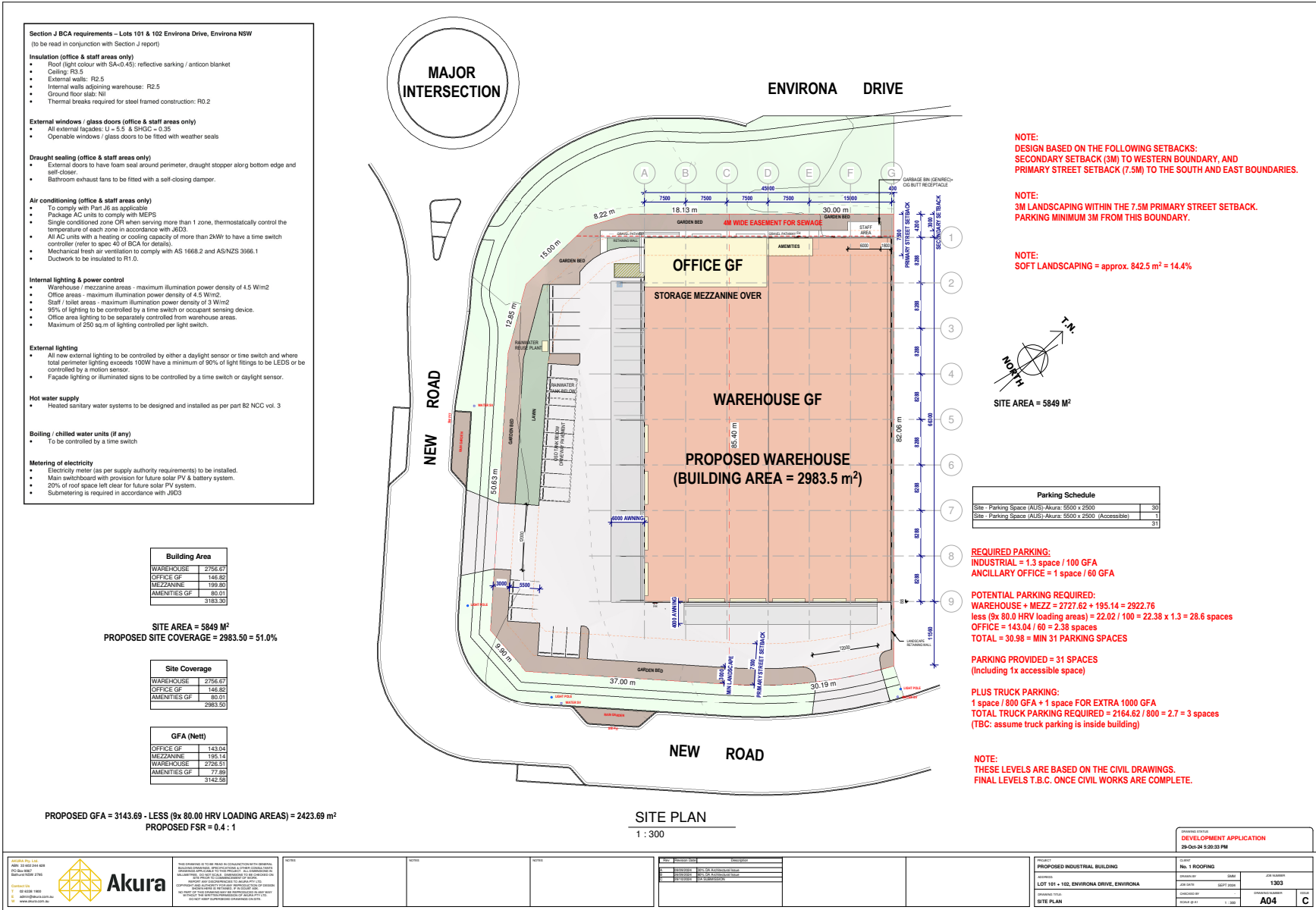
Council Meeting Attachment

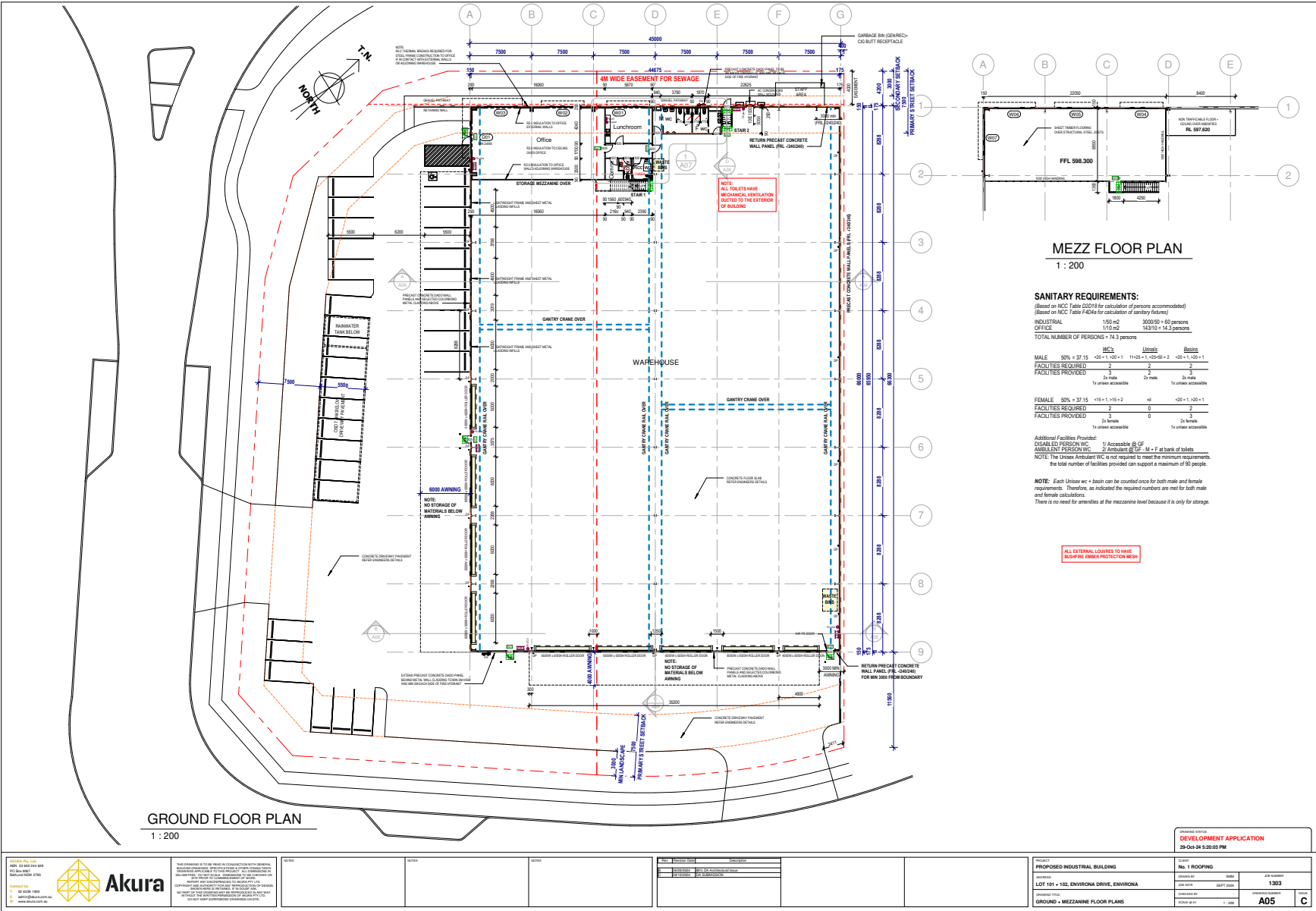
25 JUNE 2025

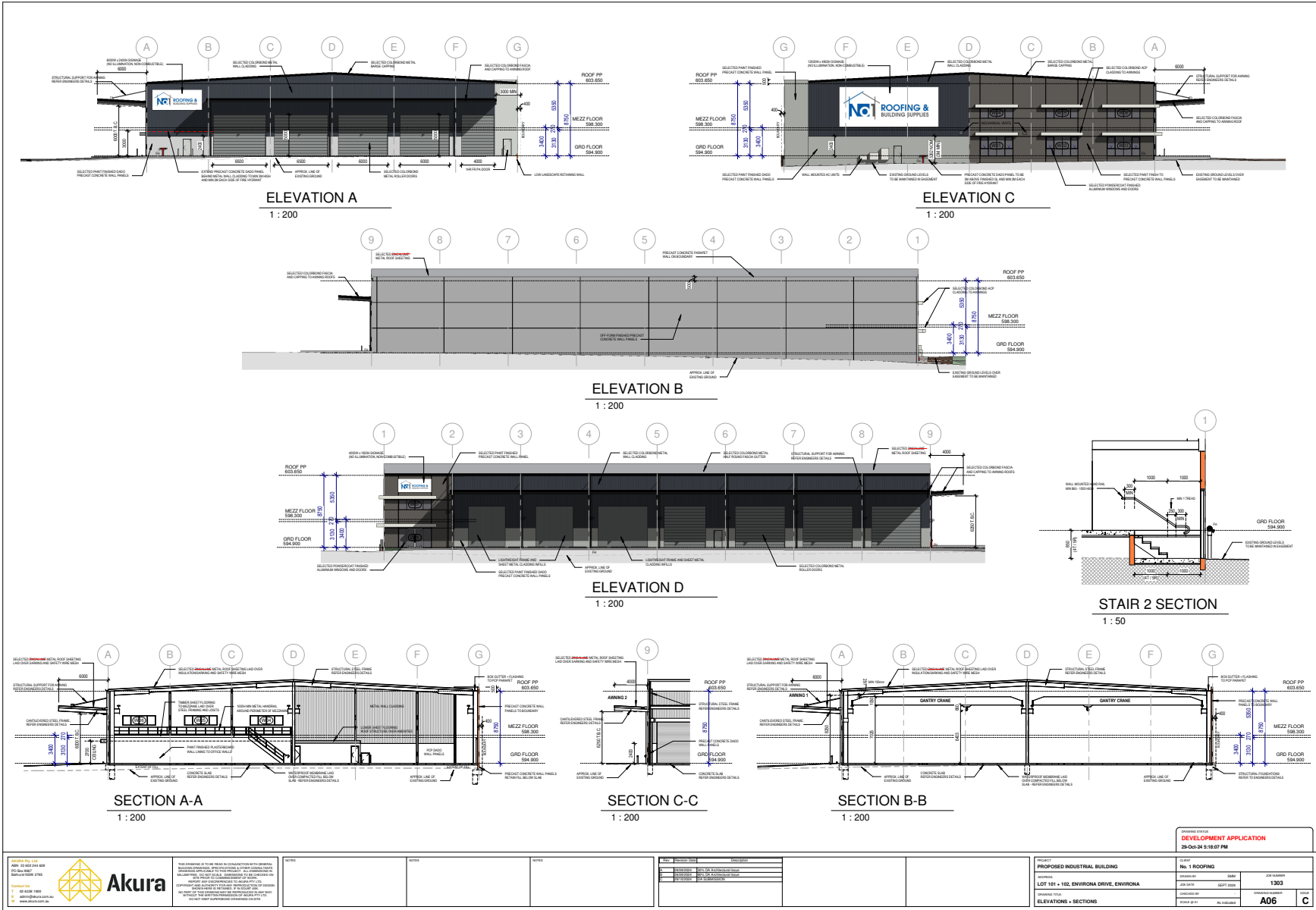
ITEM 9.1 DA.2024.0416 - LIGHT INDUSTRY AND CONSTRUCTION OF A
WAREHOUSE OR DISTRIBUTION CENTRE WITH
ANCILLARY OFFICE - 1 & 5 MARLAND COURT,
ENVIRONA (FORMERLY KNOWN AS 137 ENVIRONA
DRIVE ENVIRONA)

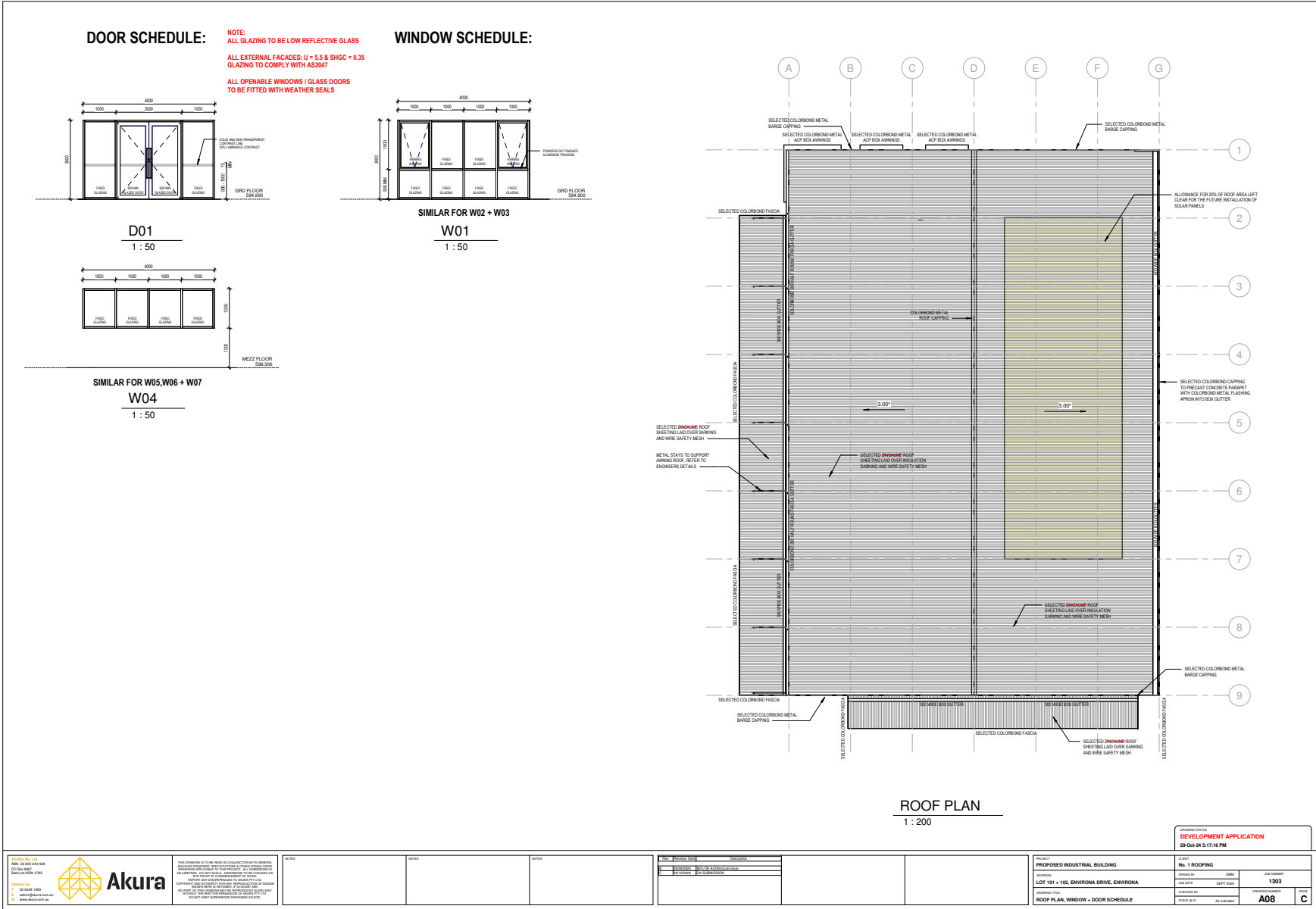
ATTACHMENT 3 PLANS - DA.2024.0416 - 1 & 5 MARLAND COURT, ENVIRONA

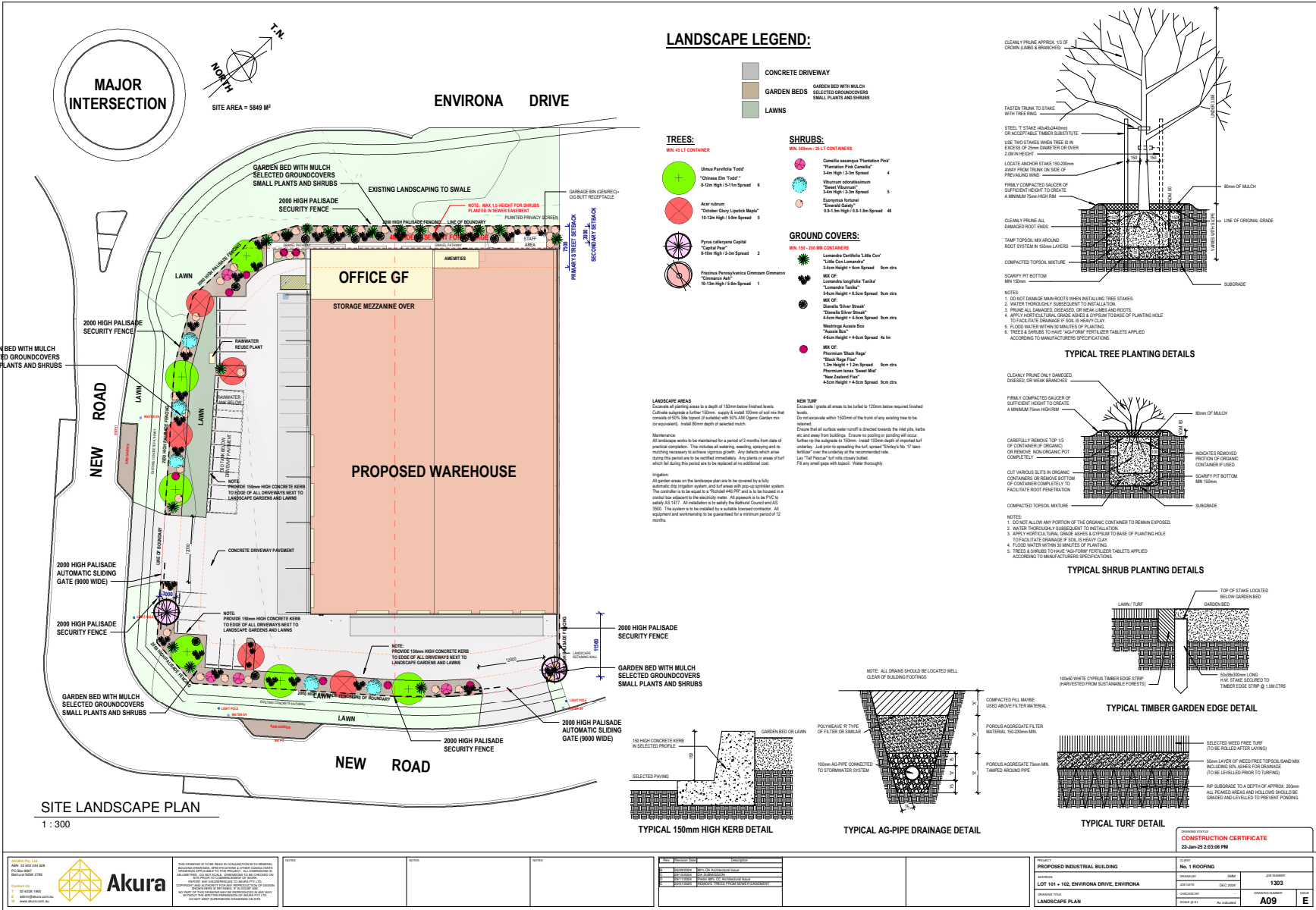












QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

25 JUNE 2025

ITEM 9.1 DA.2024.0416 - LIGHT INDUSTRY AND CONSTRUCTION OF A
WAREHOUSE OR DISTRIBUTION CENTRE WITH
ANCILLARY OFFICE - 1 & 5 MARLAND COURT,
ENVIRONA (FORMERLY KNOWN AS 137 ENVIRONA
DRIVE ENVIRONA)

ATTACHMENT 5 APPLICANT'S LETTER - SUPPORTING DOCUMENTS -
DA.2024.0416 - 1 & 5 MARLAND COURT ENVIRONA

6 June 2025

Ms Mary Kunang
Senior Town Planner
Queanbeyan-Palerang Regional Council

Dear Mary

**DEVELOPMENT APPLICATION 2024.0416 – PROPOSED
LIGHT INDUSTRIAL BUILDING AT 1 - 5 MARLAND COURT,
ENVIRONA**

I refer to the above development and Councillor's deferral of the determination of the development application at its meeting of 9 April 2025 as well as a meeting held with Council staff on Monday 2 June 2025.

The resolution of Councillors at the meeting on 9 April 2025 was:

That Council defer consideration of development application DA.2024.0416 for construction of a warehouse with office – 1 & 5 Marland Court, Environa (formally known as 137 Environa Drive) for the following reasons:

1. To seek clarification on the following matters:
 - a. Whether a traffic assessment is required to understand the noise impacts of the proposed development on local roads and residents.
 - b. The specific equipment to be used in the operation, which may have a bearing on the noise levels, particularly at night.
2. To provide an opportunity for residents of neighbouring suburbs not notified of this development application to provide feedback on the DA following provision of information referred to in paragraph 1 above, given that an acoustic report to Council in 2022 identified potential exceedances of project Noise Trigger Levels from the operations of the Business Park, which would affect residents of neighbouring suburbs.

This letter responds to point one of the Council resolution and issues discussed at the meeting with Council staff on 2 June 2025.

RESPONSE TO COUNCIL LETTER
DA.2024.0416
PAGE 1



REDUCTION IN DAYS AND HOURS OF OPERATION

Give then concerns expressed by nearby residents during the public forum and having regards to the actual operation needs of our client, we no longer seek approval for the premises to operate 24/7.

We wish to seek approval for the premises to operate between 6am to 10pm Monday to Friday and 7:30am to 12 Midday on a Saturday with no activity occurring on a Sunday.

The following table outlines the proposed intensity of use of the premises.

Activity Level	Frequency	Time	Notes
Operation - Warehousing & Distribution	Mon to Fri Saturday: Sunday:	6am – 10pm 7.30am – 12 noon Closed	Staff ~ 10-15 Staff ~ 2-3
Operations (using light machines) –	Mon to Fri Saturday: Sunday:	6am – 10pm (limited after 8pm) Machines Not operational Closed	Staff ~ 10-15
Non-Operational	Mon to Fri Saturday: Sunday:	10pm – 6am After 12 noon Closed	
Peak Periods	Mon to Fri	7am – 4pm	
Delivery Vehicles	Mon to Fri	6.30am – 4pm	Rigid & Semi-Trailer, Vans. 4 incoming and 6 outgoing per day
Waste Vehicles	Mon to Fri	7am – 4pm	Once per week

Given the clarification of the activities proposed to be undertaken on the site and the reduced hours of operation it considered that the development appropriately responds to the concern of noise generation expressed during the public forum.

MANUFACTURING PROPOSED TO OCCUR ON-SITE

The end user of the building is No1 Roofing and Building Supplies.Approximately 70% of the warehouse is proposed to be utilised predominantly as a Building Supplies warehouse and distribution centre.

Building supplies proposed to be stored and distributed from the site predominantly comprises roofing products including:

- Metal Roofing such as Zinalume and Colorbond;
- Metal Cladding;
- Skylights;
- Metal Gutters;
- Insulation; and
- Wire Mesh.

The remaining 30% of the premises is utilised for limited fabricating work including the slitting of building supplies and the metal roll forming to create products such as corrugated iron, flashings and gutters.

The as lodged acoustic report indicated that the premises would potentially have 8 metal forming machines in operation and 2 metal polishing machines in operation.

As a result of the further consideration of the actual operational needs of the client it is proposed to install 5 lines (which having regards to staff on the site), only 3 would be in operation at any one time.

To assist with Council's understanding of the light manufacturing component of the proposed operations the following videos are provided from other sites operated by No.1 Roofing and Building Supplies:

Light Industrial Processing Activity	Video link
Folding Flashings, Trims and Valleys Line	https://thinkplanners.box.com/s/qgrdxq0lnk21thcyf18t69p8dfswto
Ridge Capping Profile Line	https://thinkplanners.box.com/s/ol3ba58qbi53i7mbuptrqkqkcf2h49x
Metal Slitting Line	https://thinkplanners.box.com/s/wpake4vp3v8rk4v2lfb25ios1bhvb29o
Corrugated roof roll forming line	https://thinkplanners.box.com/s/0m7my1f68951xs0cv4zyo39yzwzpnw5

Photographs of a typical No. 1 Roofing and Building Supplies Warehouse are provided in Appendix 1 that is attached to this letter.

An updated acoustic report accompanies this resubmission that confirms that less noise will be generated from the site given the reduced hours of operation and the reduced light manufacturing that will occur on site.

LIGHT INDUSTRY VS GENERAL INDUSTRY

Council staff have requested that clarification be provided that the proposed use of the premises predominantly for warehousing and distribution with some on-site light manufacturing is appropriately defined as a light industry that is permissible on the site and not a general industry which is prohibited in the zone.

There are three planning definitions that are appropriate to consider for the use of the site being:

- Light Industry
- General Industry; and
- Warehouse and Distribution Centre

These definitions from the Queanbeyan-Palerang Regional Local Environmental Plan 2022 are reproduced below:

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry,
- (d) creative industry

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, but does not include local distribution premise

As outlined above the bulk of the site or approximately 70% of the premises is considered to be a Warehouse and Distribution centre in which goods are stored for distribution by the operator or sold to wholesale customers.

The remaining 30% of the premises is appropriately considered to be a light industry as:

- The manufacturing component is a subservient component of the business and the dominant use remains warehousing and distribution;

- The limited manufacturing activities will not generate vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil that will interfere with the amenity of the neighbourhood, given the processes proposed to be utilised within the building;
- The acoustic report submitted with the as lodged development application indicates that the development would not unacceptably impact on nearby residents that were considered to be the most sensitive receivers in the locality;
- The revised acoustic report acknowledged that the potential for the development to have amenity impacts has been further reduced given that operations are now only proposed between 6am and 10pm Monday to Friday and 7:30am to 12 midday on a Saturday;
- The definition of light industry under Queanbeyan-Palerang Regional Local Environmental Plan 2022 is explicitly tied to amenity outcomes. It encompasses industrial activities that “*do not interfere with the amenity of the neighbourhood*” due to impacts such as noise, fumes, vibration, or other emissions. By contrast, general industry serves as a residual category—applying only where a use is not classified as either light or heavy industry. In this case, since the activity clearly does not cause adverse amenity impacts, it appropriately fits within the definition of light industry;
- The original and revised acoustic report clearly outlines that the development will not emit noise at levels likely to interfere with neighbourhood amenity. This directly addresses and satisfies the key test in the definition of *light industry*; and
- Where technical evidence confirms that the use:
 - Does not exceed acceptable noise levels,
 - Does not emit harmful pollutants or waste products, and
 - Can operate in close proximity to other land uses without conflict,

it cannot reasonably be said to require classification as a *general industry*.

Given the above it considered that it is clearly demonstrated that the limited manufacturing activities that are proposed to occur within the premises are appropriately defined as light industry rather than general industry, given that activities proposed to be carried out will not interfere with the amenity of the area.

We trust that the above clarification allows a supplementary report to be prepared for Councillor's consideration that again recommends approval of the development application.

Should you require any further information, I can be contacted on 02 9687 8899.

Brad Delapierre
Planning Manager
Think Planners Pty Ltd
PO BOX W287
PARRAMATTA NSW 2150

APPENDIX 1 PHOTOGRAPHS OF EXISTING ONE ROOFING AND BUILDING SUPPLIES WAREHOUSE AT PENRITH

Photograph 1: Shows a range of general roofing and building supplies stored on Pallet Racking



Photograph 2: Shows stored Wire Mesh and metal rolls



Photograph 3: Shows roofing insulation blanket



Photograph 4: Shows storage of roofing supplies



Photograph 5: Shows storage of Metal Coils



Photograph 6: Shows the storage of roofing supplies on pallet racking



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

25 JUNE 2025

ITEM 9.1 DA.2024.0416 - LIGHT INDUSTRY AND CONSTRUCTION OF A
WAREHOUSE OR DISTRIBUTION CENTRE WITH
ANCILLARY OFFICE - 1 & 5 MARLAND COURT,
ENVIRONA (FORMERLY KNOWN AS 137 ENVIRONA
DRIVE ENVIRONA)

ATTACHMENT 6 REVISED ACOUSTIC REPORT - DA.2024.0416 - 1 & 5
MARLAND COURT, ENVIRONA



Commercial 1 (Unit 27)

+612 9587 9702

DELIVERING SOUND ADVICE

637-645 Forest Road

office@koikasacoustics.com

Bexley NSW 2207

www.koikasacoustics.com

ABN: 12 058 524 771

ACOUSTICAL REPORT



PROPOSED FACTORY DEVELOPMENT

LOT 101 – 102 ENVIROVA DRIVE, ENVIROVA NSW

Date: 6 June 2025

File Reference: 6387R20250604tbLot101-102EnvirovaDrEnvirova_DA

DOCUMENT CONTROL

Project title	Acoustical Report Proposed Factory Development Lot 101, 102 Envirova Drive, Envirova		
Project number	6387		
Document reference	6387R20250604tbLot101-102EnvirovaDrEnvirova_DA		
Document path	G:\Shared drives\KA Acoustics 2025\REPORT\Factories\6387 (tb) Lot 101-102 Envirova Drive, Envirova\6387R20250604tbLot101-102EnvirovaDrEnvirova_DA.docx		
Date	Author	Review	Notes
06/06/2025	TB	AS	Report available for issue
Prepared by	Tony Basa Acoustical Consultant		Member of the Australian Acoustical Society - MAAS
Approved by	Adam Semple Managing Consultant (Acoustics) 		Member of the Australian Acoustical Society - MAAS 
Client	Akura Pty Ltd Attention: Sarah Vernon Email: sarah@akura.com.au		

The information contained herein should not be reproduced except in full. The information provided in this report relates to acoustic matters only. Supplementary advice should be sought for other matters relating to construction, design, structural, fire-rating, waterproofing, and the like.



ACOUSTICAL REPORT
PROPOSED FACTORY DEVELOPMENT
LOT 101 – 102 ENVIROVA DRIVE, ENVIROVA

Contents

1.0 INTRODUCTION 4

2.0 THE PROPOSED DEVELOPMENT 5

3.0 SITE ANALYSIS 6

4.0 UNATTENDED AMBIENT NOISE SURVEY 7

5.0 ACOUSTIC REQUIREMENTS 8

5.1 QUEANBEYAN-PALERANG REGIONAL COUNCIL..... 8

5.2 EPA NOISE POLICY FOR INDUSTRY 8

5.3 NSW ROAD NOISE POLICY 9

6.0 OPERATIONAL USE NOISE ASSESSMENT 10

6.1 NOISE PREDICTION MODEL 10

6.2 ASSESSMENT SCENARIOS 10

6.3 SOURCE NOISE LEVELS..... 11

6.4 TRANSMISSION LOSS THROUGH WAREHOUSES 12

6.5 ASSESSED RECEIVERS 13

6.6 CALCULATED NOISE LEVEL RESULTS 14

6.7 RECOMMENDATIONS..... 15

7.0 CONCLUSION 17

Appendices

- Appendix A: Unattended Noise Logger Graphs
- Appendix B: Cadna/A Noise Models

Figures

Figure 1. Aerial photo of the subject site, monitoring location and surrounding area 6

Figure 2. Receiver locations and Identifications 14

Figure 3. Arial image of the new subdivision. Image Sixmaps 15



1.0 INTRODUCTION

Koikas Acoustics Pty Ltd was commissioned by Akura Pty Ltd to conduct a noise impact assessment of the proposed development at Lot 101 – 102 Envirova Drive, Envirova NSW seeking approval for the construction of a warehouse.

The development is assessed to the requirements of Queanbeyan–Palarang Regional Council in their Local Environment Plan (LEP), Development Control Plan (DCP), and other relevant acoustic policies and/or guidelines.

This report presents the results and findings of an acoustical assessment of the subject proposal. In-principle acoustic treatments and noise control measures detailed within this report are deemed necessary for the development to comply with the nominated acoustical planning levels/project noise objectives.

koikasacoustics

Date: 6 June 2025

File Reference: 6387R20250606tbLot101-102EnvirovaDrEnvirova_DA

Prepared For: Akura Pty Ltd Attention: Sarah Vernon

Acoustical Report: Proposed Factory Development, Lot 101 – 102 Envirova Drive, Envirova

Page 4



2.0 THE PROPOSED DEVELOPMENT

The proposal involves the development of the land for a light industrial building and associated light industrial use. The building design is documented on the architectural design and drawings prepared by Akura Pty Ltd (their Project No. 1303, dated September 2024). Any changes to the design may impact the findings of this report and associated noise control recommendations.

At this stage we are advised to base our assessment on the following information:

- **Potential use:** Warehousing and roll forming of steel sheeting and other products.
- **Hours:** 6 am – 10 pm Monday to Friday
7:30 am – 12 pm Saturday

In accordance with the proposed use, the following noise sources are considered relevant to the assessment:

- Internal warehouse operations.
- Building HVAC systems (Heating, Ventilation and Air Conditioning).
- Forklift operations.
- Vehicles in/out.
- People talking throughout the site.



3.0 SITE ANALYSIS

The development is proposed to occupy the site at Lot 101 – 102 Enviroana Drive, Enviroana.

This location is situated in a primarily industrial area classified as E3 ‘Productivity Support’ as per the Land zoning maps included in the Queambeyan-Palerang Regional Local Environmental Plan 2022 (maps Amendment No. 4 16/05/2025). The subject site is surrounded by currently vacant lots also classified within the E3 “Productivity Support” zone.

The nearest residential lots are located about 250 m east of the site across Jerrabomberra Creek and within Bayside Court within what appears to be a gated residential community. These areas are zoned R2 “low-density residential”.

The subject site and surrounding properties are identified in the aerial photograph in **Figure 1**.

It is our understanding that the area immediately around the subject lot/s is being subdivided and developed into further commercial/light industrial lots to support those types of development and uses. The development of these lots will introduce additional acoustic screening objects, further reducing the noise exposure of residents due to the subject development.



Figure 1. Aerial photo of the subject site, monitoring location and surrounding area

koikasacoustics

Date: 6 June 2025

File Reference: 6387R20250606tbLot101-102EnviroanaDrEnviroana_DA

Prepared For: Akura Pty Ltd Attention: Sarah Vernon

Acoustical Report: Proposed Factory Development, Lot 101 – 102 Enviroana Drive, Enviroana

Page 6



4.0 UNATTENDED AMBIENT NOISE SURVEY

An unattended noise monitoring survey was conducted at the location of the nearest residential receiver/s (42 Bayside Court, Jerrabomberra) to establish the existing noise environment. The survey period was from 15 October 2024 to 21 October 2024.

A Type 1 Svantek 977 noise logger will be used for this noise survey. The measurement microphone was set at a height of 1.5 metres above the natural ground with the instrument set up to measure sound pressure levels as 'A' frequency weighting and 'Fast' time response. Noise levels were saved at 15-minute intervals for the duration of the survey.

A NATA-calibrated and certified Larson Davis CAL200 precision acoustic calibrator was used to field calibrate the sound level meter before and after the noise survey. No system drift was observed.

A review of the weather records from the Bureau of Meteorology shows that adverse weather conditions did not influence the noise environment during the measurement period. Observable short-duration extraneous noise events were removed from the survey data.

A summary of the noise survey data is presented below. Daily logger graphs are attached in **Appendix A**. Consistent with the NSW EPA Noise Policy for Industry, the assessment only considers the period the development operates. A 'shoulder period' shall be considered for the nighttime to correspond to the operating hours of 6 am to 7 am. This shoulder period is reflected in the noise logger summary data presented below.

Table 1. Summary of noise logger results [dB]			
Location	Period, T ¹	Ambient noise level L _{Aeq}	Rating background level L _{A90}
Rear yard of 42 Bayside Court, Jerrabomberra	Day	57	36
	Evening	56	29
	Night ²	53	38
Notes	<ol style="list-style-type: none"> The NSW EPA Noise Policy for Industry (NPfi) refers to: Daytime: 7 am – 6 pm Monday to Saturday and 8 am to 6 pm Sunday and public holidays. Evening: 6 pm – 10 pm Monday to Sunday Night time shoulder period 6 am – 7 am. The development will not operate between 10 pm and 6 am. 		



5.0 ACOUSTIC REQUIREMENTS

5.1 QUEANBEYAN-PALERANG REGIONAL COUNCIL

The South Jerrabomberra DCP 2015 establishes an acoustic requirement of background + 5 dB at the residential boundary and this is consistent with the intrusiveness noise level as defined by the NSW EPA in the Noise Policy for Industry (NPfI). The background + 5 dB limit is appropriate and is intended for residential receivers.

Further to the background + 5 dB limits, sleep disturbance is also to be assessed in accordance with the maximum noise level assessment method described in the Npfi. The maximum noise level assessment limits are:

- $L_{Aeq\ 15\ minutes}$ 45 dB or background + 5 dB (whichever is the greater), or
- L_{Amax} 52 dB or background + 15 dB (whichever is the greater).

Noise limits/objectives for nearby commercial and/or industrial receivers are appropriately assessed to the amenity noise levels presented in the NPfI.

5.2 EPA NOISE POLICY FOR INDUSTRY

Noise impacts assessed at nearby commercial and/or industrial receivers consider the amenity noise levels presented in the NPfI (Note: only residential receivers are assessed to intrusive noise levels).

The 'recommended' and 'project' amenity noise levels for each receiver category are presented in **Table 2** below. The recommended amenity noise levels are inclusive of all industrial noise sources whereas the project amenity noise levels are specific to an individual development.

Table 2. Commercial/Industrial receiver noise criteria			
Receiver category	Period, T ¹	Recommended amenity noise level - $L_{Aeq\ Period}$	Project amenity noise level - $L_{Aeq\ 15\ mins}$
Industrial	Evening	70	68 [70 - 5 + 3]



5.3 NSW ROAD NOISE POLICY

Noise from additional vehicles using the local road network that results from a new or modified land use development would normally warrant assessment under the NSW EPA Road Noise Policy (RNP). However, transport routes from the subject site will not take vehicles past nearby residential lots meaning a detailed assessment of on-road traffic noise from the development is not warranted in this case. Further, there are no criteria provided in the policy for commercial or industrial receivers as these land uses are not considered to be sensitive to additional on-road traffic noise.



6.0 OPERATIONAL USE NOISE ASSESSMENT

6.1 NOISE PREDICTION MODEL

The noise predictions are based on computer simulation (CadnaA) of the site and the surrounding area. The program predicts noise levels to receiver points based on source sound power levels, source-receiver distances, the presence of any acoustic shielding objects, and the effects of acoustic absorption of the ground and other elements. Noise propagation calculations follow *ISO 9613 Acoustics – Attenuation of sound during propagation outdoors*. Per the sound propagation algorithms adopted in the ISO standard, the output of the noise model is a downwind sound pressure level which constitutes an assessment of noise-enhancing weather conditions.

The noise prediction model has been prepared in accordance with:

- Architectural drawings as defined in **Section 2.0** of this report.
- Information concerning the possible use of the development, provided to Koikas Acoustics by Akura for a similar project.

6.2 ASSESSMENT SCENARIOS

Table 3 summarises the noise sources/assessment parameters used in the assessment.

We recognise that without a detailed mechanical design for the project (not completed at the application stage), we must assess noise emission provisionally based on ‘assumed’ plant and equipment. This consists of air conditioning for the office area/s and ventilation fans for the warehouse floor. A comprehensive review of mechanical plant noise emissions shall be completed during the detailed design phase of the project.

Regarding mechanical equipment locations:

- The outdoor air-conditioning condenser unit servicing the office is located on the northern façade of the office at ground level,
- The ventilation fans are located on the roof of the warehouse.



Table 3. Acoustic design scenarios and parameters	
Design scenario	Noise sources considered
Scenario 1 Operational noise [Day]	<ul style="list-style-type: none"> Internal warehouse operations (outlined in Section 6.3) with all roller doors open 2 x trucks entering/exiting the site in the busiest 15 minutes 4 x car door slams in the front car park in 15 minutes 4 x car engine ignition sequences in 15 minutes 4 x cars entering/exiting the car park in 15 minutes 1 x forklift driving through the subject site 2 x humans speaking with a loud vocal effort in the outdoor storage area 1 x office air-conditioning condenser unit 3 x warehouse extraction fans
Scenario 2 Operational noise [Evening]	<ul style="list-style-type: none"> Internal warehouse operations (outlined in Section 6.3) with the southern roller doors closed 1 x truck entering/exiting the site in the busiest 15 minutes 2 x car door slams in the front car park in 15 minutes 2 x car engine ignition sequences in 15 minutes 2 x cars entering/exiting the car park in 15 minutes 1 x forklift driving through the subject site 3 x warehouse extraction fans
Scenario 3 Operational noise [Night]	<ul style="list-style-type: none"> Internal warehouse operations (outlined in Section 6.3) with all roller doors open 2 x vans entering/exiting the site in the busiest 15 minutes 2 x warehouse extraction fans
Scenario 4 Sleep Disturbance [Night]	<ul style="list-style-type: none"> 1 x vehicle ignition sequence at the eastern end of the outdoor driveway

6.3 SOURCE NOISE LEVELS

The internal warehouse noise levels include the following noise sources.

Day/ evening times noise sources:

- 3 x corrugated metal rolling machines operating continuously (SWL – 80 dB(A))
- 3 x forklifts operating continuously (SWL – 106 dB(A))
- 2 x metal polishers operating continuously (SWL – 97 dB(A))
- 1 x truck idling in the warehouse continuously (SWL – 95 dB(A))
- ** SWL = Sound Power Level

Nighttime noise sources (6 am – 7 am):

- 1 x corrugated metal rolling machine operating continuously (SWL – 80 dB(A))
- 1 x forklifts operating continuously (SWL – 106 dB(A))
- 1 x metal polisher operating continuously (SWL – 97 dB(A))
- 1 x truck idling in the warehouse continuously (SWL – 95 dB(A))

** SWL = Sound Power Level



Indoor warehouse noise levels are derived from individual sound levels for each noise source inside the warehouse as outlined below. This data is referenced from an assessment conducted at a similar facility. A correction for the reverberant field in the warehouse is also applied. The reverberant room noise level presumes an internal reverberation time within the warehouse not exceeding 1.3 seconds.

Table 4. Source noise levels, L_{Aeq} [dB]										
Noise source	Classification of noise data	1/1 octave band centre frequency [Hz]								Total
		63	125	250	500	1k	2k	4k	8k	
Operational noise	Warehouse operations (Internal room level)	69	75	77	81	83	78	72	62	86
Human Talker	1 person talking. Loud voice (Sound power level)	46	55	64	76	79	75	69	56	82
Cars	Car moving (Sound power level)	59	65	68	72	74	69	64	56	78
	Car door open/close ¹ (Sound power level)	37	45	44	49	47	49	43	34	55
	Car engine ¹ (Sound power level)	31	35	34	42	45	48	47	42	53
Truck	Heavy vehicle (Sound power level)	68	73	78	85	90	89	84	73	94
Forklift	Forklift (Sound power level)	87	93	96	100	102	97	92	84	106
Mechanical	AC condenser unit (Sound power level)	34	47	52	56	54	50	46	41	60
	Warehouse extraction fan (Sound power level)	51	61	74	80	79	76	72	58	84
Notes:										
1.	One single event in 15 minutes (incl. duration correction)									

To determine the potential for sleep disturbance, we have used the L_{Amax} noise level from the source with the greatest potential to generate a noise impact during night hours, identified as being from a delivery vehicle engine ignition sequence. The L_{Amax} sound power level measured for this type of activity is **L_{Amax} 87 dB.**

6.4 TRANSMISSION LOSS THROUGH WAREHOUSES

Noise emissions from internal noise sources within the warehouse have been assessed using the transmission loss for each respective façade element, consisting of

- 0.6 mm metal-clad warehouse walls with insulation.
- 0.6 mm metal-clad warehouse roofing with insulation.

koikasacoustics

Date: 6 June 2025

File Reference: 6387R20250606tbLot101-102EnvirovaDrEnvirova_DA

Prepared For: Akura Pty Ltd Attention: Sarah Vernon

Acoustical Report: Proposed Factory Development, Lot 101 – 102 Envirova Drive, Envirova

Page 12



- Concrete warehouse walls.
- Open roller doors.
- Closed roller doors as needed for compliance purposes.

The following component sound transmission losses have been applied to each façade element.

Table 5. Transmission loss for each façade element, dB									
Noise Source	1/1 octave band centre frequency [Hz]								Total Rw
	63	125	250	500	1k	2k	4k	8k	
Metal-cladding with insulation	12	14	18	22	30	34	46	46	28
Concrete	37	40	45	52	60	67	72	72	56
Open roller door	0	0	0	0	0	0	0	0	0
Closed roller door	7	12	15	14	18	22	28	28	19

6.5 ASSESSED RECEIVERS

Due to the size of the development, several potentially affected receiver locations must be assessed in terms of their respective noise exposure from the operational noise associated with the development. The most noise-sensitive receiver locations are summarised below and are shown in Figure 2.

Table 6. Assessment locations		
ID	Receiver type and address	Assessment location
R1	Residential / 42 Bayside Court	Most noise-affected boundary
R2	Residential / 46 Bayside Court	
R3	Residential / 35 Bayside Court	
R4	Residential / 37 Lakeview Gardens	
C1	Future industrial lot	Most noise-affected boundary
C2	Future industrial lot	
C3	Future industrial lot	



Figure 2. Receiver locations and identifications

6.6 CALCULATED NOISE LEVEL RESULTS

All calculations consider the noise sources and elements as described in **Sections 6.2, 6.3 and 6.4** of this report.

Reference should also be made to additional noise control recommendations included within **Section 6.7** of this report, which also govern the calculated receiver noise levels.

The assessment predicts noise to comply with the adopted project noise trigger levels during the daytime, evening and nighttime period provided the noise mitigation measures as described in **Section 6.7** of this report are followed. Refer to **Appendix B** for the receiver locations and Cadna/A noise contour maps.

Table 7. Calculated receiver levels (Operational noise)					
Receivers		Scenario 1 L _{Aeq,15min} [dB]	Scenario 2 L _{Aeq,15min} [dB]	Scenario 3 L _{Aeq,15min} [dB]	Scenario 4 L _{Amax} [dB]
Criteria		41	35	43	53
Residential	R1	27	26	25	22
Residential	R2	35	27	27	22
Residential	R3	34	26	25	21
Residential	R4	40	30	29	28

koikasacoustics

Date: 6 June 2025

File Reference: 6387R20250606tbLot101-102EnvironaDrEnvirona_DA

Prepared For: Akura Pty Ltd Attention: Sarah Vernon

Acoustical Report: Proposed Factory Development, Lot 101 – 102 Environa Drive, Environa

Page 14



Criteria		68			NA
Industrial	C1	62	62	58	NA
Industrial	C2	65	53	53	NA
Industrial	C3	49	49	45	NA
Notes 1.	Evening measured RBL was below the minimum assumed background level. In this case, the minimum project intrusive noise levels have been adopted for this project.				

It is important to note that this is the first lot proposed for development within this new subdivision. The establishment of other commercial/ light industrial developments throughout the subdivision will create additional acoustic screening between the subject site and those nearest residential lots. This will lower transferred noise levels beyond what is currently predicted and further improve noise amenity for those residents.



Figure 3. Aerial image of the new subdivision. Image Sixmaps

6.7 RECOMMENDATIONS

The following noise mitigation measures are recommended to achieve compliance with the project noise criteria:

koikasacoustics

Date: 6 June 2025

File Reference: 6387R20250606tblot101-102EnvirovaDrEnvirova_DA

Prepared For: Akura Pty Ltd Attention: Sarah Vernon

Acoustical Report: Proposed Factory Development, Lot 101 – 102 Envirova Drive, Envirova

Page 15



- All roller doors along the western façade can be left open during operating hours.
- Roller doors along the southern façade must be closed between 6 am and 7 am (Mon to Fri) and again between 6 pm and 10 pm (Mon to Fri), except when being used for ingress and egress. These doors may need to be set on a sensor to automatically close when not in use during these identified hours. Outside of these nominated hours, roller doors may be open.
- Trucks shall not be left to idle in external areas of the premises.
The metal-clad walls on the south side of the warehouse should be constructed of one layer of sheet metal cladding with 80 mm Anticon insulation (10.8 kg/m³).
- The roof of the warehouse should be constructed of one layer of sheet metal cladding with 80 mm Anticon insulation (10.8 kg/m³).
- Alternate wall and roof constructions may be considered through consultation with an acoustic engineer, noting the sound transmission loss levels provided for each building component within **Table 5** of this report.
- A detailed mechanical plant noise assessment shall be conducted at the CC stage. Mechanical plant noise should be assessed cumulatively with operational noise sources from the industrial development.



7.0 CONCLUSION

Koikas Acoustics was requested to conduct an acoustical assessment and prepare a report for the proposed development at Lot 101 & 102 Enviroa Drive, Enviroa. The acoustical report is to accompany a development application to be submitted to the local Council.

The assessment considers potential noise impacts on surrounding residents and future industrial lots such that acceptable acoustic amenity is maintained.

Acoustic planning levels have been referenced from the current Queanbeyan-Palerang Regional DCP and the EPA Noise Policy for Industry.

The included recommendations are based on designs prepared by Akura Pty Ltd.

The conclusions reached in this acoustical report should assist the Council in making their determination of the proposal. A further detailed acoustical report may be required for the CC submission should the building design be amended, or as required by Council.

Of the assessed components of noise, the following conclusions have been reached:

- Operational noise emissions have been calculated to comply with the project noise emission criteria, provided the recommendations as outlined in **Section 6.7** of this report are implemented.
- A detailed assessment of mechanical plant noise should be prepared for the subject development before construction.

In our professional opinion, there is sufficient scope within the proposed building design to achieve the project's acoustic requirements.

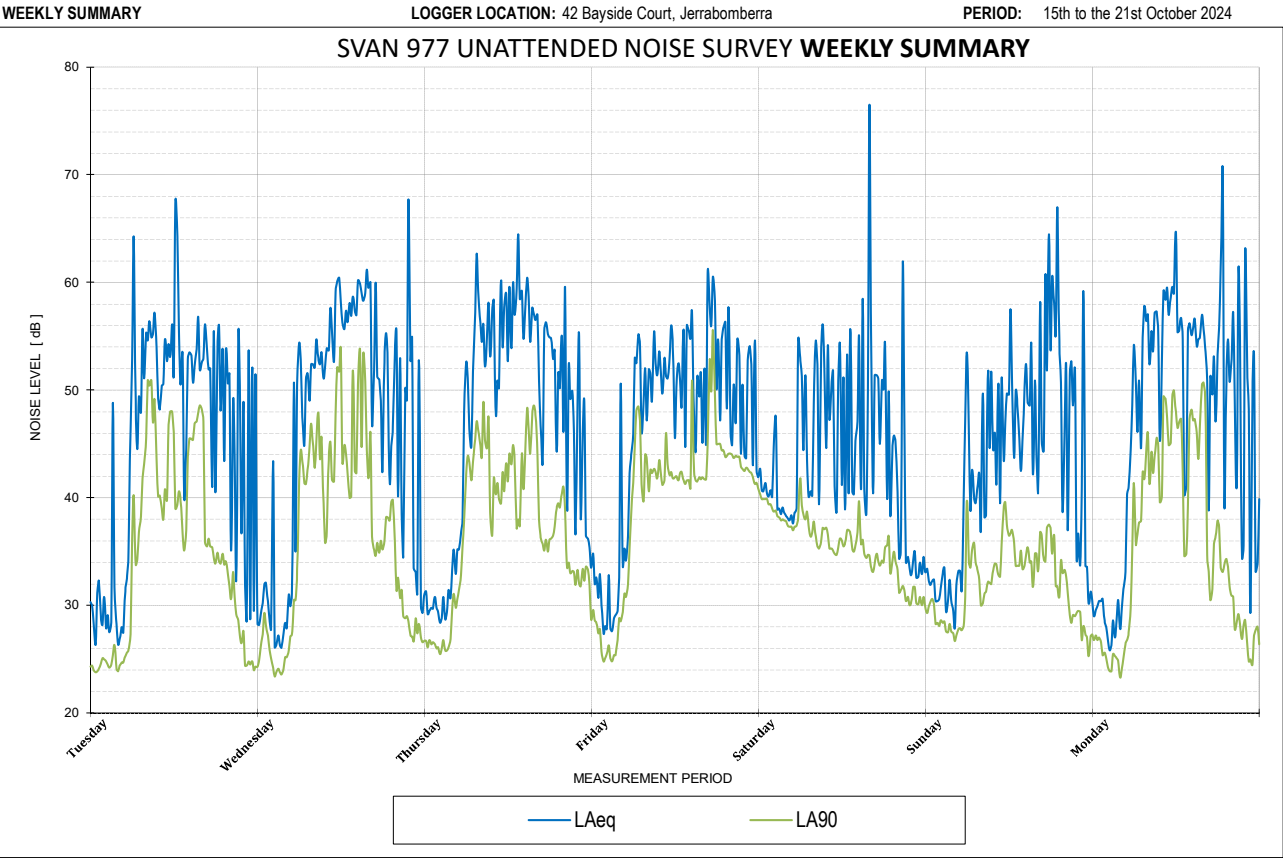


APPENDIX A

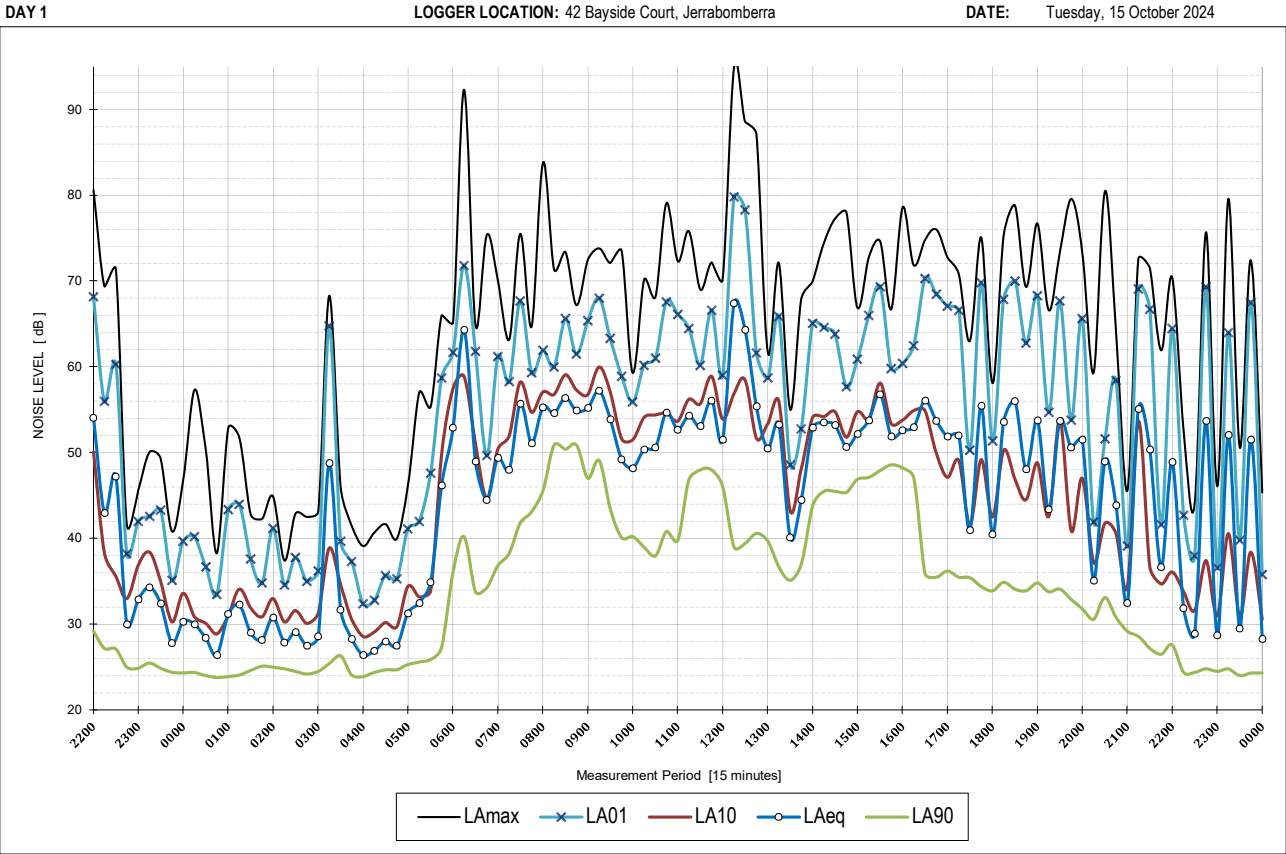
**A
P
P
E
N
D
I
X

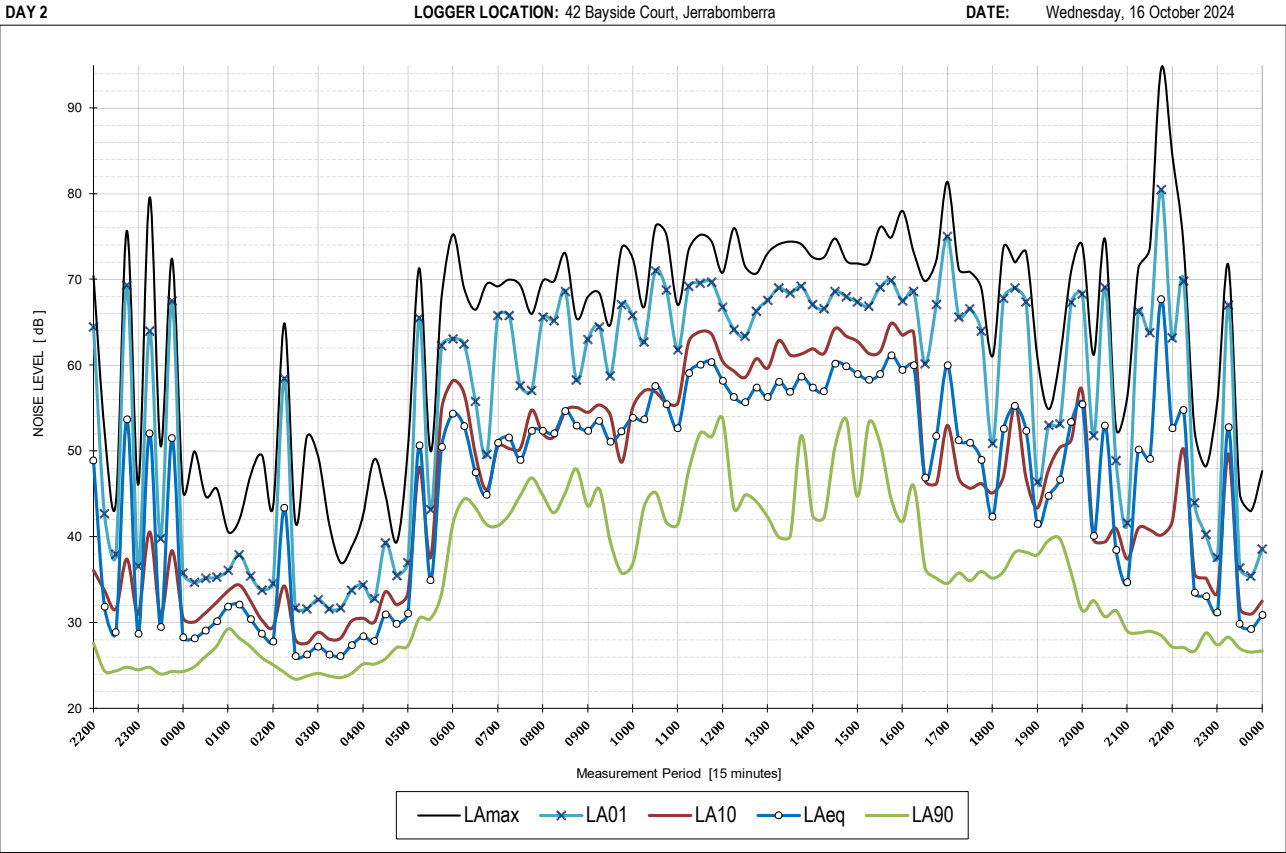
A**

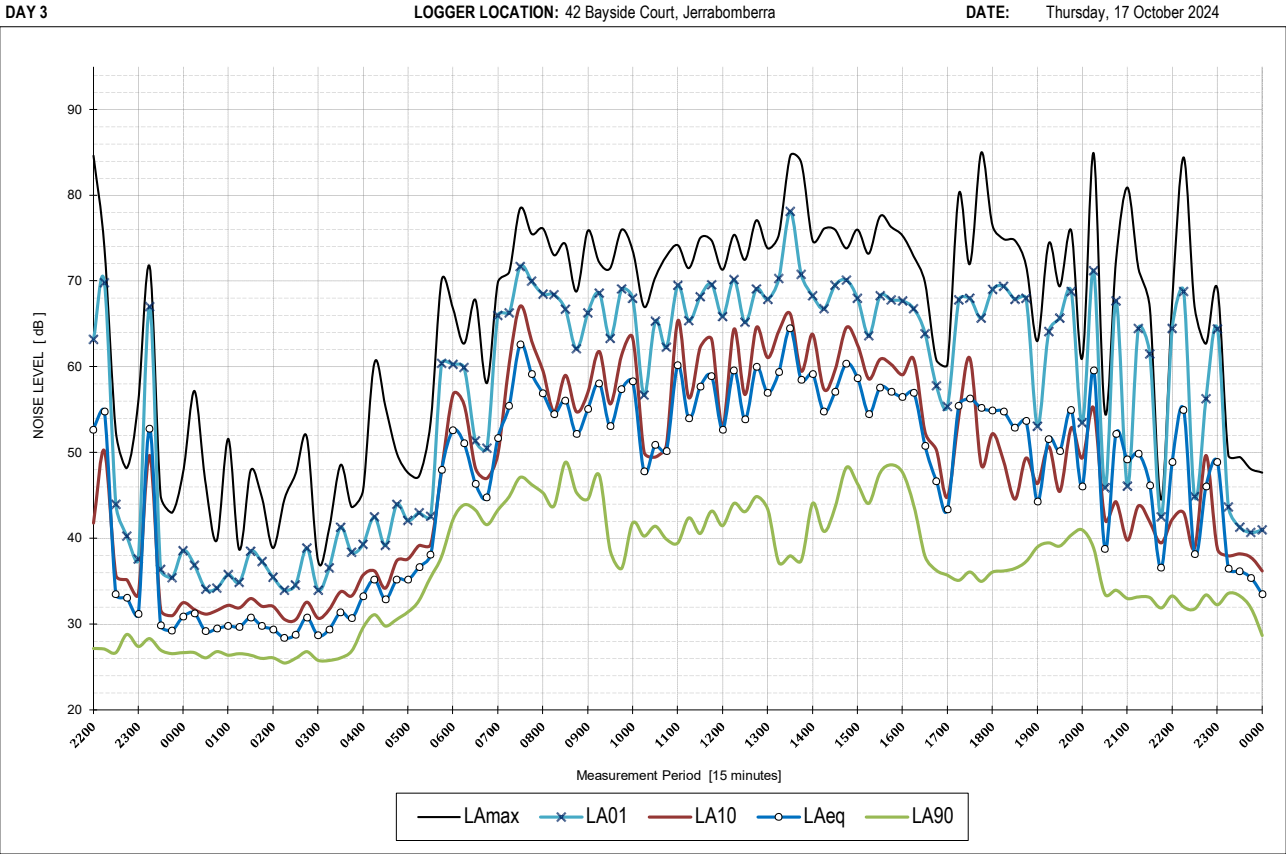
APPENDIX A

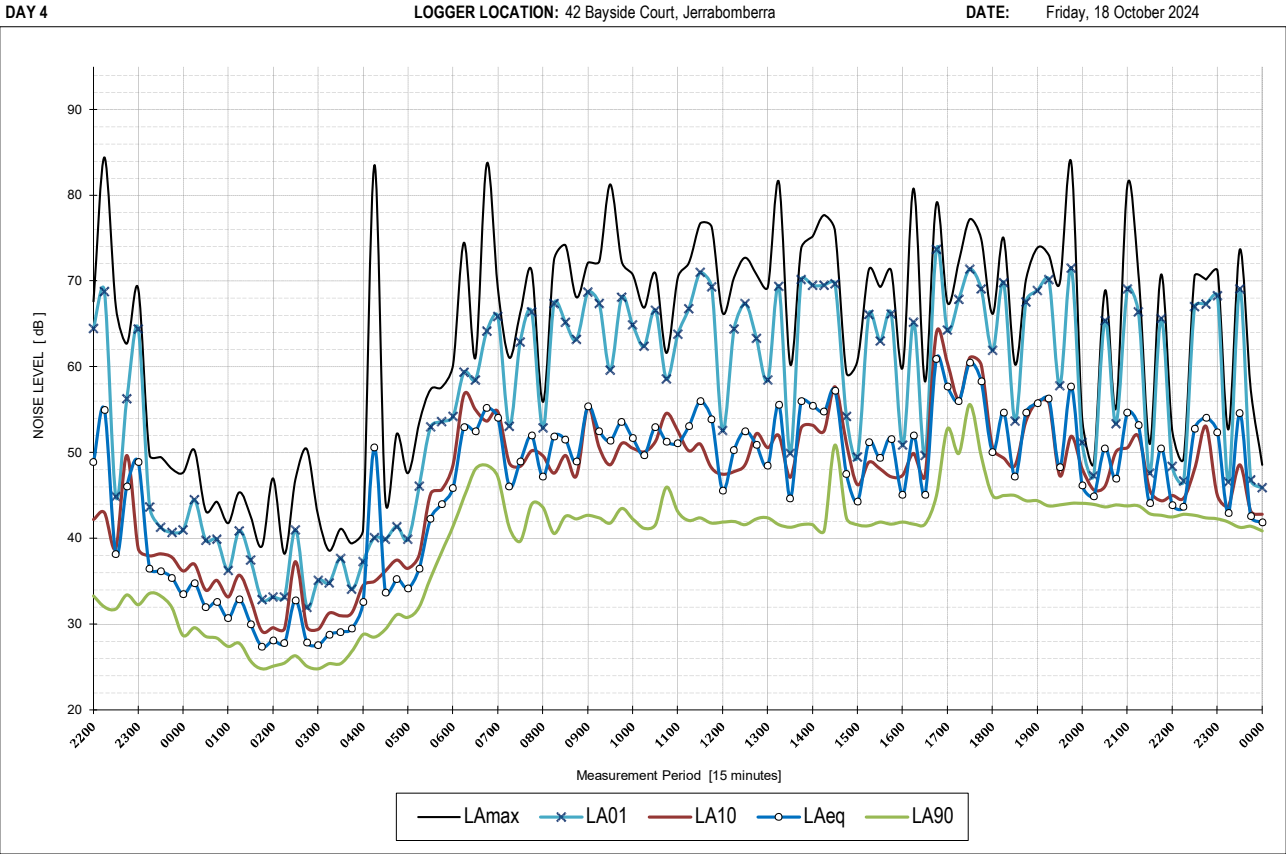


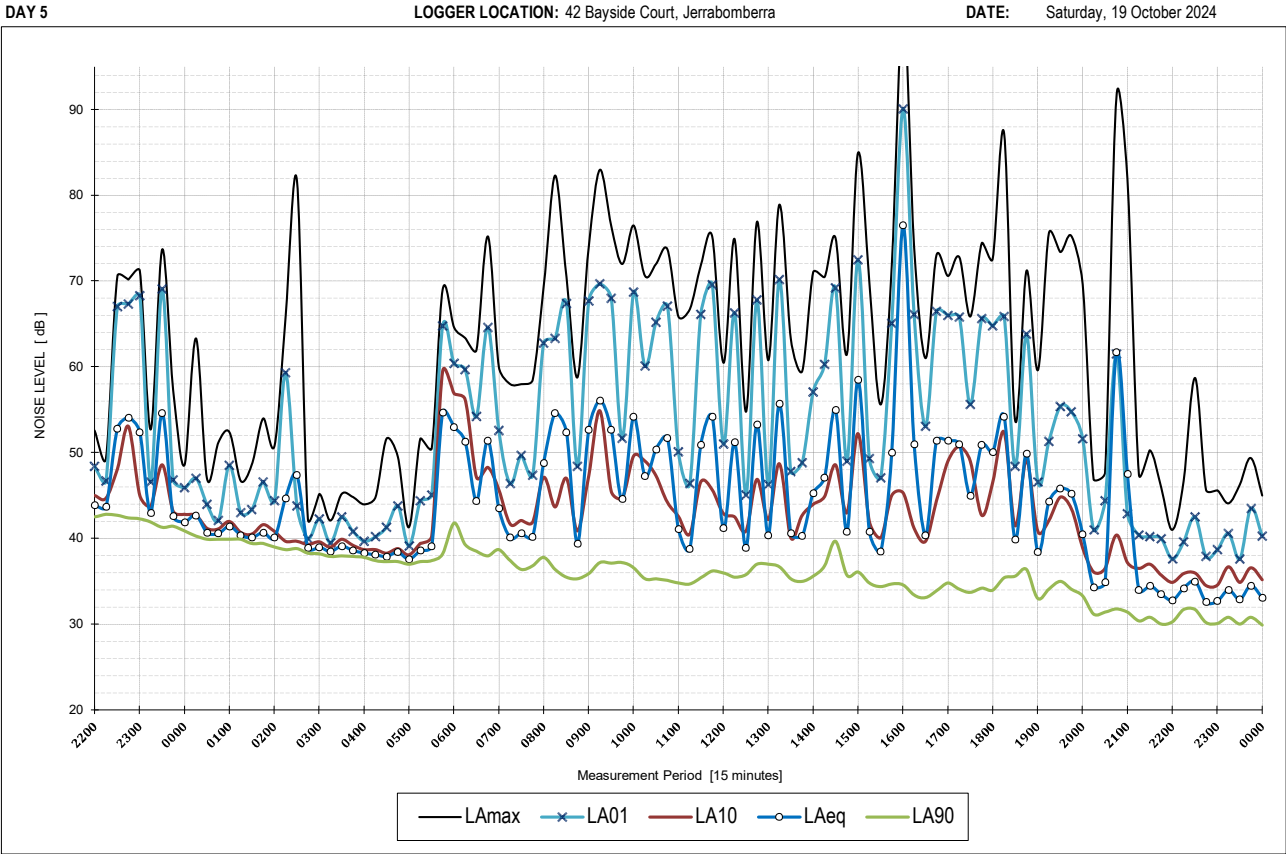
Sundays and Public Holidays the hours change to 0800

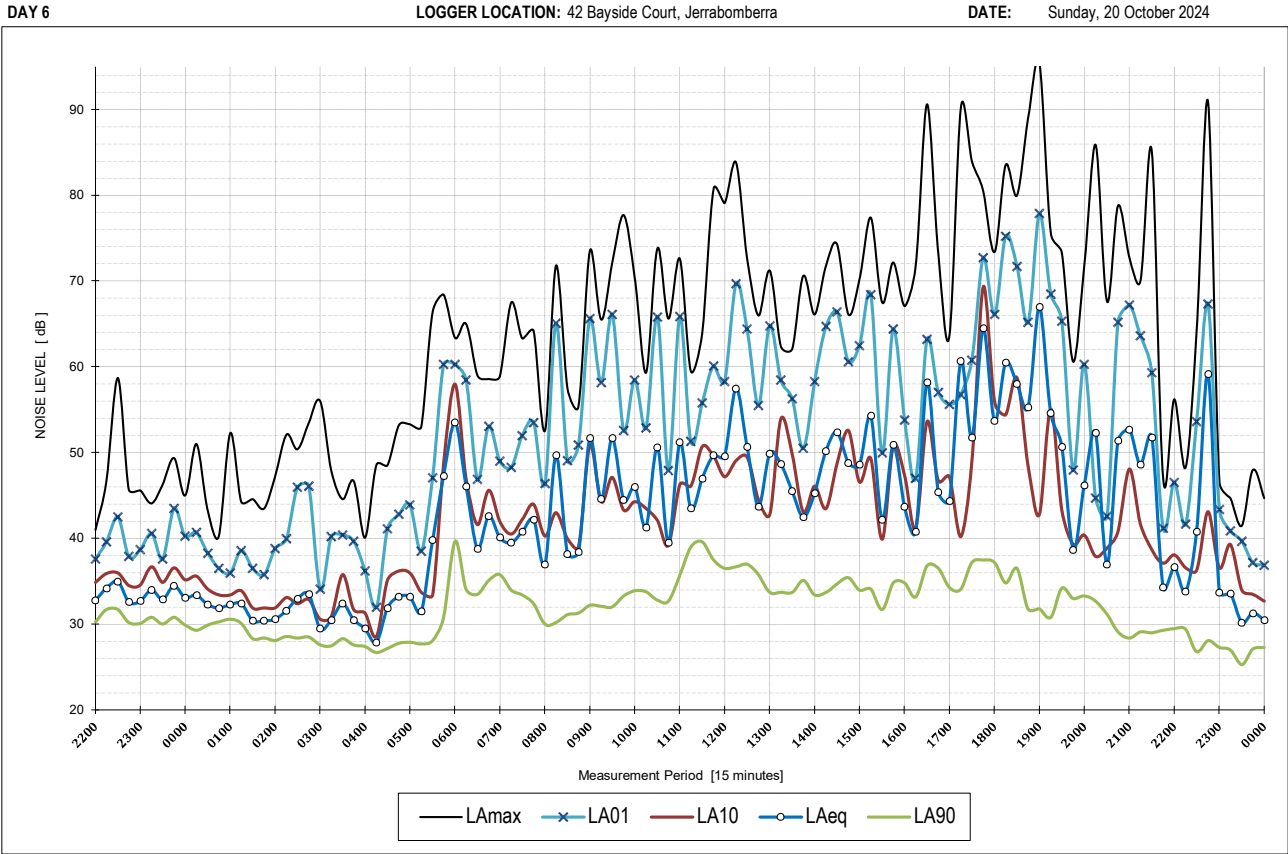


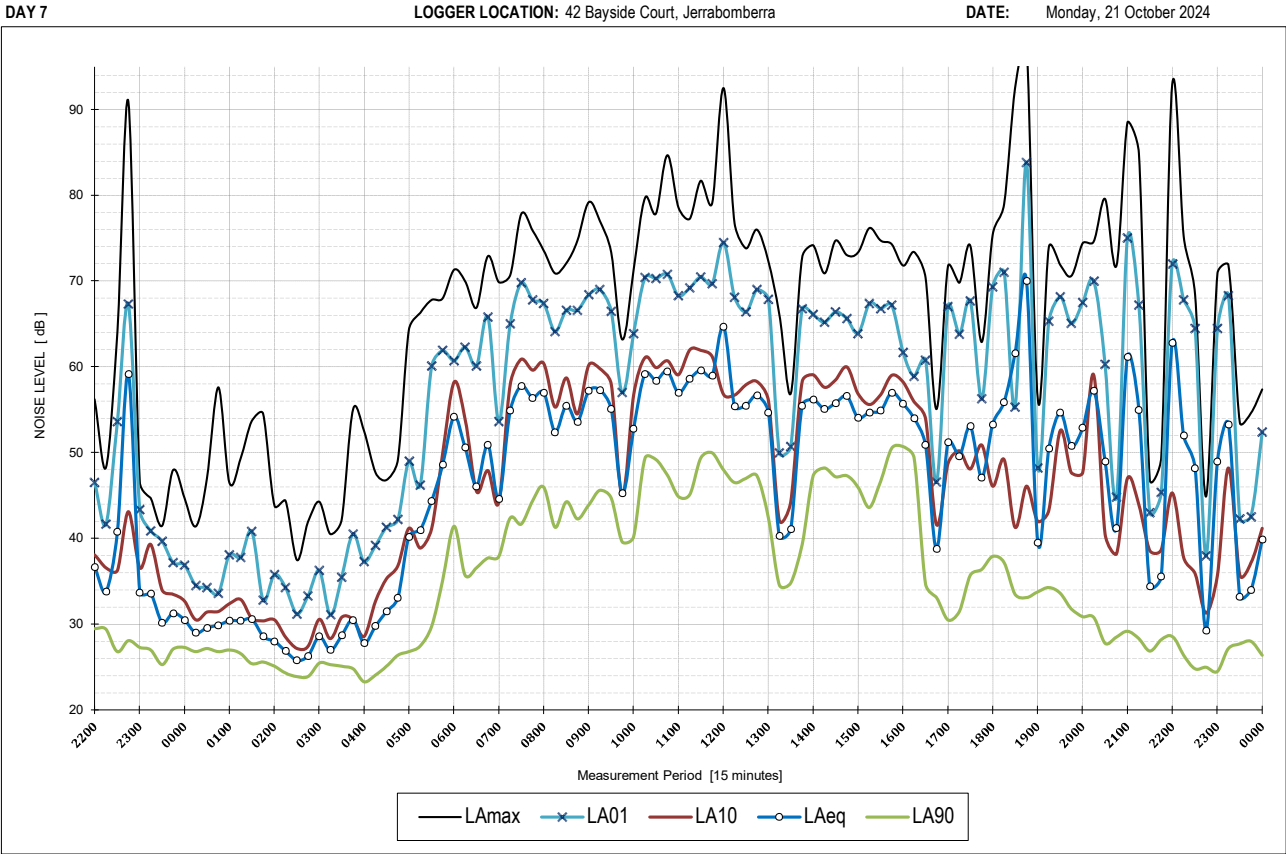












APPENDIX B

**A
P
P
E
N
D
I
X

B**

APPENDIX B

