

JOINT REGIONAL PLANNING PANEL SOUTHERN REGION

JRPP Number	2012STH011
DA Number	DA 100-2012
Local Government Area	Queanbeyan City Council
Proposed Development	Demolition of existing residential care facility, five independent living units and three detached garages and erection of new 125 bed residential care facility.
Street Address	18 George Street, 50 Canberra Avenue and 111 Campbell Street QUEANBEYAN NSW 2620
Applicant/Owner	Hodges Shorten Architects / Warrigal Care
Number of Submissions	Two Public Submission (from the same submitter) and Three Government Agency Submissions
Recommendation	Approval with Conditions
Report by	Katrena Browne, Queanbeyan City Council

Assessment Report and Recommendations

Executive Summary

Council is in receipt of a development application seeking approval for the demolition of an existing residential care facility known as Kawaree Lodge as well as the demolition of five independent living units and three detached garages in order to allow for the construction of a new 125 bed residential care facility that will include: two levels of accommodation with numerous communal dining, lounge and activity areas; staff facilities; and a basement level for utility rooms and car parking. In addition, some minor landscaping and paving works are proposed to be carried out adjacent to a state listed heritage item which is located on the site and is used for the community activities of residents of the existing facilities.

The subject site for development is zoned 2(a) – Residential A and 2(c) Residential C under Queanbeyan Local Environmental Plan 1998 and R2 – Low Density Residential under the Draft Queanbeyan Local Environmental Plan 2012. The proposed development is permissible with consent within these zones and is located entirely within the 2(c) portion of the site.

As the capital investment value (CIV) of the proposed development is \$27.5m the Joint Regional Planning Panel is the consent authority in accordance with the provisions of State Environmental Planning Policy (State and Regional Development) 2011.

The development is Integrated Development pursuant to Section 58 of the *Heritage Act 1977*. General Terms of Approval have been obtained from the Office of Environment and Heritage. The NSW Roads and Maritime Services, pursuant to State Environmental Planning Policy (Infrastructure) 2007, raise no objection to the proposal subject to conditions.

The development was originally advertised and notified to adjoining and surrounding property owners as Integrated Development for 30 days from 4 May 2012 to 4 June 2012. During this period one submission was received. Following the submission of amended plans and documentation the development was re-advertised and notified to adjoining and surrounding property owners as Integrated Development for 30 days from 17 August 2012 to 17 September 2012. During this period an additional submission was received from the original submitter. The issues raised in the submissions form part of the assessment of this development application.

An assessment under Section 79C of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval subject to the imposition of conditions.

Background

The subject site has been used as a residential aged care facility since the early 1990s and is known as the Kawaree Retirement Village. Current services provided include independent living units and a low care nursing home, known as Kawaree Lodge. The operator of the facility, Warrigal Care, wishes to demolish the single level Kawaree Lodge and erect a new larger facility which will offer both high and low care residential accommodation, communal facilities, kitchens and staff facilities. This will mean that, in conjunction with the existing independent living units, the proposed development will allow Warrigal Care to provide three levels of service on the one site. Communal activities are offered within the existing dwelling-house on the site ('Kawaree') which is a state listed heritage item. There are no proposed changes to the appearance or structure of the 'Kawaree' dwelling.

Site and Surrounds

The subject site is irregular in shape, slopes from west to east and consists of three allotments with a primary frontage to Canberra Avenue (see figures 1 and 2 below). Lot 2 DP 739287, 50 Canberra Avenue is 1668m², Lot A DP 33538, 111 Campbell Street is 4464.21m² and Lot 1 DP 774149, 18 George Street is 12,470m². The total site area is therefore 18,602.21m². If the proposed development is approved, a condition should be imposed to require the consolidation of the three lots as the entire site is owned and operated by Warrigal Care as a retirement village/aged care complex.

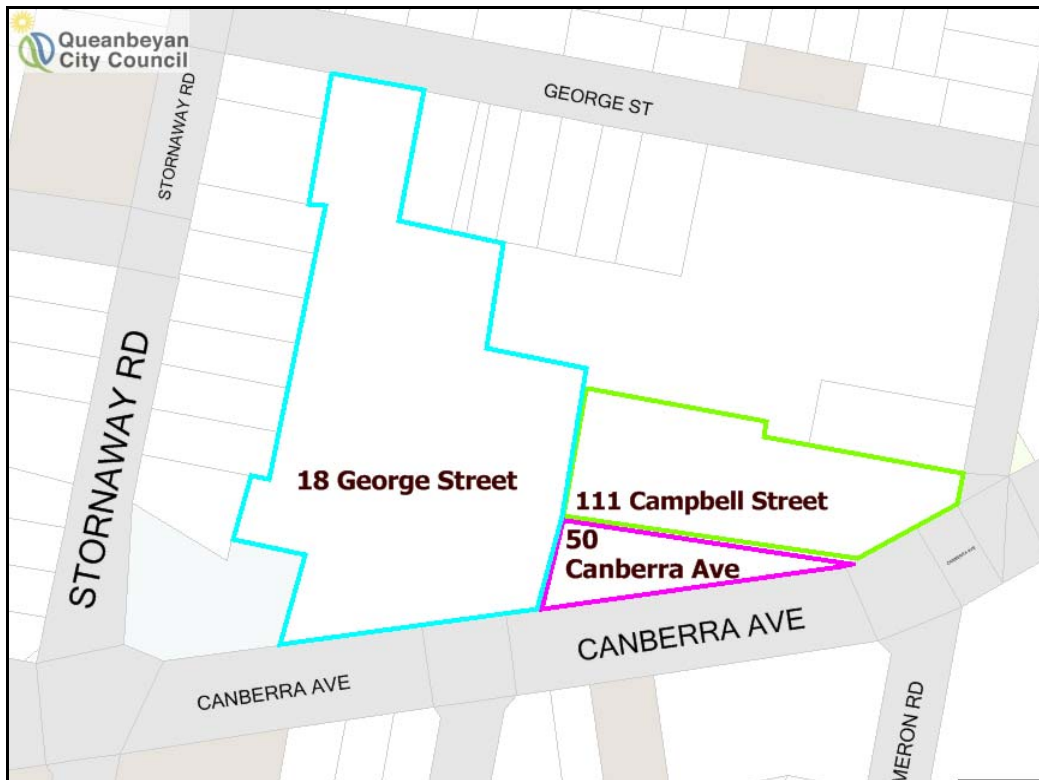


Figure 1 – Three allotments comprising the subject site



Figure 2 – Subject site outlined in red

Vehicle access to the site is obtained via two driveways off Canberra Avenue and one driveway off George Street (see figures 3, 4 and 5 below).



Figure 3 – Existing western Canberra Avenue entry



Figure 4 – Existing eastern Canberra Avenue entry



Figure 5 – Existing George Street entry

Pedestrian access is obtained via the three vehicle entries and through a gated pathway link to the bowling club car park directly adjoining the site to the north.

Currently on the site are numerous buildings connected by an internal driveway and pathways which form a part of an aged care complex, including:

1. 40 independent living units (some two storey) and garages;
2. a single level low care aged home known as Kawaree Lodge that accommodates 45 people;
3. a late Victorian era dwelling-house known as 'Kawaree' which is a state listed heritage item and is used for communal activities by residents; and
4. associated mature landscaped gardens, internal driveways and paths.

The site is situated on the edge of an established residential area within walking distance of the Queanbeyan central business district (CBD) and open space recreation areas. It is directly bounded to the south by Canberra Avenue, a four-lane state classified road, a bowling club and low density residential development to the north, and more low density residential development to the east and west. The site is also located within a Heritage Conservation Area (see figure 6 below) and the Queanbeyan Showground, a heritage listed item of local significance, is located diagonally opposite the site to the south-east.

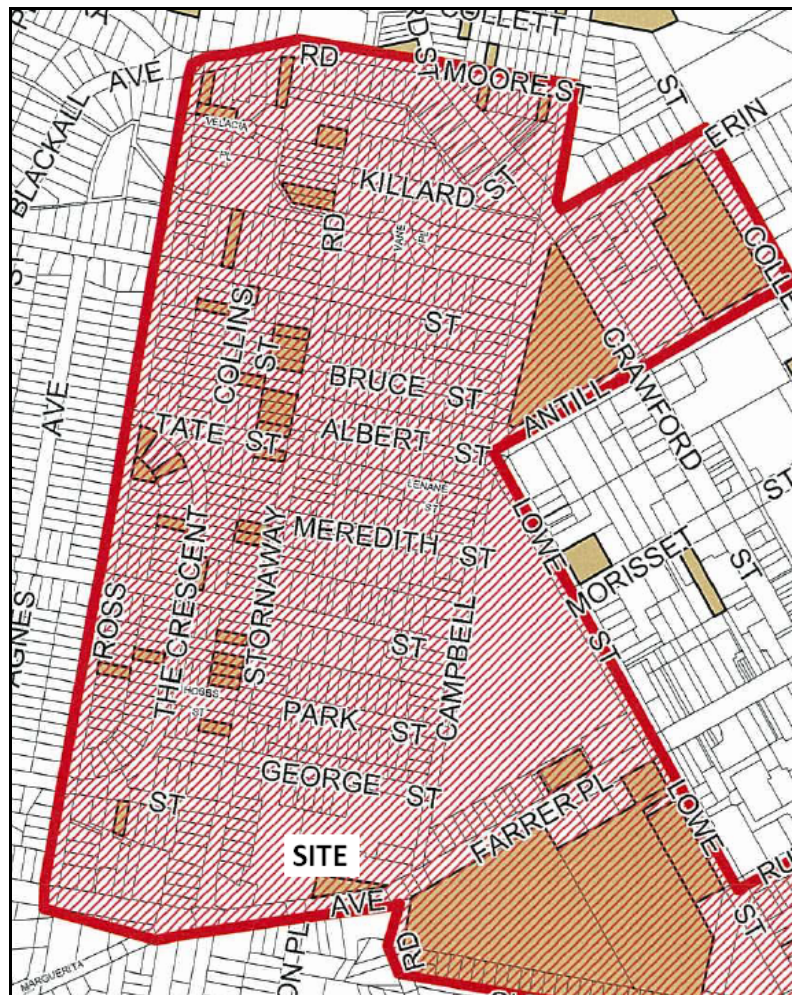


Figure 6 – Heritage Conservation Area

Canberra Avenue is a major entrance point to Queanbeyan and the subject site is situated prominently where the transition between the established residential area and the city's commercial centre begins.

Locality

The locality is mixed in character. While single storey dwelling-houses predominate to the north and west of the site (within the heritage conservation area), within the site itself are several two storey independent living units and to the south and east there is medium density two-storey residential development, a motel and several recreational facilities – including a bowling club, tennis courts, the Queanbeyan Showground and other park lands (see figure 7 below). Also within 200m to the east of the site is a recently constructed four storey state government office building and the western boundary of the Queanbeyan CBD.



Figure 7 – Locality

Proposed Development

The proposed development is almost entirely confined to within the two eastern lots (Lot 2 DP 739287, 50 Canberra Avenue and Lot A DP 33538, 111 Campbell Street), where the Kawaree Lodge is currently located. Works proposed on Lot 1 DP 774149, 18 George Street, which is also where the heritage item is located, are the demolition of two garages and some paving and landscaping work. Vehicle and pedestrian access to the site is proposed to remain largely unchanged with the exception of the eastern Canberra Avenue driveway where pedestrian access will be removed and vehicle access will be restricted to garbage collection vehicles only.

The proposal specifically involves the following development:

- (i) Demolition of existing aged care facility (Kawaree Lodge) buildings, five detached independent living units and three detached garage buildings;
- (ii) Construction of a new residential care facility on three levels that contains 125 beds, communal facilities, staff facilities, basement car park and associated landscaping; and
- (iii) Partial removal of an internal driveway to the Kawaree dwelling-house and replacement with a new paved pedestrian path.

The following reports have accompanied the development application and were used throughout the planning assessment:

- Statement of Environmental Effects and Addendum No. 1 prepared by CYRE Projects;
- Plans for approval prepared by Hodges Shorten Architects, Jones Nicholson Pty Ltd and HLS Pty Limited;
- Applicant's written response to issues raised by the Assessing Officer;
- Heritage Impact Statement prepared by NBRS + Partners and Addenda;
- Traffic Report prepared by Cardno.
- Waste Management Plan and Addenda prepared by the applicant.
- Acoustic Review prepared by Renzo Tonin & Associates;
- Tree Report prepared by Tree Works;
- Phase 1 Environmental Site Assessment prepared by Robson Environmental Pty Ltd;
- Building Code of Australia Compliance Report prepared by Blackett, Maguire + Goldsmith;
- Written responses to matters raised by the Roads and Maritime Services prepared by Cardno and the applicant;
- Vehicle Swept Paths prepared by Cardno; and
- Applicant's written response to matters raised by the Office of Environment and Heritage.

Planning Assessment

The following planning instruments have been considered in the planning assessment of the subject Development Application:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy No 55 – Remediation of Land.
- State Environmental Planning Policy (Infrastructure) 2007.
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- Queanbeyan Local Environmental Plan 1998.
- Draft Queanbeyan Local Environmental Plan 2012.
- Queanbeyan Development Control Plans Nos 1, 28, 41, 42, 50 and 52.

The development has been assessed in accordance with the matters for consideration under Sections 79C and 90 of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* as follows:

1. Section 79C(1)(a)(i) – Any Environmental Planning Instrument

(a) State Environmental Planning Policy (State and Regional Development) 2011

This Policy identifies development for which Joint Regional Planning Panels are to exercise specified consent authority functions.

The capital investment value (CIV) of the proposed development is \$27.5m, therefore, it is to be determined by the Joint Regional Planning Panel – Southern Region pursuant to Part 4 – Regional Development of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the *Environmental Planning and Assessment Act 1979*.

(b) State Environmental Planning Policy No 55 – Remediation of Land

The objectives of the Policy are:

- To provide for a state wide planning approach to the remediation of contaminated land; and
- To promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Pursuant to clause 7 a consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The applicant was requested to address the relevant provisions of the Policy, paying particular regard to clause 7. In response a Phase 1 Environmental Site Assessment (ESA) prepared by Robson Environmental Pty Ltd July 2012 was submitted. It was prepared to assess whether past and/or present activities undertaken on the site may pose a risk to the suitability of the site for the proposed land use. It concluded that no potential off-site sources of contamination were identified. On site, four areas of environmental concern (AEC) were identified, being:

1. Fill material used for levelling on the site during previous building developments;
2. The storage of drums of cooking grease/oil and a grease arrestor associated with a kitchen;
3. A septic tank associated with the existing dwelling-house ('Kawaree'); and
4. Demolition of previous buildings on the site which may have contained hazardous materials such as asbestos.

The ESA recommends:

1. That a limited scope Phase 2 soil and groundwater assessment be undertaken on the site to confirm the absence of on-site environmental impacts derived from the grease arrestor;
2. If re-development works are undertaken in the proximity of 'Kawaree' and odorous or visually impacted soils (possibly associated with a former septic system) are observed, then further assessment should be undertaken; and
3. A precautionary approach should be taken in relation to the possibility that hazardous materials were present in previously demolished buildings on the site. Therefore, an unexpected finds management plan should be put in place.

Council's Environmental Health Officers have reviewed the proposed development and the ESA recommendations and advise as follows:

Recommendation 1 – While the ESA is a very thorough report, the recommendation for a limited Phase 2 soil and ground water assessment is not considered to be necessary. There is no evidence to indicate the presence of hazardous material and only low risk of potential land contamination from the grease arrestor. Also see discussion of Recommendation 3 in regards to an unexpected finds management plan.

Recommendation 2 – Limited re-development works in proximity to the 'Kawaree' dwelling-house are proposed (some paving and landscaping). An advisory note regarding this recommendation should be attached to the development consent, if granted. Also see discussion of Recommendation 3 in regards to an unexpected finds management plan.

Recommendation 3 - There is no evidence to indicate the presence of hazardous material, however excavation required for the basement level could uncover unexpected materials. The recommendation of an "Unexpected Finds Management Plan" is supported. It is recommended that a condition be added requiring this be incorporated into the Construction Management Plan for the development covering the following possibilities:

- a. presence of historic aboriginal artefacts;
- b. presence of former storage and septic tanks;
- c. observations of soil impacted from land contamination; and
- d. presence of hazardous materials such as bonded asbestos;

Summary Comments – It is considered that the relevant provisions of SEPP 55 have been satisfied. From the available evidence and submitted Phase 1 ESA the possibility that the subject land is contaminated is considered to be very low. Potential contamination that may be uncovered during excavation can be satisfactorily addressed by the implementation of an Unexpected Finds Management Plan. This Plan will be required to be submitted to Council for review prior to the commencement of any excavation works. Should any indications of possible contamination be discovered, further testing and site remediation may need to be carried out.

(c) *State Environmental Planning Policy (Infrastructure) 2007*

The Policy provides for consultation with relevant public authorities about certain development during the assessment process.

Clause 104 of the SEPP provides for traffic generating development and provides in part:

"104 – Traffic-generating development

(1) This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves:

- (a) New premises of the relevant size or capacity, or*
- (b) An enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*

Hospitals, or similar development such as a residential care facility, with 100 or more beds and with access to a classified road require referral to Roads and Maritime Services (RMS) (previously the RTA).

- (3) *Before determining a development application for development to which this clause applies, the consent authority must:*
- (a) *give written notice of the application to the RTA within 7 days after the application is made, and*
 - (b) *take into consideration:*
 - (i) *any submission that the RTA provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the RTA advises that it will not be making a submission), and*
 - (ii) *the accessibility of the site concerned, including:*
 - (A) *the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and*
 - (B) *the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and*
 - (iii) *any potential traffic safety, road congestion or parking implications of the development.*

Council received advice on the proposed development from the RMS. Please see the discussion in the external referrals section of this Report.

The application was also referred to the Regional Development Committee (RDC). The RDC considers the impacts of significant traffic generating developments. It is made up of representatives from the RMS, police and Council. The issues raised by the Regional Development Committee have been satisfied.

(d) *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

The Policy aims to encourage the provision of housing (including residential care facilities) that will:

- (a) *increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and*
- (b) *make efficient use of existing infrastructure and services, and*
- (c) *be of good design.*

These aims will be achieved by:

- (a) *setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and*
- (b) *setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and*
- (c) *ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.*

Chapter 1 - Preliminary

Clause 4 - Land to which Policy applies

This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

- (a) development for the purpose of any of the following is permitted on the land:*
 - (i) dwelling-houses;*
 - (ii) residential flat buildings;*
 - (iii) hospitals;*
 - (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries; or*
- (b) the land is being used for the purposes of an existing registered club.*

The subject site is zoned 2(a) – Residential A and 2(c) Residential C under Queanbeyan Local Environmental Plan 1998 and R2 – Low Density Residential under the Draft Queanbeyan Local Environmental Plan 2012. All of these zones allow for dwelling-houses, therefore, the Policy applies to the site.

Clause 5 – Relationship to other environmental planning instruments

It should be noted that if the Policy is inconsistent with any other environmental planning instrument, made before or after the Policy, then the Policy prevails.

Chapter 2 – Key concepts

Clause 8 - Seniors

In this Policy, "seniors" are people to which any of the following applies:

- Aged 55 years or more;
- Are resident at a facility at which residential care (within the meaning of the *Aged Care Act 1997* of the Commonwealth) is provided;
- Have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

Clause 10 - Seniors housing

Seniors Housing is defined in the Policy as residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:

- (a) a residential care facility;*
 - (b) a hostel;*
 - (c) a group of self-contained dwellings; or*
 - (d) a combination of these;*
- but does not include a hospital.*

Clause 11 – Residential care facilities

A residential care facility is defined in the Policy as residential accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services;*
 - (b) personal care or nursing care, or both; and*
 - (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care;*
- not being a dwelling, hostel, hospital or psychiatric facility.*

The development's definition is important with regard to standards in the Policy that must be complied with. The proposed new building will contain 125 separate furnished rooms for the accommodation of residents that each include sanitary facilities. Meals, cleaning services and personal/nursing care are provided to residents. Other services on the site for residents include communal spaces for dining and recreation.

Given the above, it is considered that the proposal fits the criteria of seniors housing, being a residential care facility and not a dwelling, hospital, hostel or psychiatric facility.

Chapter 3 – Development for seniors housing

The objective of this Chapter is to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frail, and other people with a disability regardless of their age.

Clause 18 - Restrictions on occupation of seniors housing allowed under this Chapter

Under subclause 18(2) a consent authority must not consent to a development application for seniors housing unless a condition is imposed to the effect that only the kinds of people referred to in subclause (1), which includes seniors or people who have a disability and the people who live within the same household and staff, may occupy any accommodation to which the application relates.

Compliance with this clause can be achieved by imposing a condition requiring the applicant and Council to enter into a positive covenant restricting “as to user” the tenancy of the building under Section 88E of the Conveyancing Act 1919.

Clause 24 - Site compatibility certificates required for certain development applications

Pursuant to subclause 24(1) a site compatibility certificate is not required for the subject development application.

Clause 26 - Location and access to facilities

The consent authority must not consent to the development application unless the residents of the proposed development will have access to:

- (a) Shops, bank service providers and other retail and commercial services that residents may reasonably require;*
- (b) Community services and recreation facilities; and*
- (c) The practice of a general medical practitioner.*

The above facilities and services must be located no more than 400m from the site of the proposed development and be accessible by means of a suitable access pathway with an overall average gradient no more than 1:14.

If the above access cannot be provided then a transport service is required to be available to the residents that is located not more than 400m from the site and the distance is accessible by means of a suitable access pathway.

The subject site is located approximately 200m south-west of the Queanbeyan Central Business District, where all retail and commercial services that residents may reasonably require are situated. Access is obtained via a flat sealed footway on both sides of Canberra Avenue. As such, the transport service requirements do not need to be satisfied in this instance.

Clause 28 - Water and sewer

Council's Development Engineer advises that the proposed development can be connected to a reticulated water system and has adequate facilities for the disposal of sewage. More detailed comments regarding servicing are to be found later in this Report.

Clause 30 - Site analysis

A site analysis was carried out as part of the DA submission. The applicant has submitted a compliant site analysis which identifies the relevant requirements as outlined below.

The site itself:

- (a) Site dimensions - have been supplied;
- (b) Topography – the proposed development is considered to be designed to make use of existing sloping topography to cut a basement level into the site, thus reducing the visual bulk of the building;
- (c) Services - the services to the site are adequate for the development as proposed (Please see further discussion in the internal referrals section of this Report);
- (d) Existing vegetation – numerous exotic mature trees and several garden areas exist on the site, including gardens within the curtilage of the heritage listed item 'Kawaree'. A total of five trees are proposed to be removed, mainly to allow for the new construction. One immature tree is proposed to be removed from within the curtilage of the heritage item to allow for a new pedestrian entry path;
- (e) Micro climates – the prevailing winds and solar orientation of the site have been considered in the design of the proposed development;
- (f) Location of structures, access, heritage features et cetera have been supplied.

- (g) Views to and from the site – details have been supplied. There are some views from the site to the distant hills to the north-east and south-east.
- (h) Overshadowing by neighbouring structures - no neighbouring structures on adjoining sites currently overshadow the site in a detrimental way. The area immediately adjoining development generally consists of single storey dwelling-houses, a car park, bowling club and roads.

The surrounds of the site:

- (a) Neighbouring buildings – buildings identified as largely consisting of single storey dwelling-houses but also includes a bowling club and motel;
- (b) Privacy – There is no overlooking of the site from adjoining living room windows. Adjoining private open spaces can be identified on site analysis plans;
- (c) Walls built to the site's boundary – There is only one wall on an adjoining property that is built to the site's boundary from an outbuilding located on 102 Stornaway Road. This wall is not located near to any of the proposed works.
- (d) Difference in levels between the site and adjacent properties at their boundaries – there are no major differences between the existing levels of the site and adjoining properties;
- (e) Views and solar access enjoyed by neighbouring properties – Neighbouring properties views are to distant hills. Adjoining properties generally have good levels of solar access that will not be impeded by the proposed development;
- (f) Major trees on adjacent properties – Major trees within the development site are shown. No major trees are indicated on adjoining sites;
- (g) Street frontage features – Shown on plans and in written description. The frontage is characterised by an existing 2m high solid brick wall along the boundary and mature trees. There is also a bus stop located on Canberra Avenue to the west of the western driveway entry to the site;
- (h) The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted) - Shown on plans and in written description. Refer to description of adjacent development previously in this Report;
- (i) Heritage features of surrounding locality and landscape – Identified and discussed in Heritage Impact Statement. Refer to discussion of heritage later in this Report;
- (j) Direction and distance to local facilities – Shown on plan as being 200m to the Queanbeyan CBD.
- (k) Public open space – Large areas of public open space identified to the east of the site within walking distance;
- (l) Adjoining bushland or environmentally sensitive land – There is no adjoining bushland or environmentally sensitive land;
- (m) Sources of nuisance – Noise nuisances identified—main source is from vehicles on Canberra Avenue.

Clause - 32 Design of residential development

A consent authority must not consent to a development application made pursuant to this Chapter unless it is satisfied that the proposed development demonstrates that adequate regard has been given to the design principles set out in Division 2.

Design Principles

Clause 33 - Neighbourhood amenity and streetscape

The proposed development should:

- (a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and*

The locality is mixed in character. Canberra Avenue is a major entrance point to Queanbeyan and the subject site is situated prominently where the transition between the established residential area and the city's commercial centre begins.

Two obvious desirable elements of the locality's current character are the public open space areas (Queanbeyan Showground and Queanbeyan Park), and the heritage conservation area—which includes several listed heritage items.

While single storey dwelling-houses predominate to the north and west of the site (within the heritage conservation area), within the site itself are several two storey independent living units and to the south and east there is medium density two-storey residential development, a motel and several recreational facilities – including a bowling club, tennis courts, the Queanbeyan Showground and other park lands. Also within 200 metres to the south-east of the site is a recently constructed four storey state government office building. Approximately 400 metres east is the centre of the Queanbeyan CBD.

The desired future character of the locality can be ascertained from the relevant provisions of Draft Queanbeyan Local Environmental Plan 2012 outlined below:

1. Proposed zoning in the locality reflects current zoning pattern, except that the subject site is proposed to be a lower density residential zone;
2. Seniors housing is permissible in the proposed zoning;
3. Proposed height limits in the locality increased from 7.5 metres to 8.5 metres; and
4. Heritage conservation area in the locality is maintained (see figure 8 below).

It is considered that the proposed development recognises the desirable elements of the locality's current character by:

1. Adopting changes to the design as suggested by Council's Heritage Advisor to ensure that the proposed building is sympathetic to the existing characteristics of the Heritage Conservation Area; and
2. Retaining large amounts of mature landscaping on the site, while also introducing significant amounts of new soft landscaping, and removing the unbroken length of solid, high wall that currently runs along the Canberra Avenue frontage.

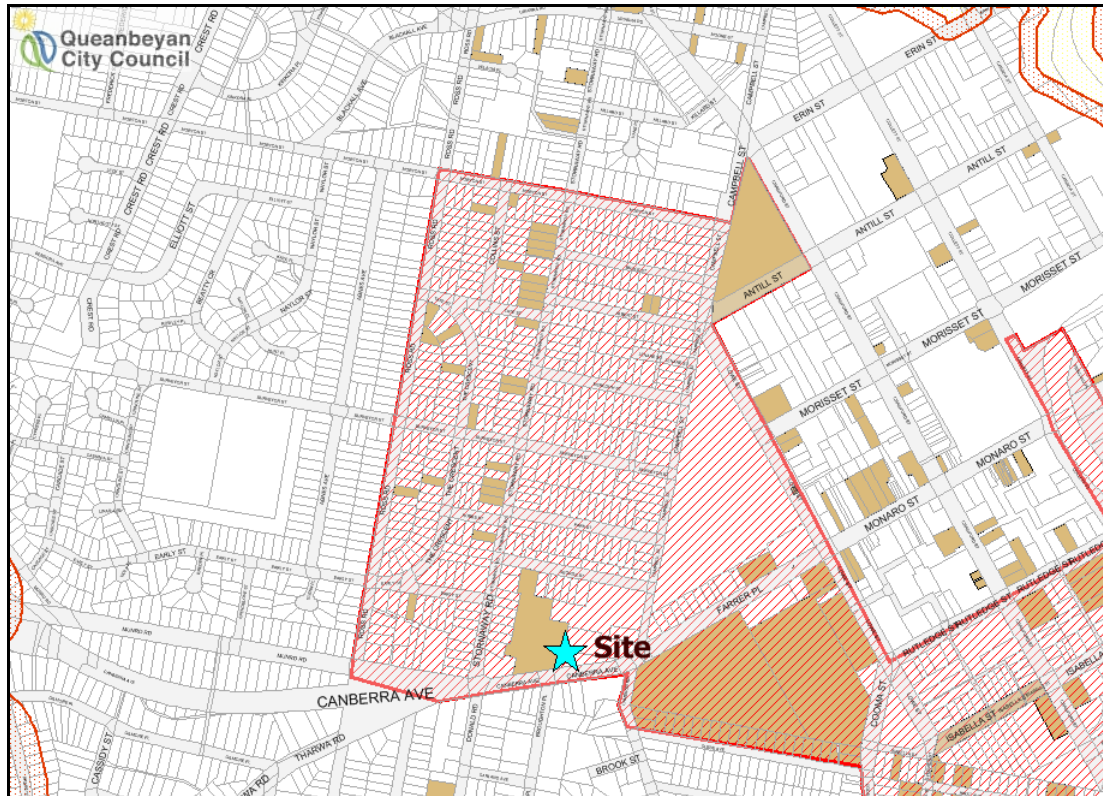


Figure 8 – Draft QLEP 2012 Heritage Conservation Area

- (b) *retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and*

As previously discussed the subject site is within a heritage conservation area; contains a listed heritage item of state significance ('Kawaree' dwelling-house); and is in the vicinity of a listed item of local significance (Queanbeyan Showground).

The proposed development includes the retention of the subject site's heritage item. It is considered that it also complements and harmonises with the heritage conservation area and the item in the vicinity. Please refer to comments in relation to heritage later in this Report under clause 56 of the Queanbeyan Local Environmental Plan 1998.

- (c) *maintain reasonable neighbourhood amenity and appropriate residential character by:*
 (i) *providing building setbacks to reduce bulk and overshadowing, and*

The proposed building setbacks are outlined in the table below. Note: the setbacks are calculated based on the site boundaries assuming the consolidation of the site's three allotments. As a result, a condition must be imposed that requires consolidation of the lots.

Site Boundary	Level	Building Setback (m)
Front (Canberra Avenue)	Basement	4.0 – 10.5
	Ground	5.5 – 19.0
	First	5.5 – 19.0
Rear (Bowling Club and Residences)	Basement	3.8 – 5.0
	Ground	3.8 – 5.0
	First	3.8 – 5.0
Western Side (Residences)	Basement	49.0 – 60.0
	Ground	49.0 - 55.0
	First	49.0 - 55.0
Eastern Side (Campbell Street)	Basement	6.0
	Ground	8.0
	First	8.0

The proposed setbacks reflect the large amounts of articulation to the front façade of the building, with the majority of the ground and first level setback greater than 6m from the front property boundary. Furthermore, it is proposed to replace the current solid brick 2m high wall that runs along the entire length of the Canberra Avenue frontage with a mixture of soft landscaping, stepped retaining walls and areas of open and solid fencing. This will contribute to reducing the visual bulk of the building when viewed from Canberra Avenue. Indeed, compared to the current site frontage, it can be argued that the proposed new building and associated landscaping will present an improved street frontage (see figures 9 and 10 below).

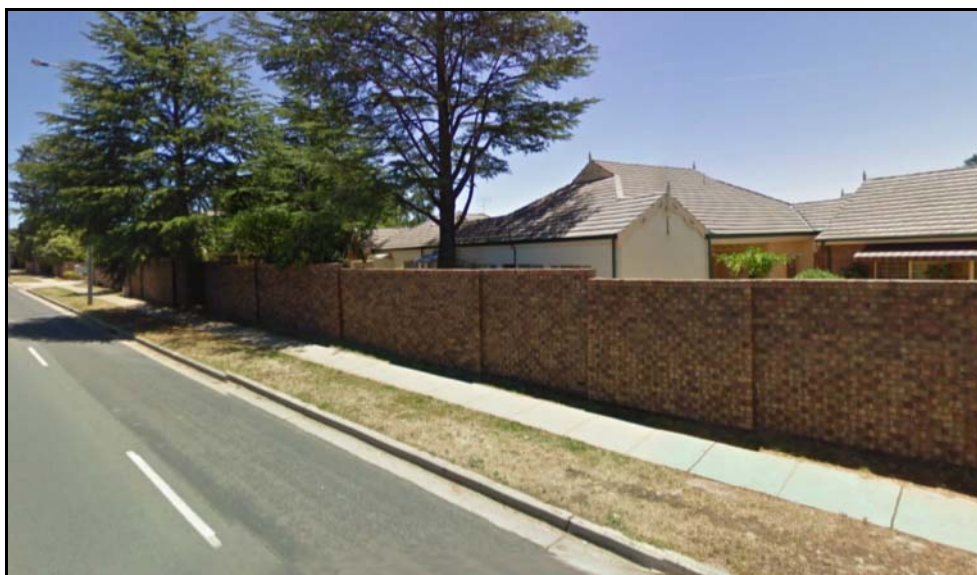


Figure 9 - Typical existing street frontage



Figure 10 - Portion of proposed street frontage

The rear of the building directly adjoins a car park and bowling green and a single storey dwelling house (107 Campbell Street). The portion of the building that adjoins the dwelling house is setback 4m. This is in keeping with setbacks applied by Council to similar sized residential flat building developments.

It is considered that reasonable neighbourhood amenity and appropriate residential character will be maintained. There will be no overshadowing of adjoining residential properties from the proposed development and varying roof pitches, façade treatments and landscaping alleviate the visual bulk of the building.

(ii) using building form and siting that relates to the site's land form, and

The proposed building has been cut into the site to reduce its bulk and in response to the slope of the land. This also allows for the bulk of the building to be no higher than 8.5 metres. The portion of the site where the building is proposed to be located is triangular in shape, narrowing considerably towards the eastern boundary. The design is considered to have responded well to this constraint by not only making functional use of the narrow eastern corner, but also visually softening this prominent corner by introducing large amounts of terraced landscaping.

(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and

Along the Canberra Avenue street frontage the height of the proposed building is 8.5 metres. The building will appear as being two storeys except for a portion near the eastern side where the basement level rises out of the ground to make the building appear as three storeys. This section's visual impact is softened by terraced landscaping.

Height of development immediately adjacent to the subject site is single storey, however, within the site there are several two storey independent living units and there are two storey commercial and residential buildings across the road from the site to the south and multi-storey government buildings less than 200m from the site to the east.

It is considered that reasonable neighbourhood amenity and appropriate residential character will be maintained by virtue of the majority of the building at street frontage appearing as a two storey structure, softened by a mixture of predominantly open style fencing and mixed landscaping. In this regard it should also be noted that the street frontage is not to a typical residential street but a four-lane state classified road which is a major entry point to Queanbeyan.

- (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and*

There will be no impacts from any boundary walls associated with the proposed development on adjoining neighbours. The replacement of the solid 2m high brick wall that currently runs along the entire length of the Canberra Avenue frontage with a mixture of soft landscaping, stepped retaining walls and areas of open and solid fencing will have the effect of visually ‘opening’ up the site.

- (d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and*

The buildings comprising the existing front building line setback are several attached independent living units, a detached garage and part of the Kawaree Lodge. These buildings are setback from the front property boundary by between 6m and 15m. A two metre high solid brick wall also runs along the front boundary. The proposed building will have a variable front setback of 5.5m to 19m. It is therefore considered to be in sympathy with the existing building line at the front of the site, albeit with a larger building in terms of bulk and scale.

- (e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and*

Extensive landscaping using an interesting mix of native and exotic shrubs and trees is proposed that is in keeping with the streetscape.

- (f) retain, wherever reasonable, major existing trees, and*

The vast majority of mature existing trees are being retained on the site. A total of four mature and one immature trees are proposed to be removed to allow for construction. The submitted landscape plan shows that numerous new trees are proposed to be planted throughout the site.

- (g) be designed so that no building is constructed in a riparian zone.*

The site is not within a riparian zone.

Clause 34 - Visual and acoustic privacy

The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:

- (a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and*

There is a residential property to the rear of the proposed building, and existing independent living units that form a part of the whole aged care complex facility to the west. The visual and acoustic privacy of these neighbours has been considered by locating the majority of communal activity areas within the proposed building towards the Canberra Avenue frontage. Windows that directly face the residential neighbours are from bedrooms and it is anticipated that most daily activities of the new residential care facility will occur in communal areas. However, some of these bedroom windows are large, floor to ceiling windows that will allow for uninterrupted views into the private open space of adjoining residential neighbours. Furthermore, it is not unlikely that some residents of the aged care complex will spend large amounts of time in their room, including receiving visitors. While such windows will provide good levels of amenity to the room occupants it is considered warranted to impose a condition, should development consent be granted, requiring that these windows have a privacy treatment, such as obscure glazing or fixed louvres. The units affected include units 47-53 on the ground floor and 53-60 on the upper level.

It is considered that the independent living units numbered 36 – 40 on the submitted Existing Site Plan (2431.DA02) Issue A will experience higher levels of vehicle noise as a result of the proposed location of the entry to the basement of the new building. However, it is anticipated that this impact can be satisfactorily ameliorated by the imposition of appropriate conditions, should development consent be granted (noise impacts and their mitigation are discussed in further detail later in this Report).

(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.

Most bedrooms in the proposed new building are located away from driveways, parking areas, paths and, importantly, Canberra Avenue. Only 24 of the units have direct frontage of a bedroom to Canberra Avenue. These same 24 units have direct frontage to the driveway entrance for servicing of the bin storage area. 14 units have direct frontage to the driveway and basement entrance. Note: noise impacts are discussed in further detail later in this Report.

Clause 35 - Solar access and design for climate

The proposed development should:

(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and

Given the orientation of the site the vast majority of shadow impacts from the proposed new buildings are onto Canberra Avenue to the south of the site (Canberra Avenue). Submitted shadow diagrams for 21 June show that some of the existing independent living units to the west will receive some overshadowing at 9am, but are well clear of shadow by 12 noon.

(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

The applicant advises that design of the proposed building incorporates several ecological sustainable development principles, including, but not limited to:

- thermal stacks to assist with ventilation and cooling;
- low water usage fixtures;
- solar panels for electricity generation and heating; and
- rainwater capture for non-potable reuse.

The use of internal courtyards and atriums will ensure that residents of the proposed building will receive good levels of natural light to private and communal areas.

Clause 36 – Stormwater

The proposed development should:

(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and

Please see comments in the internal referrals section of this Report.

(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.

Please see comments in the internal referrals section of this Report.

Clause 37 - Crime prevention

The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:

(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and

The proposed residential care facility building is designed to allow for good levels of observation of internal communal and public areas. The main entry is clearly identified, although signage will be required within the site to direct visitors as the main entry is not visible from the road. The proposed development is considered to have responded reasonably well to the existing layout of the existing aged care complex's buildings. Outdoor terraces and windows to communal facilities provide good levels of surveillance to the street frontage, while the main entry driveway will also be able to be viewed from communal areas.

(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and

Shared entries are not required for the residential care facility. Only two entries to the proposed building are proposed—from within the basement level car parking area and at the ground level main entry and drop-off point. Entry to the existing independent living units will be unchanged—an access point off George Street and Canberra Avenue to internal driveway areas.

(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.

This sub-clause is not considered to be relevant as there is only one new building being proposed, a residential care facility, and no new dwellings.

Clause 38 – Accessibility

The proposed development should:

(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and

There are obvious and safe pedestrian links from the site to numerous local facilities, including the Queanbeyan CBD and several recreation facilities.

(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.

The site environment is considered to be attractive and safe, with large amounts of soft landscaping and convenient ground level and basement parking for residents and visitors.

Clause 39 - Waste Management

The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.

The proposed development is provided with two large storage areas within the basement for general and medical waste. Each floor also has provision for garbage storage. A submitted Waste Management Plan (WMP) advises that garbage will be separated in the small garbage storage rooms on each floor into recyclables, general waste, food and organics, and clinical/medical waste before being disposed of into a garbage chute to separate larger bins in the basement level. A recycling target of 40% is proposed.

Clause 40 - Development standards - minimum sizes and building height

A consent authority must not consent to a development application made pursuant to this Chapter unless the proposed development complies with the standards specified in this clause.

Site size - The size of the site must be at least 1,000 square metres.

The total size of the site is 18,602.21m² and each of the three allotments that make up the site are greater than 1000m².

Site frontage - The site frontage must be at least 20 metres wide measured at the building line.

The site frontage measured at the proposed building line is approximately 140 metres.

Height - in zones where residential flat buildings are not permitted.

The proposed development is located entirely within the portion of the site zoned 2(c) Residential C. Residential flat buildings are permitted in the 2(c) Residential C zone.

Division 2 – Residential care facilities - standards concerning accessibility and useability

This clause reads as follows:

Development standards concerning accessibility and useability for residential care facilities are not specified in this Policy. For relevant standards, see the Commonwealth aged care accreditation standards and the Building Code of Australia.

The applicant is required to ensure that the development complies with these development standards and would be unlikely to achieve accreditation if these standards are not met. The applicant needs to seek accreditation through the relevant Commonwealth body. A condition is recommended to be imposed, should consent be granted, to this effect.

Clause 48 - Standards that cannot be used to refuse development consent for residential care facilities

A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a residential care facility on any of the following grounds:

(a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys)

Under the Policy the following definitions are applicable:

ground level means the level of the site before development is carried out pursuant to this Policy.

height in relation to a building, means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.

Using the above definitions the height of the proposed building varies from 7.4m up to 10.6m. However, the majority of the building is 8.5m high. The portions of the building above 8.5m relate entirely to areas that have been raised to provide vertical air flow and for the storage of plant. These areas are well setback from the external walls of the building.

(b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,

Under the Policy the following definitions are applicable:

floor space ratio in relation to a building, means the ratio of the gross floor area of the building (exclusive of the area of any car port or garage) to the area of the allotment on which the building is or is proposed to be erected.

gross floor area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls (as measured at a height of 1,400 millimetres above each floor level):

- (a) excluding columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall, and*
- (b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and*
- (c) excluding car parking needed to meet any requirements of this Policy or the council of the local government area concerned and any internal access to such parking, and*
- (d) including in the case of in-fill self-care housing any car parking (other than for visitors) in excess of 1 per dwelling that is provided at ground level, and*
- (e) excluding space for the loading and unloading of goods, and*
- (f) in the case of a residential care facility—excluding any floor space below ground level that is used for service activities provided by the facility.*

Using the above definition the gross floor area of the proposed building is 7047m². The combined area of the two allotments on which the new building is proposed to be erected is 6132.21m² and the total development site area is 18,602.21m². Note: should development consent be granted, a condition will be imposed to require the three lots to be consolidated.

The floor space ratio (FSR) of the proposed building in relation to the two currently registered lots within which it is sited is 1.15:1. However, when the area of entire development site's three lots and the floor area of the existing independent living units are included the floor space ratio equates to 0.62:1.

(c) landscaped area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided,

There are 125 beds proposed, which equates to 3,125m² of landscaped area as per the sub-clause. The applicant advises that 8,096m² of landscaped area is provided to the development site.

(d) parking for residents and visitors: if at least the following is provided:

(i) 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and

A total of 95 car parks are provided for the entire site. 55 parks are proposed within the basement of the new building, a further 18 parks are at ground level and designated for visitors, and 22 parks are associated with the existing independent living units.

(ii) 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and

A total of 60 staff and 6 visiting medical professionals are planned to be employed at the site, but not all of these will be on duty at any one time, e.g., 34 staff are planned to be on duty during the day. There are 31 car parks in the basement proposed to be allocated for staff, meaning that there will be at least 1 parking space for each 2 staff that are on duty at any one time.

(iii) 1 parking space suitable for an ambulance.

A designated parking space for an ambulance has not been shown on the plans. However, there is room for an ambulance to park in the covered drop-off area adjacent to the entry foyer.

Summary Comment – The proposed development is inconsistent with sub-clause 48(a) in that the building height is over 8 metres. This means that the consent authority could use the height of the building as a reason for refusing the development application. However, it is considered that the height of the building will not pose a detrimental impact on any adjoining or surrounding development. The proposed development is generally consistent with all other provisions of the SEPP.

(e) *Queanbeyan Local Environmental Plan 1998*

The proposed development has been assessed in accordance with the requirements of the Queanbeyan Local Environmental Plan 1998 and a summary is provided in the table below:

COMMENT	COMPLIES? CONDITION? VARIATION?
Clause 2 – Aims and General Objectives of the Plan	
<p>The proposed development is consistent with the aims and general objectives of the Plan. Relevant specific clauses are listed below:</p> <p><i>(c) to ensure that development occurs in locations and at scales that are sensitive to heritage, and to other environmental and planning constraints, and</i></p> <p><i>(d) to ensure that development is well designed and has minimal adverse impact on adjoining development and natural areas, and</i></p> <p><i>(e) to provide for a diversity of housing throughout the City.</i></p> <p>The proposed development is considered to be well designed and of a scale and in a location which is sensitive to heritage, environmental and planning constraints. The provision of additional aged care accommodation is also consistent with the objective of providing a diversity of housing throughout the City.</p>	Yes
Clause 5 – Dictionary	
<p>The proposal is described as the following as defined in Schedule 1 of the Plan:</p> <ul style="list-style-type: none"> • <i>Housing for aged or disabled persons</i> means residential accommodation which may take any building form, which is or is intended to be used permanently as housing for the accommodation of aged persons or disabled persons and which may consist of hostels or a grouping of 2 or more self-contained dwellings, or a combination of both, and which includes 1 or more of the following facilities provided for use in connection with that accommodation: <ul style="list-style-type: none"> <i>(a) accommodation for staff employed in connection with that accommodation,</i> <i>(b) chapels,</i> <i>(c) medical consulting rooms,</i> <i>(d) meeting rooms,</i> <i>(e) recreational facilities,</i> <i>(f) shops,</i> <i>(g) therapy rooms,</i> <i>(h) any other facilities for the use or benefit of aged</i> 	Yes

<p><i>persons or disabled persons.</i></p> <p>The proposed development includes the erection of a residential care facility for aged persons that is intended to be used permanently as housing and will provide recreational facilities, therapy rooms, a chapel and several other facilities for the use of residents.</p> <p>The proposed development also incorporates work defined in the LEP as follows</p> <ul style="list-style-type: none"> • <i>Excavation and filling;</i> and • <i>Demolition.</i> 	
Clause 6 – Model Provisions	
<p>This plan adopts clauses 5 (4), 7, 8, 10 (2), 11, 12, 13, 22, 23, 24, 29, 31 and 35 (paragraph (c) excepted) of, and Schedule 1 to, the Environmental Planning and Assessment Model Provisions 1980. <i>Clause 8 – Preservation of Trees</i> is the only clause applicable to the subject application and is considered under clause 8 of the QLEP 1998.</p>	Yes
Clause 8 – Preservation of Trees	
<p>Numerous exotic mature trees exist on the site. A total of five trees are proposed to be removed, mainly to allow for the new construction. The submitted landscape plan shows that numerous exotic trees are to be planted on the site. None of the trees proposed to be removed are on Council’s significant tree register.</p> <p>One immature tree is proposed to be removed from within the curtilage of the heritage item to allow for a new pedestrian entry path. As a part of their assessment the Office of Environment and Heritage do not raise any objections to the proposed landscape works in the vicinity of the listed item. However, they have included in the General Terms of Approval a requirement for a landscape conservation management plan to be prepared for the heritage item’s curtilage before landscape works are finalised.</p>	Yes
Clause 10 – Availability of Services	
<p>The site is capable of being serviced. Refer to the assessment by Council’s Development Engineer later in this Report.</p>	Yes

Clause 12 – Zones Indication on the Map	
<p>The area of the subject site where development is proposed is zoned 2(c) Residential C under QLEP 1998. A small section of the site currently retains a 2(a) Residential A zoning. This section is located in the far north-western corner of the site where several independent living units are currently located.</p> <p>Housing for aged or disabled persons is permissible with development consent in both the 2(a) and 2(c) zone.</p>	Yes
Clause 13 – Zone Objectives and General Development Controls	
<p>Under clause 13(3), Council must not consent to the proposed development unless of the opinion that it is consistent with the objectives of the applicable zone. These are addressed below with respect to QLEP clause 21.</p>	Yes
Clause 21 - General Development Controls – Zone 2 (c) Residential C	
<p>The relevant objectives of the zone are:</p> <p><i>(b) to encourage development or redevelopment which maintains or improves the amenity of existing residents and which provides good amenity for future residents, and</i></p> <p><i>(d) to provide opportunities for community and educational facilities.</i></p> <p>It is considered that the proposed development will provide good levels of amenity to future residents of the aged care facility and that the amenity of existing residents, both within and adjoining the site, will be maintained—providing that recommended conditions are imposed.</p> <p>The operator of the existing aged care facility on the site, Warrigal Care, is a not-for-profit organisation that provides various types of aged care facilities to the community. The proposed expansion of the facility will provide greater opportunities for aged care to the Queanbeyan community.</p>	Yes

Clause 56 – Heritage Conservation	
<p>The site contains a dwelling-house known as ‘Kawaree’ which is heritage listed item of state significance and it is also located within a Heritage Conservation Area. Furthermore, the site is in the vicinity of the Queanbeyan Showgrounds, which are a heritage listed item of local significance.</p> <p>Therefore, the relevant objectives of this clause are the following:</p> <ul style="list-style-type: none"> <i>(a) to conserve the environmental heritage of the City of Queanbeyan, and</i> <i>(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views.</i> <p>Pursuant to this clause a Heritage Impact Statement (HIS) was submitted which examines the impact of the proposed development on the state listed heritage item on the site, as well as any impacts on other heritage items in the vicinity and the heritage conservation area. The proposed development was also referred to Council’s Heritage Advisor and Heritage Advisory Committee.</p> <p>The submitted HIS recommends that the proposed development be supported for the following reasons:</p> <ul style="list-style-type: none"> <i>a) The works would not materially affect Kawaree or its heritage significance;</i> <i>b) The demolition of two garage buildings would improve views to Kawaree within the subject site;</i> <i>c) No significant heritage elements would be removed as a result of this application. The garage buildings to be demolished do not contribute to the heritage significance of Kawaree House or its setting, or views to or from the heritage-listed building;</i> <i>d) The proposed changes to the site would result in improvements to the pedestrian and vehicular circulation within the site;</i> <i>e) The works would make the entrance to 54 Canberra Avenue the main entrance to the site thereby ensuring the heritage-listed building is viewed by all visitors entering the Warrigal Care site;</i> <i>f) The views of the residents of Canberra Avenue and Campbell Street have been taken into consideration and the new building would be set back from the street boundaries to generally maintain the existing street alignment and garden frontages of the residential development within the conservation area;</i> <i>g) The new building would be limited to two storeys with a basement level to reduce its visual impact on medium- and long-distance views to the site;</i> 	Yes

- h) *The existing garden areas would be augmented with new trees and under-planting to minimise adverse impacts on street views within the area;*
- i) *The new building would meet the need for ‘aging in place’ facilities within the Queanbeyan region;*
- j) *No heritage fabric would be removed or altered as a result of this application. The buildings to be demolished do not contribute to the heritage significance of Kawaree or its setting, or views to or from the heritage-listed building; and*
- k) *The proposed building would have negligible adverse impact on the heritage significance of the Queanbeyan Showground.*

Heritage Advisor’s Comments – Council’s Heritage Advisor is satisfied that the proposed development will not have any adverse impacts on the state listed item (‘Kawaree’) or on other heritage items on the vicinity. However, concerns were raised about the overall appearance of the proposed new building and its impact on the Heritage Conservation Area. It was felt that more could be done to break up the scale of the building and provide a more domestic and less institutional appearance. The Heritage Advisor provided some specific design suggestions to the applicant and, as a consequence, several changes were made to the appearance of the building, including:

1. Removal of unvariegated brickwork and introduction of horizontal banding;
2. Use of a more neutral colour palette to be more sympathetic with traditional housing elements; and
3. Introduction of high contrast blade elements so as to alter the proportions of the façade.

The Heritage Advisor re-assessed the revised design and states that:

The revised plans satisfactorily address earlier heritage concerns, especially in regard to the institutional appearance of the previous design. The revised design of the exterior walling uses a warmer colour palette and a richer variety of materials and textures to enliven the façade and help break up its scale.

Heritage Advisory Committee – The Committee initially raised similar concerns to the Heritage Advisor. After considering the revised design the Committee resolved at its meeting held on 20 August 2012 as follows:

...the Heritage Advisory Committee supports the proposed development...subject to the support of the NSW Heritage Office, with advanced landscaping on the Canberra Avenue elevation to soften the strong architectural lines and adhereage to the colour palette provided particularly around the 2 storey vertical

<p><i>elements framing the windows.</i></p> <p>The submitted landscape plan shows numerous deciduous trees are to be planted along the Canberra Avenue frontage. However, Roads and Maritime Services have expressed concern about vegetation along this frontage reducing the safe site distance required for the eastern driveway access. Refer to a more detailed discussion regarding landscaping later in this Report under DCP 42.</p> <p><i>Office of Environment and Heritage - Pursuant to Section 91 of the Environmental Planning and Assessment Act 1979 the proposed development is also “Integrated Development” requiring the approval of the Office of Environment and Heritage (OEH) under Section 58 of the Heritage Act 1977.</i></p> <p>The OEH have raised no objections to the proposed development and issued their General Terms of Approval on 18 September 2012.</p>	
<p>Clause 66 – Development Along Arterial Roads</p>	
<p>The proposed development involves the use of two existing vehicular access points to Canberra Avenue, which is an arterial road. Under this subclause (1) the consent authority needs to be satisfied of the following matters:</p> <ul style="list-style-type: none"> <i>(a) vehicular access from a road other than an arterial road is not practicable, and</i> <i>(b) the nature of the development justifies a location on an arterial road or near one, and</i> <i>(c) vehicular access to the development and the road giving access to the site are designed to minimise conflict between vehicles and pedestrians, and</i> <i>(d) through traffic on the arterial road will not be impeded by the design of access points from the site of the proposed development or by the internal traffic arrangements for the proposed development, and</i> <i>(e) future through traffic on the arterial road following its realignment or widening will not be impeded by the design of those access points or by those internal traffic arrangements.</i> <p>The RMS have reviewed the proposed development and provided written comment. Please see the comments in the external referrals section of this Report.</p>	<p>Yes</p>

<p>(5) <i>The council may grant development consent for the subdivision of the following land, or the erection of a dwelling requiring development consent on that land, only if it is satisfied that the development incorporates noise mitigation measures that are in accordance with the Environment Protection Authority's Environmental Criteria for Road Traffic Noise (published in June 1999):</i></p> <p>a) <i>land adjoining Bungendore Road, Crawford Street, Edwin Land Parkway, Ellerton Drive, Lanyon Drive, Monaro Street, Southbar Road, Thompsitt Drive.</i></p> <p>Subclause (5) does not specifically apply to Canberra Avenue. However, the intent of the Clause is that developments along Queanbeyan's major road network are assessed against noise criteria. The applicant has supplied a noise report which identifies the noise generated from the road will have an impact on the aged care facility. To mitigate any significant impact, relevant conditions of consent have been included to minimise the intrusion of noise to within the rooms fronting Canberra Avenue and areas of the development that will be subject to increased traffic noise.</p>	
<p><i>Clause 77 – Land which may be Contaminated by Virtue of Previous Development</i></p>	
<p>The Council may grant consent for the development of land only if it is satisfied that clause 7 of <i>State Environmental Planning Policy No 55—Remediation of Land</i> has been complied with. Refer to previous comments under SEPP 55.</p>	<p>Yes</p>
<p><i>Clause 78 – Greenhouse Emissions</i></p>	
<p>This clause requires an assessment of possible measures to reduce consumption of energy and production of greenhouse gases. The applicant has generally designed the structures to be energy efficient through passive design, orientation and construction strategies, insulation and fit out standards. Included in the design are reasonable sun and daylight access and acceptable natural cross flow ventilation. The application will also need to satisfy Part J – Energy Efficiency of the Building Code of Australia (BCA).</p>	<p>Yes</p>

Clause 79 – Waste Minimisation and Disposal	
<p>A satisfactory Waste Management Plan (WMP) has been submitted in support of the proposed development. This details the types and quantities of waste anticipated to be produced during the construction phase and how it will be disposed of. It also details how waste will be managed during the on-going use of the aged care facility.</p> <p>Currently, Council's waste contractor services the entire site. For the proposed new building a private contractor will need to be employed to empty large hopper style bins from a dedicated loading area using the existing eastern driveway off Canberra Avenue. Council's Waste Minimisation Officer has assessed the proposed waste management arrangements and raises no objections subject to the imposition of several conditions, should development consent be granted, relating to the demolition and construction phase of the development, and the on-going management of the site.</p>	Yes—conditions
Clause 80 – Covenants and Agreements	
No covenants are applicable to the site.	Not Applicable
Clause 81 – Advertised Development	
<p>Development for the purposes of housing for aged or disabled persons (as defined in the QLEP 1998) is identified as advertised development. Both written and published notice of the subject development application was given in accordance with Division 7 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>The development was originally advertised and notified to adjoining and surrounding property owners as Integrated Development for 30 days from 4 May 2012 to 4 June 2012. During this period one submission was received. Following the submission of amended plans and documentation the development was re-advertised and notified to adjoining and surrounding property owners as Integrated Development for 30 days from 17 August 2012 to 17 September 2012. During this period an additional submission was received from the original submitter.</p>	Yes

2. Section 79C(1)(a)(ii) – Any Draft Environmental Planning Instruments

(a) *Draft Queanbeyan Local Environmental Plan 2012*

The Draft LEP has completed a period of public exhibition and is currently being reviewed by the Department of Planning and Infrastructure. The proposed development has been assessed in accordance with the requirements of the Draft Queanbeyan Local Environmental Plan 2012 and a summary is provided as follows:

COMMENT	COMPLIES? CONDITION? VARIATION?
Clause 1.2 – Aims of Plan	
The proposed development is consistent with the aims and general objectives of the Plan. Specifically, the proposal is considered to recognise and protect the City’s natural, cultural and built heritage.	Yes
Clause 1.4 – Definitions	
<p>The proposal is described as the following as defined in the Dictionary of the Plan:</p> <p>residential care facility means accommodation for seniors or people with a disability that includes:</p> <ul style="list-style-type: none"> (a) meals and cleaning services, and (b) personal care or nursing care, or both, and (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, but does not include a dwelling, hostel, hospital or psychiatric facility. <p>seniors housing means a building or place that is:</p> <ul style="list-style-type: none"> (a) a residential care facility, or (b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or (c) a group of self-contained dwellings, or (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for: (e) seniors or people who have a disability, or (f) people who live in the same household with seniors or people who have a disability, or (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital. <p>earthworks means excavation or filling.</p>	Yes

<i>Clause 1.8A – Savings provisions relating to development applications</i>	
It is understood that the gazettal of the Draft LEP is imminent and may in fact be gazetted prior to determination of this application. Clause 1.8A applies only if the Draft has been gazetted prior to determination. In the event of gazettal pre-determination, the clause enables the Joint Regional Planning Panel to determine the application as if the draft had only been exhibited and not commenced.	
<i>Clause 2.7 – Demolition requires development consent</i>	
<i>The demolition of a building or work may be carried out only with development consent.</i> The proposed development includes the demolition of the existing 45 bed aged care facility, 5 individual living units and three detached garages. The demolition works are not exempt development for the purposes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. As such they require the consent of Council.	Yes
<i>Land Use Table - R2 – Low Density Residential</i>	
<p>The entirety of the subject site is proposed to be zoned R2 – Low Density Residential. Seniors housing is permitted with consent in the zone. Relevant zone objectives are as follows:</p> <p><i>To provide for the housing needs of the community within a low density residential environment.</i></p> <p><i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i></p> <p><i>To encourage development which considers the low density amenity of existing and future residents.</i></p> <p>The proposed development is considered to be generally consistent with the above objectives. A total floor space ratio for the site, inclusive of the existing independent living units as well as the proposed new aged care facility, is 0.62:1. While the proposed new building is relatively large in scale compared to typical low density residential development, the site's position on a prominent corner location where the transition between the established residential area and the city's commercial centre begins, is considered to be conducive to a well designed seniors housing development. Moreover, the use of the site for aged care facilities is a longstanding one.</p>	Yes

Clause 4.3 – Height of buildings	
<p>The maximum height limit for the site is proposed to be 8.5m. While the majority of the proposed new building complies, some sections, namely areas that have been raised to provide vertical air flow and for the storage of plant, are up to 10.6m high. Nonetheless, the proposed development is considered to satisfy the relevant objectives of this clause as outlined below:</p> <p><i>(a) to ensure that the height of buildings complement the streetscape or the historic character of the area in which the buildings are located,</i></p> <p>Please refer to comments previously made in this Report under clause 33(c)(i) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.</p> <p><i>(b) to protect the heritage character of the Heritage Conservation Area and the significance of heritage buildings and heritage items,</i></p> <p>Please refer to comments previously made in this Report under clause 56 of the Queanbeyan Local Environmental Plan 1998.</p>	Variation
Clause 5.9 – Preservation of trees of 5.9AA	
<p>The proposed development satisfies this clause. Please refer to comments previously made in this Report under clause 8 of the Queanbeyan Local Environmental Plan 1998.</p>	Yes
Clause 5.10 – Heritage conservation	
<p>The proposed development satisfies this clause. Please refer to comments previously made in this Report under clause 56 of the Queanbeyan Local Environmental Plan 1998.</p>	Yes

Clause 7.4 - Earthworks	
<p>The proposed development involves excavation to allow for the construction of a basement level. The applicant advises that excavated material will be re-used on site where practicable. However, it is likely that some material will need to be disposed of off-site.</p> <p>Under this clause the consent authority must not consent to earthworks unless it has considered the following matters:</p> <ul style="list-style-type: none"> <i>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i> <i>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</i> <i>(c) the quality of the fill or the soil to be excavated, or both,</i> <i>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</i> <i>(e) the source of any fill material and the destination of any excavated material,</i> <i>(f) the likelihood of disturbing relics,</i> <i>(g) the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area,</i> <i>(h) any measures proposed to minimise or mitigate the impacts referred to in paragraph (g).</i> <i>(i) the proximity to and potential for adverse impacts on any heritage item, archaeological site, or heritage conservation area.</i> <p>Given that the area to be excavated has already been previously developed it is unlikely that drainage patterns will be disturbed. Submitted storm water drainage plans show that water can be satisfactorily drained. No adverse impacts from the excavation are anticipated, however, several conditions are recommended to be imposed, should development consent be granted, relating to any unexpected finds (including presence of historic aboriginal artefacts, former storage and septic tanks, hazardous materials such as bonded asbestos and soil impacted from land contamination). Furthermore, a condition relating to the disposal of any excess excavated material to a licensed facility is also recommended.</p>	Yes— conditions
Clause 7.8 – Essential services	
<p>The proposed development satisfies this clause. Please refer to comments from Council’s Development Engineer later in this Report.</p>	Yes

3. Section 79C(1)(a)(iii) – Any Development Control Plan

The proposed development has been assessed in accordance with the requirements of Queanbeyan Development Control Plans Nos 28, 41, 42, 52 and 55 and a summary is provided as follows:

<i>DCP No 1 – Car Parking</i>	
<p>This DCP aims to provide on-site car parking to cater for the increased demand brought about by the development of the site and the provision of car parking which is functional, safe and attractive.</p> <p>In addition the DCP contains provisions in relation to vehicle access, manoeuvring and ramps, derived from the Australian Standards, which the proposal satisfies as advised by Council's Development Engineer.</p>	<ul style="list-style-type: none">▪ The DCP does not prescribe how many car parks should be provided for the proposed development. Rather, for residential care facilities, it states that comparisons should be made with similar developments.▪ The proposal provides a total of 95 spaces, including 55 parks within the basement of the new building for staff and visitor. A further 18 spaces are provided at ground level (15 of which are existing) and designated for visitors. The final 22 spaces are associated with the existing independent living units. Within the basement there are two car parks designated for disabled persons.▪ The proposed car parking complies with the requirements.
<i>DCP No 28 – Heritage and Conservation</i>	
<p>Clause 3.2.2 – Guidelines for New In-fill Development on the Site of a Heritage Item or within a Heritage Conservation Area aims to retain the heritage characteristics of the heritage conservation area and heritage streetscapes.</p>	<ul style="list-style-type: none">▪ The proposed development is considered to satisfy the relevant clause of the DCP. As previously discussed in this Report, several changes to the initial design of the proposed new building are supported by Council's Heritage Advisor and Heritage Advisory Committee. The proposed development is considered to be satisfactory with regards to impacts on the existing heritage item of state significance on the site, heritage items in the vicinity and the heritage conservation area.

<i>DCP No 41 – Soil, Water and Vegetation Management Plan (SWVMP)</i>	
DCP 41 requires implementation of erosion and sediment control measures.	<ul style="list-style-type: none"> ▪ To be conditioned.
<i>DCP No 42 – Landscape Policy</i>	
DCP 42 requires the proposed development to be supported by a 'Category 2' landscape plans satisfy Council's DCP	<ul style="list-style-type: none"> ▪ The development is supported by a Category 2 Landscape Plan prepared by appropriately qualified consultants. ▪ The submitted landscape plan does not detail the exact location of the numerous ground covers, shrubs and trees that will be planted, rather, it broadly identifies areas of mass planting and individual trees. It is recommended that a more detailed landscape plan be submitted to Council for review prior to the issue of any Construction Certificate (Building). This plan will be required to take into account issues raised by the NSW Police, Roads and Maritime Services and the Office of Environment and Heritage (outlined elsewhere in this Report).
<i>DCP No 50 – Public Notification of Development Application</i>	
DCP 50 requires the proposed development to be notified and advertised.	<ul style="list-style-type: none"> ▪ The development was notified to adjoining land owners and occupiers and advertised in the Queanbeyan Age and the Chronicle on two occasions. The application was renotified as a result of submission of amended plans. ▪ The application complies with the provisions of DCP 50.

DCP No 52 – Safe Design Guidelines for the City of Queanbeyan

This DCP aims to enhance public safety through design and may require the referral of certain development to the NSW Police Service.

The size of the proposed development meant that it was referred to the NSW Police Service for comment. The Monaro Local Area Command conducted a Safer By Design Evaluation in June 2012.

- The proposed development is considered generally satisfactory with respect to the relevant provisions of DCP 52.
- The applicant has addressed compliance with DCP 52 in the submitted Statement of Environmental Effects (SEE).
- The development has been identified by the NSW Police as a moderate crime risk. A number of conditions and advisory notes have been recommended to minimise opportunities for crime within the development. These are summarised and commented on in the following table.

	Police Recommendation	Comment/Condition
1.	Surveillance	
	<p>a) The landscape plan indicates an area along the Canberra Avenue frontage, in front of an elevated terrace, that has a 1.7m high retaining wall. This height is easy to climb and creates access and concealment opportunities. It is recommended that this wall height be either increased or replaced by open metal fencing.</p> <p>b) Hedging and concealment opportunities should be reduced around the pedestrian accesses off George Street and Canberra Avenue. Lighting within this area at night time also needs to be adequate.</p>	<p>a) It is not considered necessary to require an amendment to this section of wall. The wall is required to allow for an elevated terrace coming off the ground level café. It is considered that no one will be able to use the retaining wall to conceal themselves as anyone in this area will be able to be viewed from Canberra Avenue. The raised terrace will also allow for surveillance over the top of the retaining wall down to the ground. Moreover, an open style fence will not retain soil.</p> <p>b) The submitted landscape plan does not detail the exact location of the numerous ground covers, shrubs and trees that will be planted, rather, it broadly identifies areas of mass planting and individual trees. It is recommended that a more</p>

	<p>c) The pedestrian access points should be subjected to restriction access gates and adequate signage to minimise illegal use and aid in reducing ‘excuse making’ opportunities to be in the area.</p>	<p>detailed landscape plan be submitted to Council for review prior to the issue of any Construction Certificate (Building). This plan will be required to take into account issues raised by the NSW Police, Roads and Maritime Services and the Office of Environment and Heritage.</p> <p>c) The applicant advises that signage similar to that now posted at the entries to the site will be erected. This will serve to identify the facility.</p> <p>Currently, the three main vehicle/pedestrian entry points to the site are not restricted by gates. There are no changes proposed to the George Street entry as a part of the proposed development. This entry is open and highly visible, is well lit and not obscured by landscaping. It is not considered warranted to require this entry to have restricted access.</p> <p>The eastern vehicle/pedestrian entry off Canberra Avenue will be reconfigured and its use restricted to garbage collection vehicles only. Hence, it is not considered warranted to require this entry to have restricted access.</p> <p>The eastern vehicle/pedestrian entry off Canberra Avenue is not proposed to be substantially altered. It will be widened and be clear of any major plantings. No gates are proposed to be installed at this point. Rather, the applicant advises that entry to the basement car parking area will be restricted by a security gate.</p> <p>While the installation of a restricted access gate across this entry may reduce unauthorised or undesirable entry of persons to the site generally, it is considered that with the provision of appropriate</p>
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		<p>landscaping and lighting the site, as a whole, will provide good levels of internal surveillance. If a gate were to be installed at this entry then they should also be installed at all other entry points. Such a high level of access restriction, which would have the effect of making the whole site appear institutional and is not considered warranted. However, should the Panel disagree with this assessment, then a condition could be imposed requiring the installation of security gates at the entry points to the development site.</p> <p><i>d)</i> Include as an advisory note on consent.</p>
	<p>d) It is recommended that Electronic surveillance equipment be installed. Cameras could cover car parks and main entry points.</p>	
2.	<p>Landscaping</p> <p>a) A landscaping maintenance policy should be established for the development.</p> <p>b) A number of proposed trees are close to courtyard areas and fence lines. These should be well maintained to ensure no concealment opportunities exist and that they do not provide a natural ladder for criminals to gain access to windows and roof lines.</p>	<p>a) Include as an advisory note on consent</p> <p>b) Include as an advisory note on consent.</p>
3.	<p>Lighting</p>	

	<p>a) A lighting maintenance policy should be established for the development.</p>	<p>a) Include as an advisory note on consent. It is also recommended that a detailed lighting plan for the site be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate (Building), should development consent be granted. The plan should identify existing external lighting to be retained on the site, new external lighting and how compliance with the relevant Australian Standards will be achieved.</p> <p>b) Include as an advisory note on consent</p>
	<p>b) Consider the use of sensor lighting along external wall lines and areas of lesser movement.</p>	
4.	<p>Territorial Re-enforcement</p> <p>a) Entries should be clearly signposted. Signs should also clearly indicate the use of the site both within the site and at entry points.</p> <p>b) Secure gates should be implemented to all pedestrian access points,</p>	<p>a) The applicant advises that signage similar to that now posted at the entries to the site will be erected. This will serve to identify the facility. An advisory note is recommended regarding the need for signage within the site.</p> <p>b) See previous comments. In regards to the pedestrian entry from the Bowling Club car park, site inspection has confirmed that this entry has a gate.</p>

	<p>especially those that are secluded paths from George Street and the Bowling Club car park.</p> <p>c) Secure access doors should be in place on all main external entry points, similar to those found in residential unit blocks.</p> <p>d) The underground car park entry should be secured with a security pass roller door.</p> <p>e) The car park entry should be flush with the outside of the building to ensure there are no concealment at the entry point and to maximise surveillance of the area.</p> <p>f) Ensure that security doors restrict access from the upper levels of the building to the basement and vice versa.</p>	<p>c) Advisory Note.</p> <p>d) The applicant advises that entry to the basement car parking area will be restricted by a security gate. This should be reinforced by a condition.</p> <p>e) The design is compliant with this recommendation.</p> <p>f) Advisory Note.</p>
5.	Environmental Maintenance <p>a) A graffiti management plan and maintenance policy should be established for the development.</p>	<p>a) Advisory Note.</p>
6.	Access Control <p>a) The main entry/exit points for the development should be fitted with single cylinder locksets which comply with the BCA.</p>	<p>a) Advisory Note.</p> <p>b) Advisory Note.</p>

<p>b) Windows should also be fitted with key operated locksets.</p>	
<p>c) Consideration should be taken to having some type of access control installed within the main entry/exit point to the building, so that staff can control visitor entry during hours of darkness.</p>	<p>c) Advisory Note.</p>

4. Section 79C(1)(a)(iv) – The Regulations

No matters prescribed in the Regulation are relevant in the consideration of this application.

5. Section 79C(1)(b) – The Likely Impacts of the Development

The issues identified in the assessment of the likely impacts of the development relate to the following matters:

Context and Setting

The proposed development is designed to complement the desirable aspects of the locality, including the large areas of public open space and the heritage conservation area, nearby heritage listed items and the existing heritage item on the site.

There will be minimal impacts on adjoining land use activities. The proposal is not considered to be out of context with surrounding residential, commercial and recreational land uses.

Access, Transport and Traffic

The proposed development's impact in relation to access, transport and traffic has been adequately addressed by the applicant. The Roads and Maritime Authority and Council's Senior Development Engineer are satisfied with access and traffic arrangements for the development. Appropriate conditions are recommended to ensure satisfactory provision is made for access, transport and traffic.

Noise

The proposed new residential care facility is potentially affected by road traffic noise from Canberra Avenue, which has peak hour traffic volumes of around 2000 vehicles per hour. The building will also require mechanical services equipment that may have noise impacts.

An Acoustic Review prepared by Renzo Tonin & Associates February 2012 and submitted for the proposed development identified the following potential acoustic issues:

- 1. Noise intrusion into residential apartments from road traffic;*
- 2. Noise generated from any mechanical services equipment; and*
- 3. Noise generated by additional traffic on the local road network.*

In terms of noise impacts from road traffic the Review concludes that any acoustic treatments are likely to relate to window and door specifications and are unlikely to affect the overall built form.

For the control/management of noise issues relating to mechanical plant detailed recommendations have been provided. These include the undertaking of noise monitoring prior to a detailed design being done for the provision of mechanical plant.

Based on the increase in trip generation outlined in the Traffic Report prepared for the proposed development the noise impacts are considered to be insignificant.

The Acoustic Review concludes as follows:

Overall the potential for acoustic impact onto or from the development was considered to be low, as noise impacts would generally be satisfied through appropriate design of the building envelopes and would not require reconfiguration of the overall concept design.

We confirm that a detailed acoustic assessment will be undertaken during the detailed design phase of the development in order to address all identified acoustic items and specifically address any Development Consent requirements.

The Acoustic Review did not specifically consider the noise impacts within the site from additional vehicles. The independent living units numbered 36 – 40 on the submitted Existing Site Plan (2431.DA02) Issue A will experience higher levels of vehicle noise as a result of the proposed location of the entry to the basement of the new building. However, it is anticipated that this impact can be satisfactorily ameliorated and should be addressed in a more detailed acoustic assessment.

It is considered that the submitted Acoustic Review adequately identifies the proposed development's potential acoustic issues and that a detailed acoustic assessment is not required to be done prior to the issue of a development consent. However, the detailed assessment should be required to be submitted to Council for review prior to the issue of any Construction Certificate (Building), should development consent be granted, in accordance with the recommendations in the Acoustic Review and with reference to impacts on independent living units that are adjacent to the proposed internal driveway leading to the basement car parking.

Public Domain

The proposed development's impact on the public domain is considered to be positive overall. Restricting access to the eastern Canberra Avenue driveway to just garbage collection vehicles and removing this as a pedestrian entry will improve the safety and operation of the nearby intersection.

Utilities

Council's Senior Engineer Development is satisfied with arrangements to service the land.

Heritage

Heritage impacts of the proposed development are satisfactory. Refer to previous comments in this Report.

Air and Microclimate

The construction stage of development will likely cause the emission of dust from earthworks. Management of this issue is to be addressed by the submission of a Construction Management Plan prior to the commencement of any works.

Waste

Adequate waste facilities will be provided for the development—refer to previous comments in this Report. Specifics of the management of waste during the demolition and construction phase of waste is to be addressed in the Construction Management Plan.

Hazards (Natural and Technological)

No natural hazards such as bushfire or flooding affect the site. Contamination issues have been satisfactorily addressed previously in this Report.

Social and Economic Impact in the Locality

The proposal is not expected to pose any negative social or economic impacts to the locality. There will be local economic benefits through employment opportunities during construction and on-going use and provision of additional aged care facilities for the City to meet local demands.

Site Design and Internal Design

The site design and internal design of the proposed development has been assessed under the relevant environmental planning instruments and development control plans. The proposed design is considered satisfactory with regards to site constraints, impacts on the amenity of the locality and the amenity of future residents of the proposed development—subject to the imposition of appropriate conditions.

Construction

The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and the environment by way of noise, erosion, dust and the like. These conditions are standard Council conditions of development consent. In addition it is recommended that a Construction Management Plan which specifically addresses the generation of dust and noise during demolition and construction phases of the development be required to be submitted to Council for review prior to the commencement of any works.

Cumulative Impacts

Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered that with adherence to recommended conditions of consent that the proposal will not give rise to any adverse cumulative impacts.

6. Section 79C(1)(c) – The Suitability of the Site for the Development

There are no physical constraints, heritage, threatened species, agricultural or mineral and extractive resource constraints impacting on the development.

The development will not give rise to unmanageable transport demands, adequate recreational opportunities will be provided, all services will be available and there will be acceptable impacts on adjoining land owners.

7. Section 79C(1)(d) – Any Submissions made in relation to the Development

(a) External Referrals

Written responses were received from:

- The Office of Environment and Heritage (OEH):
Comment: The OEH issued their General Terms of Approval for the proposed development on 18 September 2012. These include specific requirements relating to landscaping within the curtilage of the state heritage listed item and the management of any archaeological relics that may be uncovered during excavation works.
- NSW Roads and Maritime Services:
Comment: Roads and Maritime Services submitted the following comments for Council's consideration:

RMS has reviewed the additional information provided and notes that vehicle swept paths have been provided to demonstrate the delivery and waste collection vehicles manoeuvring on site and turning around to exit in a forward direction.

While it is noted that the applicant has provided swept paths for a 9.9m vehicles manoeuvring on site to turn around and exit in a forward direction (Cardno's Plan 01), it should be noted that swept path plans for a 12.5m design vehicle show that a vehicle of this size reverses/tracks onto the pedestrian path on the Canberra Avenue frontage in order to turn around. RMS considers that this arrangement is not ideal as it presents a safety hazard for pedestrians utilising the footpath on the Canberra Avenue frontage, and these movements should be undertaken wholly on site with no intrusion onto the pedestrian footpath in the road reserve. Therefore, RMS would not support any vehicle exceeding 9.9m in length utilising this eastern access.

Should Council deem that it is enforceable to restrict the eastern driveway access to use by waste collection vehicles with a maximum length of 9.9m, RMS would raise no objection to the development application subject to the following conditions being included in the development consent:

Prior to the issuing of an Occupation Certificate:

- *Only two accesses to Canberra Avenue shall be permitted (one combined ingress/egress for general use and one for waste collection only). The eastern driveway access shall be restricted to use by waste collection vehicles only, with a maximum length of 9.9m.*

- *The driveways shall be designed in accordance with Council standards.*

- *Landscaping and fencing at the property frontage shall not restrict sight lines to Canberra Avenue. In this regard, the proponent shall undertake necessary works to achieve Safe Intersection Sight Distance at the accesses (i.e. any required vegetation and removal of the existing fence), in accordance with Austroads standards (see Austroads Guide to Road Design – Part 4a: Unsignalised and Signalised Intersections Table 3.2) i.e. 114m to the west for a design speed of 60km/h.*

Photographs to demonstrate that these works have been completed shall be referred to RMS for acceptance prior to occupation certificate being issued.

- *The eastern access driveway shall be clearly marked with suitable ‘Left Turn Only’/‘No Right Turn’ signposting and pavement marking (arrow) on the driveway to indicate direction flow to waste collection vehicle drivers.*
- *Council should ensure that post development storm water discharge from the subject site into the RMS drainage system does not exceed pre-development application discharge.*
- *All roadworks will be at no cost to RMS. All works shall be completed prior to occupation.*
- *The development shall apply for, and obtain a Road Occupancy Licence (ROL) from the RMS Traffic Operations Unit (TOU) prior to commencing works that impact a travel lane of a State Road or impact the operation of traffic signals on any road. The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU. The developer shall submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependent upon RMS receiving an accurate and compliant TMP.*

Conditions of development consent relating to road work, traffic control facilities and other structures on the classified road network contrary to those outlined above are unlikely to receive RMS consent under the Roads Act 1993.

Provided the above works are completed RMS issues its concurrence under Section 138 of the Roads Act, 1993. In this regard, Council as the roads authority will be responsible for issuing Section 138 consent for the works within the classified road reserve and ensuring that the works are designed and constructed in accordance with relevant standards.

In accordance with Section 79C(1)(b) of the EP&A Act, Council as the Consent Authority, is responsible to consider any likely impacts on the natural or built environment in the road reserve fronting this proposed development. For instance there could be traffic noise impacts on adjacent residents, impacts on indigenous or non-indigenous heritage items or threatened species. RMS will not be making a separate Part 5 environmental assessment of the environmental impact in the road reserve for this proposal.

Upon Council’s determination of this matter, it would be appreciated if Council could forward a copy of the Notice of Determination to RMS within the appellant period for advice and consideration.

Council's Senior Engineer – Comment on RMS Requirements

The main access to the site is currently from a combined entry/exit driveway midway along its Canberra Avenue frontage. This will remain as the main entry to the redevelopment. A two way access road provides entry/exit to a basement carpark and to a circular drop off area at the entry foyer. The basement carpark will be utilised for visitor and staff parking and service deliveries.

Another entry/exit driveway off Canberra Avenue exists towards the eastern end of the site and serves as current access to a staff parking area for the site administration office and for delivery vehicles. This access point will be augmented in the redevelopment and will solely act as a delivery access.

Roads and Maritime Services has granted its concurrence to these access points for the redevelopment subject to the access only being utilised by waste collection vehicles with a maximum length of 9.9 metres, so as to avoid turning manoeuvres that encroach on the footpath outside the development. The applicant has provided details of delivery and garbage service vehicles that indicate that these vehicles comply with this requirement. A consent condition to this effect is recommended.

A third access from George Street will continue to be utilised as access to the independent living units that are not disturbed by the redevelopment.

- NSW Police:

Comment: The Monaro Local Area Command of the NSW police conducted a Safer By Design Evaluation of the proposed development and made several recommendations as listed previously in this Report.

(b) Internal Referrals

Building Surveyor

Council's Building Surveyor advises that the proposed development generally appears to comply with the BCA and raises no objections subject to the imposition of recommended conditions. A Construction Certificate (Building) has not been applied for with Council.

Senior Engineer Development

Council's Senior Development Engineer advises:

Water:

The existing facility is provided with a 50mm water meter and 65 mm water service. The developer will need to provide hydraulic details with the Construction Certificate – Building. In the event that a larger service and meter is required, this can be provided by, but at no cost to, Council.

Sewer:

Preliminary investigation indicates it is feasible to connect to the existing 375 mm Council sewer main adjacent the eastern end of the site. Detail of the internal sewer network and connection to the main will need to accompany the Construction Certificate – Building plans.

Stormwater:

The site is currently occupied by the existing aged care facility which occupies the entire site. Therefore, on-site detention is not required for this new facility. Nevertheless, it is noted that some stormwater reuse via rainwater tanks is proposed. Site runoff will be collected and discharged to an existing sump in Canberra Avenue toward the east end of the site. Overland surcharge will be directed to Canberra Avenue at this same location.

Traffic and Parking:

Minimum parking requirements for a residential care facility are stipulated in SEPP (Housing for Seniors or People with a Disability) 2004, being 1 car space for residents and visitors per 10 beds, plus 1 car space per 2 employees on duty, plus a designated ambulance parking bay.

The proposed redevelopment will need to provide parking for itself plus 6 additional spaces to replace parking within 2 garages that are proposed to be demolished.

An assessment of parking requirements is tabulated below

Item	Rate	No.	Spaces required
Beds	1 per 10 beds	125	12.5
Staff	1 per 2 staff	34	17
Ambulance bay	1	1	1
Garages to be demolished		6	6
TOTAL			37

The proposed basement carpark provides for 24 visitor carpark spaces (including 2 disabled persons carpark spaces) and 31 staff spaces. The visitor spaces have direct entry to a foyer and lift to allow access to the ground floor administration area. The proposal is compliant with required parking demand provided an ambulance bay is installed at a suitable location, either in the drop off area or basement.

Access:

The main access to the site is currently from a combined entry/exit driveway midway along its Canberra Avenue frontage. This will remain as the main entry to the redevelopment. A two way access road provides entry/exit to a basement carpark and to a circular drop off area at the entry foyer. The basement carpark will be utilised for visitor and staff parking and service deliveries.

Another entry/exit driveway off Canberra Avenue exists towards the eastern end of the site and serves as current access to a staff parking area for the site administration office and for delivery vehicles. This access point will be augmented in the redevelopment and will solely act as an access for waste vehicles.

Roads and Maritime Services has granted its concurrence to these access points for the redevelopment subject to the delivery access only being utilised by vehicles with a maximum length of 9.9 metres, so as to avoid turning manoeuvres that encroach on the footpath outside the development. The applicant has provided details of delivery and garbage service vehicles that indicate that these vehicles comply with this requirement. A consent condition to this effect is recommended.

A third access from George Street will continue to be utilised as access to the independent living units that are not disturbed by the redevelopment.

Flooding

The site lies within the Queanbeyan River floodplain. The site is outside of the area of inundation of the 1 in 100 year ARI flood event. The new building will be located just within the modelled area of inundation of the Probable Maximum Flood (PMF), with the existing self care units located outside the PMF, such that flood evacuation is achievable if a PMF event was to occur.

Section 64 Headworks Contributions

The existing Kawaree Lodge, which provides 45 beds, and 5 independent living units are proposed to be demolished to allow construction of the proposed facility that will provide 125 beds, this being an increase of 75 beds. Section 64 Headworks contributions should be sought for these additional beds at rates stipulated in NSW Water Directorate guidelines. The following table provides calculations for the applicable ETs for the additional number of beds

<u>Item</u>	<u>No of Beds</u>	<u>ETs per Bed</u>	<u>ETs</u>
<u>Water</u>			
Beds	75	0.5	37.5
<u>Sewer</u>			
Beds	75	0.75	56.25

The following contributions should be sought, with the amounts stipulated being based on current rates and will need to be adjusted to the rate applicable at time of payment –

<u>Water ETs*</u>	<u>Amount</u>	<u>Sewer ETs**</u>	<u>Amount</u>
37.5	\$145,744.00	56.25	\$73,346.50

* Water ET rate: - Queanbeyan \$3,886.503581/ET

** Sewer ET rate: - East and West \$1,303.937274/ET

Section 94 Contributions

Queanbeyan Section 94 Contributions Plan 2012 applies to the proposed development. The Section 94s have been calculated based on the number of beds contained in the aged care facility against the number of beds demolished. The proposed number of beds proposed is 125 and the number of beds being demolished is 45 beds within the existing aged care facility and another 5 independent living units, being a total of a 50 bed exemption. The Section 94s have been calculated for 75 one bedroom units. The total Section 94 contribution will be \$299,133.98.

Environmental Health Officer

Council's Environmental Health Officer has reviewed the proposed development and raises no objections subject to the imposition of recommended conditions regarding trade waste, fit-out of food premises, noise and any unexpected finds during excavation.

Community Services

Council's Community Services have reviewed the proposed development and have raised no objections. No conditions have been recommended.

(c) Community Consultation

The development application was originally advertised and notified to adjoining and surrounding property owners as Integrated Development for 30 days from 4 May 2012 to 4 June 2012. During this period one submission was received. Following the submission of amended plans and documentation the development was re-advertised and notified to adjoining and surrounding property owners as Integrated Development for 30 days from 17 August 2012 to 17 September 2012. During this period an additional submission was received from the original submitter. The issues raised in the submissions are summarised below.

- Where will the sewerage from the new building go? Concern that the development will connect to sewer pipes that run through the submitter's property.

Comment: Council's Development Engineer advises that all sewerage from the proposed new building will be connected to Council's sewer main located in the road reserve on the corner of Canberra Avenue and Campbell Street.

- The height of the building will expose the submitter's property and lead to a loss of privacy.

Comment: The submitter's property is located approximately 43m from the proposed new building at the closest point and is separated from the development site by an open air car park. It is considered that there is a sufficient distance between the two properties to render any privacy impacts from the proposed new building as negligible. In addition, the main communal and activity areas where the majority of residents will likely congregate during the day are located towards the Canberra Avenue frontage.

- The proposal will see a dramatic and significant increase in patient numbers which in turn will lead to a dramatic and significant increase in the number of staff, the number of visitors and the number of service and delivery vehicles. The submitter objects to any increase in vehicle numbers that would lead to noise and any loss of enjoyment, comfort, privacy and wellbeing.

Comment: See the issue and comment below.

- Following the re-notification of the development application the submitter visited Council's offices to further discuss their concerns with the Assessing Officer. During this conversation the submitter stated that their main concerns with traffic related to the use of George Street, and the car park located to the rear of the subject site and which is accessed off George Street, by delivery, staff and resident vehicles. The Assessing Officer was able to explain to the submitter that the proposed development showed all vehicles associated with the new building, including delivery and service vehicles, accessing the site from one of the two driveway entries off Canberra Avenue.

In a subsequent written submission the submitter reiterates the above and stated that any increase in traffic flow past their property during the construction phase needs to be carefully controlled, with the speed and volume of construction vehicles managed. Further, the submitter states:

Once construction has completed it is our understanding that all traffic will enter the new building via Canberra Avenue. Can you please advise in writing this verbal advice as any increase in traffic flow will see a loss of enjoyment, comfort and loss of quality of life for us.

Comment: In relation to managing traffic impacts from construction vehicles this will be one aspect that is required to be addressed in a Construction Management Plan. It is a standard consent condition of Council that all works associated with the development be carried out only within certain times, with no work at all on Sundays and public holidays.

No additional vehicles are anticipated to require access to George Street as a result of the proposed development so access through this point is expected to be maintained at pre development levels. There is no internal vehicle linkage between the George Street entry and the proposed new building, or the two Canberra Avenue entry points. The only vehicles that will access the site from George Street will be residents and visitors of the existing independent living units. Therefore, any additional traffic generated by the proposed development will not adversely impact the submitter.

- The submitter believes that, based on their concerns listed above, that their property will suffer a significant loss in value and therefore object to the proposed development.

Comment: No evidence has been submitted that indicates that the proposed development will result in decreased property values. Regardless, potential impact on nearby property values is not an environmental or amenity based consideration in development assessment.

8. Section 79C(1)(e) – The Public Interest

All relevant federal, state and local and community interests have been taken into consideration. Approval of the development is considered to be in the public interest.

9. Section 90 – Integrated Development

The subject development application is identified as an “Integrated Development” under Section 91 of the *Environmental Planning and Assessment Act 1979* as it requires approval from the following authority:

- Office of Environment and Heritage (OEH).

General terms of approval (GTA) have been issued by the OEH. The conditions attaching to the GTAs form part of Council’s consent conditions.

Conclusion

The proposed development generally satisfies all relevant statutory and local planning controls. It will have an acceptable impact on the site, local environment and neighbouring properties. There are no significant public interest concerns resulting from the development.

The main issue is that the proposed development is inconsistent with sub-clause 48(a) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in that the building height is over 8m. This means that the consent authority could use the height of the building as a reason for refusing the development application. However, this inconsistency is not considered to be a reason to warrant refusal of the development for the following reasons:

1. The height of the proposed building is not considered to have any detrimental impacts on adjoining properties in terms of solar access, and any privacy impacts can be satisfactorily ameliorated by the imposition of conditions;
2. The height of the proposed building is not considered to have any detrimental impacts on the streetscape. Along the street frontage the height of the proposed building is predominantly 8.5m. The building will appear as being two storeys except for a portion near the eastern side where the basement level rises out of the ground to make the building appear as three storeys. This section's visual impact is softened by terraced landscaping. In this regard it should also be noted that the street frontage is not to a typical residential street but to a four-lane state classified road which is a major entry point to Queanbeyan;
3. The height of the proposed building is not considered to have any detrimental impacts on the locality or the heritage conservation area within which it is sited; and
4. The height of the proposed building varies from 7.4m up to 10.6m. However, the majority of the building is 8.5m high, which is the height limit proposed for the site under the Draft Queanbeyan Local Environmental plan 2012. The portions of the building above 8.5m relate entirely to areas that have been raised to provide vertical air flow and for the storage of plant. These areas are well setback from the external walls of the building;

The development is recommended for conditional approval.

Recommendation

1. That Development Application 100-2012 which proposes the demolition of an existing aged care facility and 5 independent living units and construction of a new 125 bed aged care facility and basement parking at 111 Campbell Street, 50 Canberra Avenue and 18 George Street, Queanbeyan be granted consent subject to the attached proposed conditions of consent.
2. That the Office of Environment and Heritage, Roads and Maritime Services and the NSW Police be advised of the outcome of the determination.
3. That the submitter be advised of the outcome of the determination.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

1. **Prior to the issue of the Construction Certificate (Building) a detailed Soil, Water and Vegetation Management Plan, shall be submitted to and approved by Council.**

REASON: To comply with the provisions of Development Control Plan 41 – Soil, Water and Vegetation Management and to minimise soil erosion and disturbance to the environment. **(46.01)**

2. **Prior to the issue of the Construction Certificate (Building) revised plans shall be submitted to and approved by Council detailing the treatment to the following windows on the northern elevation of the building to minimise the impact on privacy of adjoining and nearby residential properties. Suitable treatments include louvres or translucent film or glass, but other methods may be considered.**

**Affected Units - Units 47 to 55 on ground floor level
 Units 53 to 60 on upper floor level**

REASON: To ensure that appropriate measures are installed as window treatments to minimise the impact on privacy intrusion on adjacent residential development. **(46.14)**

3. **Prior to the issue of the Construction Certificate (Building) a Trade Waste Application (C5) to install a waste treatment device or devices must be submitted to and approved by Council as the local water and sewer authority. The waste treatment devices proposed should be able to cater for discharges from the following sources:**
 - **Kitchen**
 - **Café**
 - **Laundry**
 - **Hairdresser**

The application should include the following details:

- **Details and location of all processes, tanks, pits and apparatus associated with the generation of commercial waste;**
- **Specifications of the treatment system including capacity/dimensions, material of construction and lining of the proposed pre-treatment facilities;**
- **Details of pipes and floor drainage conveying the effluent; and**
- **A detailed sewerage drainage plan.**

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

REASON: To ensure compliance with Section 68 of the Local Government Act 1993, Queanbeyan City Council Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System. **(46.05)**

4. Prior to release of the Construction Certificate (Building) a Construction Management Plan for the proposed construction works must be submitted to and approved by Council. The plan must:
- a) describe the proposed construction works;
 - b) outline the proposed construction program;
 - c) set standards and performance criteria for each of the relevant construction issues [see (h) below];
 - d) describe what actions and measures would be implemented to ensure that these works comply with the specified standards and performance measures;
 - e) describe how the effectiveness of these actions and measures would be monitored during the proposed works;
 - f) describe what procedures would be implemented to receive, register, report and respond to any complaints during the construction works;
 - g) identify the key personnel who would be involved in the construction works, and provide contact numbers for this personnel; and
 - h) include a detailed:
 - Waste Management Plan for wastes generated during the demolition and construction phases of the development;
 - Environmental Management Plan incorporating:
 - Noise Management;
 - Dust Management;
 - A Parking and Loading plan showing where tradesmen working at the site will park their vehicles (including offsite locations of required) and where loading, unloading and storage of materials will occur on site.
 - A Traffic Control Plan that has been prepared in accordance with the requirements set out in Council's Information Sheet for Traffic Control and has been assessed by Council's Infrastructure Group;
 - Pedestrian Safety Plan;
 - Unexpected Finds Management Plan which covers the possibilities of finding:
 - a. Aboriginal and European artefacts;
 - b. former storage and septic tanks;
 - c. soil impacted from land contamination; and
 - d. presence of hazardous materials such as bonded asbestos.

Please note that the submitted Construction Management Plan may also require a Section 138 Certificate from Council's Infrastructure Group providing consent under Section 138 of the Roads Act 1993 to conduct work on, or for placement of a structure in, a road reserve.

REASON: To ensure satisfactory environmental management of the site. (46.07)

5. Prior to the release of the Construction Certificate (Building) a detailed acoustic assessment shall be undertaken by a suitably qualified consultant during the detailed design phase of the development in order to address the following acoustic issues identified in the acoustic review submitted with the application.
- Design treatments to the building required to ameliorate traffic noise from vehicles travelling to and from the basement parking area including existing independent living units 36 to 40 and proposed units 1 to 7 on the ground level and units 1 to 7 on the upper level.
 - Design treatments to the building required to ameliorate traffic noise from Canberra Avenue including units 36 to 46 on the ground floor level and units 39 to 52 on the upper floor level.

Any recommendations of the detailed acoustic assessment shall be incorporated into the plans submitted with Construction Certificate for the building.

REASON: To ensure that the new aged care facility and increased vehicle manoeuvrability on site does not impact on the amenity of the existing independent living units on site. (46.14)

6. Prior to the release of any Construction Certificate (Building), a detailed landscape plan shall be submitted to and approved by Council. The revised landscape plan shall clearly define:
- the landscaping areas of concern as indicated by the provisions of the Office of Environment and Heritage General Terms of Approval, the NSW Police Safe Design Guidelines referral and the Roads and Maritime Services referral.

Note: A copy of this revised landscaping plan shall also be submitted with the section 60 Application (of the NSW Heritage Act).

REASON: To ensure that the interests of the State Government agencies are complied with. (46.14)

7. Prior to the release of any Construction Certificate (Building) a detailed lighting plan for the site shall be submitted to and approved by Council. The plans should identify existing lighting to be retained on the site, new external lighting and how compliance with the relevant Australian Standards will be achieved.

REASON: To ensure that an appropriate lighting maintenance policy is established for the site, to ensure compliance with the Safer by Design Guidelines. (46.14)

PRIOR TO COMMENCEMENT

8. An application under section 60 of the NSW Heritage Act must be submitted and approved by the NSW Heritage Council prior to any work commencing (including demolition works).

REASON: To ensure compliance with the General Terms of Approval issued by NSW Office of Environment and Heritage. (47.11)

9. **Prior to the commencement of any works on site (including demolition or the removal of any existing landscaping or trees) the Applicant shall nominate for approval, by the Heritage Council or its delegate, an archaeologist who can be on call to assess and record any unexpected archaeological relics or deposits that may be uncovered during excavation work.**

REASON: To ensure compliance with the General Terms of Approval issued by the Office of Environment and Heritage. **(47.11)**

10. **A sign must be erected in a prominent position on the work site prior to the commencement of any works (including demolition works):**
- a) **stating that unauthorised entry to the work site is prohibited,**
 - b) **showing the name of the person in charge of the work site, and**
 - c) **advising telephone numbers at which that person may be contacted during work hours and outside work hours**
 - d) **showing the name of the principal certifying authority and contact details.**

The sign is to be removed when the work has been completed.

REASON: To provide notification of the work site and site supervisor to the general public in emergency situations. **(47.10)**

11. **Building work in accordance with the development consent must not be commenced on site until a Construction Certificate (building) has been issued by Council or an Accredited Certifier.**

REASON: To satisfy the relevant statutory requirements. **(47.02)**

12. **A Notice to Commence Building Works must be submitted to Council two (2) days prior to commencing work and must include details of the nominated Principal Certifying Authority.**

REASON: To ensure the provisions of the *Environmental Planning and Assessment Act 1979* are satisfied. **(47.03)**

13. **Prior to commencement of any work on site a temporary catch drain or hay barrier line must be provided on the lower side of the development site during construction. The catch drain or hay barrier is to be maintained at all times during construction.**

REASON: To ensure there is minimal disturbance to the landscape and comply with the provisions of the *Protection of the Environment Operations Act, 1997*. **(47.14)**

14. **Prior to the commencement of building works, a Trade Waste application C4 to dispose of trade waste to the sewer must be submitted to, and approved by, Queanbeyan City Council.**

REASON: To ensure compliance with Section 68 of the Local Government Act 1993, Queanbeyan City Council Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System. **(47.07)**

15. Toilet facilities must be provided at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site.

Each toilet provided:

- a) must be a standard flushing toilet, and
- b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage treatment facility approved by Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by Council.

The provision of toilet facilities in accordance with this clause must be completed prior to commencement of any work on the site.

REASON: To provide adequate and hygienic amenities for people working on the site. (47.11)

16. Prior to the commencement of work the Applicant shall prepare and submit a landscape conservation management plan for the separate approval of the Director, Heritage Branch prior to finalising the proposed new landscape works within the SHR boundary. This plan will define the limits of the heritage curtilage and also significant elements within it. The Applicant shall undertake further historic research (documentary and photographic) to inform the following:

- Historic layout and hierarchy of spaces and edges defined by old maps and survey plans;
- the quality of the major public open spaces;
- significant views to, from or within the area;
- significant planting;
- the heritage significance of individual contributing landscape elements. NB: this may include relatively recently installed landscape elements;
- the collective significance of individual landscape elements;
- rankings for the relative heritage significance(s) of individual elements;
- conservation policies to manage the conservation and retention of heritage significance(s) of elements, including any necessary replacement (eg. 'like-for-like' species of plants, materials, etc).

REASON: To ensure compliance with the General Terms of Approval issued by the Office of Environment and Heritage. (47.11)

GENERAL CONDITIONS

17. General Terms of Approval – Office of Environment and Heritage

The Applicant shall ensure that the General Terms of Approval issued in accordance with Section 91A of the Environmental Planning and Assessment Act 1979 are complied with.

Note: The General Terms of Approval have been incorporated into this consent and are also reproduced as a complete listing as an attachment to this consent.

REASON: To ensure relevant statutory requirements are satisfied. (22.10)

18. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics are discovered, work must cease in the affected area(s) and the Heritage Council of NSW or its delegate must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

REASON: To ensure compliance with the General Terms of Approval issued by NSW Office of Environment and Heritage. (22.10)

19. Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment and Heritage must be informed in accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act, 1974.

REASON: To ensure compliance with the General Terms of Approval issued by NSW Office of Environment and Heritage. (22.10)

20. The building permitted under this consent must be constructed using the following external colours and finishes:

- External walls consisting of:
 - Boral brown brick or similar at the base of most external walls as well as feature spandrel panels;
 - Boral choc tan brick, or similar used mainly on the community facility portions of the building;
 - Metal horizontal louvres or similar to plant area. Solid metal cladding to lift and stair overruns. Light grey finish;
 - Fibre cement panel colour as shown or similar used on most of the ground floor between window elements;
 - Timber panels or similar to be used as feature elements generally used on parts of facade set back from building line. Red colour to timber to contrast with neutral tones of the building.
 - Colorbond Bushland mini orb or similar. Used on the first floor as a banding element.
 - Rendered brick as shown or similar. Used on proud building elements in the community portion of the building.
- Roof Fascia
 - Light Grey Colorbond colour fascia or similar .

REASON: To ensure the building is not visually obtrusive and that it is compatible with the natural and built environments in the locality. (22.03)

21. The development must be carried out generally in accordance with the application and supporting documents lodged with Council and the Development Plan bearing the Queanbeyan City Council approval stamp, drawn by Hodges Shorten Architects dated 17 February, 18 July 2012 and any amendments shown as notations in red or by conditions of consent.

REASON: To ensure the development is completed in accordance with the approved plans. (22.01)

22.

The facilities on the subject site are to be designed and constructed in accordance with the requirements of the State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004 and also relevant portions of the Aged Care Act 1977 (Cth).

Compliance with standards for accessibility and useability for the Residential Care Facilities are to satisfy the Commonwealth Aged Care Accreditation Standards to the Building Code of Australia.

Use - The use of the facility is to be governed by the requirements of the following:

NSW Aged Care

REASON: To ensure compliance with the SEPP and also the Aged Care Act (Cth) 1977 and ensure accessibility and useability. (22.10)

23. Repairs to the existing picket fence in the curtilage of the 'Kawaree' dwelling are to be like for like.

REASON: To ensure compliance with the General Terms of Approval issued by NSW Office of Environment and Heritage. (22.10)

CONTRIBUTIONS

24. Building

Prior to the lodgement of the Notice to Commence Building and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 (attached) of this consent are payable to Council in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and Section 64 of the Local Government Act 1993 and Division 2 of Part 3 of the Water Management Act 2000.

NOTE

1. *The Queanbeyan Section 94 Contribution Plan and the Water Supply and Sewerage Developer Servicing Plans may be inspected at Council's Sustainability and Better Living Division, Council Chambers Queanbeyan.*
2. *The contribution rates specified in Schedule 1 are those that apply at the date of issue of this consent. Rates are reviewed quarterly. Contributions will only be accepted at the rate applying at the date of payment. Council's Sustainability and Better Living Division should be contacted to receive a current contribution notice of charges prior to payment.*

REASON: To provide for the funding of augmentation and provision of services and community facilities. (23.01A)

SITE MANAGEMENT

- 25. Any works associated with the construction and/or establishment of this development must ONLY be carried out between the following hours:**

Weekdays:	7.00am to 6.00pm
Saturday	8.00am to 4.00pm
Sunday/Public Holidays	No Work permitted

Note: To undertake works involving the use of equipment which creates an offensive noise is a breach of the provisions of the Protection of the Environment Operations Act 1997 and Regulations thereunder.

REASON: To ensure a noise problem does not result from the development and the impact on the local amenity is minimised. **(26.07)**

- 26. The footway or nature strip must not be used for storage of materials or disturbed by construction activities except for:**
- (a) providing a temporary footway crossing;**
 - (b) access to the site via a stabilised construction access only;**
 - (c) installation of services;**
 - (d) essential formation and regrading of the site associated with works; and**
 - (e) the storage or disposal of any materials is prohibited.**

REASON: To prevent unnecessary disturbance to the footway and minimise trafficking of soil onto the roadway. **(26.09)**

- 27. In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/or footpath during building operation, the applicant must repair or reimburse Council for the full cost of restoration.**

REASON: To prevent damage to Council's public footway area and require payment to Council where damage occurs. **(26.10)**

BUILDING

- 28. All building work must be carried out in accordance with the provisions of the *Building Code of Australia*.**

REASON: To ensure all building work is carried out in accordance with legislative requirements. **(24.01)**

- 29. 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.**

REASON: To ensure that all construction activity associated with the development does not pose a hazard to life or property. **(24.04)**

- 30. All demolition works must:-**

- be carried out within the allotment boundaries;**
- not extend onto the public places, or adjoining properties;**
- comply with the requirements of AS2601-2001 – Demolition of Structures.**

REASON: To ensure the safety of workers, persons using the public place areas and adjoining properties. **(24.09)**

- 31. Receptacles for demolition material must not be located in a public place without the prior approval of Council.**

REASON: To ensure that public places and road reserves are not obstructed during demolition works. (24.14)

- 32. The building must be set out by a Registered Surveyor referring to the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries must be prepared upon completion of the base course brickwork and then be submitted to the Principal Certifying Authority (PCA). Where Council is not the PCA, a copy of the survey plan must be forwarded to Council.**

REASON: To ensure building has been sited in accordance with the approved plans. (24.21)

FIRE SAFETY MEASURES

- 33. At the completion of works, a Final Fire Safety Certificate is to be issued by the owner detailing each essential fire safety measure provided in the building. A copy of such certificate is to be forwarded to the Fire Commissioner and a further copy is to be prominently displayed in the building.**

REASON: To ensure compliance with the Environmental Planning and Assessment Regulation 2000. (29.30)

- 34. Each year, the owner of the building must furnish to Council an annual fire safety statement for the building. The annual fire safety statement is to address each essential fire safety measure in the building.**

REASON: To ensure compliance with the Environmental Planning and Assessment Regulation 2000. (29.31)

CARPARKING AND ACCESS

- 35. The development must include the reconstruction of the existing driveway in Canberra Avenue at the eastern end of the subject property as an industrial type driveway over Council's footway at the location shown on the approved plans. The driveway must be:**

- a) constructed by Council or its approved contractors only, at no cost to the Council, and**
- b) constructed using 180mm thick reinforced concrete with a layer of F72 mesh with 50 top cover or clay sediment pavers; and**
- c) constructed with a 4% grade falling to the gutter; and**
- d) a minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area.**

REASON: To ensure the construction of the driveway on public lands meets Council's requirements. (27.02)

- 36. At least one parking space shall be reserved for use by ambulance vehicles.**

REASON: To facilitate servicing by ambulance vehicles. (27.14)

37. All parking spaces, driveways and turning aisles must be concrete or bitumen sealed, with all parking spaces line marked prior to the occupation of the building.

Resident / visitor / staff spaces are to conform with the requirements of AS/NZS 2890.1:2004 – Parking facilities, Part 1: Off-street car parking.

At least two parking spaces are to be designated for use by disabled persons conforming to the requirements of AS/NZS 2890.6:2009 – Parking facilities, Part 6: Off-street parking for people with disabilities.

Loading bay parking and manoeuvring areas must comply with the requirements of AS 2890.2-2002 – Parking facilities, Part 2: Off-street commercial vehicle facilities.

REASON: To provide adequate off street carparking and access, to ensure carparking spaces are functional prior to use of the premises. (27.15)

38. Only two accesses to Canberra Avenue shall be permitted (one combined ingress/egress for general use and one for waste collection only). The eastern driveway access shall be restricted to use by waste collection vehicles only, with a maximum length of 9.9m.

REASON: To comply with the requirements of Roads and Maritime Services. (27.14)

39. The driveways shall be designed in accordance with Council standards.

REASON: To comply with the requirements of the Roads and Maritime Services. (27.14)

40. Landscaping and fencing at the property frontage shall not restrict sight lines to Canberra Avenue. In this regard, the proponent shall undertake necessary works to achieve Safe Intersection Sight Distance at the accesses (i.e. any required vegetation and removal of the existing fence), in accordance with Austroads standards (see Austroads Guide to Road Design – Part 4a Unsignalised and Signalised Intersections Table 3.2, i.e. 114m to the west for a design speed of 60km/h).

Photographs to demonstrate that these works have been completed shall be referred to RMS for acceptance prior to occupation certificate being issued.

REASON: To comply with the requirements of the Roads and Maritime Services. (27.14)

41. The eastern access driveway shall be clearly marked with suitable ‘Left Turn Only’ / ‘No Right Turn’ signposting and pavement marking (arrow) on the driveway to indicate direction flow to waste collection vehicle drivers.

REASON: To comply with the requirements of the Roads and Maritime Services. (27.14)

42. Post development storm water discharge from the subject site must not exceed pre-development flows onto the classified road network.

REASON: To comply with the requirements of the Roads and Maritime Services. (27.14)

43. All road works will be at no cost to Roads and Maritime Services. All works shall be completed prior to occupation.

REASON: To comply with the requirements of Roads and Maritime Services. (27.14)

44. The development shall apply for, and obtain a Road Occupancy Licence (ROL) from the Roads and Maritime Services (RMS) Traffic Operations Unit (TOU) prior to commencing works that impact a travel lane of a State Road or impact the operation of traffic signals on any road. The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU. The developer shall submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependent upon RMS receiving an accurate and compliant TMP.

REASON: To comply with the requirements of Roads and Maritime Services. (27.14)

LANDSCAPING

45. All landscaping must be completed by a Council accredited Category 2 landscape contractor in accordance with Development Control Plan No 42 – Landscape Policy and the approved landscape plan designed by HLS Pty Ltd dated 17 February 2012 and bearing the Queanbeyan City Council approval stamp and any subsequent revised landscape plans approved by Council.

A “Statement of Completed Landscaped Works” form signed by the registered designer must be submitted to Council’s Sustainability and Better Living Department prior to the issue of any Occupation Certificate.

The landscaping must be maintained in good condition and in accordance with the plan at all times.

Note 1: Details on how to become a Council accredited landscape consultant/contractor are available on Council’s web site (www.qcc.nsw.gov.au) or from Council’s Sustainability and Better Living section.

Note 2: A copy of the “Statement of Completed Landscape Works” is to be sent to the Principal Certifying Authority.

REASON: To help ensure that good and sustainable landscaping is achieved. (28.01A)

46. Trees nominated to be retained on the approved plan must be protected by cyclone/chain mesh fence as shown in red on the approved plan. Such fence must:
- (a) extend around the drip line of the tree
 - (b) be erected prior to commencement of work; and
 - (c) remain in place until a Certificate of Occupation has been issued on the development.

REASON: To offer protection to the trees including the extent of root system from inadvertent damage during construction stage. (28.08)

ENVIRONMENTAL

47. Hair dressing and beauty facility must be constructed and fitted out to comply with the requirements of the Part 2 Schedule 2 of the Local Government (General) Regulations 2005. Should any skin penetration be undertaken then the Public Health (Skin Penetration) Regulation 2000 must be complied with.

- (a) The floor, benches, shelves, fittings and furniture are to be constructed of smooth impervious materials capable of being kept clean and in good repair.
- (b) A hand basin with hot and cold running water supplied through a single outlet, plus liquid soap or detergent and single use towels. This basin is to be used exclusively for hand washing. Equipment and utensils are to be cleaned in a separate sink.
- (c) The wall surrounding the hand wash basin (from floor level to a height of 450 millimetres above the top of the wash basin and from the centre of the wash basin to a distance of 150 millimetres beyond each side of the wash basin) shall be constructed of, or covered with, material that is durable, smooth, impervious to moisture and capable of being easily cleaned.

REASON : To comply with the appropriate legislative requirements. (30.32)

48. The applicant must ensure that noise generated by the development does not exceed the criteria set by the New South Wales Office of Environment and Heritage (OEH). This is generally a level of 5dB above background noise level.

This is measured by monitoring the level of noise from any activity within the development represented by the L_{aeq} descriptor, measured over a 15 minute period. This measurement must not exceed the background level at that time of day by more than 5dB.

This includes noise generated as a result of the operation of plant and equipment on site.

REASON: To minimise the impact of noise generated by the development on surrounding residential areas. (30.05)

49. Provisions must be made for the waste storage room and bins to be adequately cleaned. The waste storage room shall be constructed and provided with the following requirements:

- The waste storage room shall be provided with adequate ventilation either naturally or by mechanical ventilation;
- The floor, walls and ceiling are to be constructed and suitably finished with impervious materials;
- The floor is to be graded and drained to sewer to dispose of waste water appropriately. The drain shall be fitted with a basket arrestor to prevent solid matter from entering the sewer;
- A stop cock shall be provided to facilitate good cleaning practices. A back flow prevention device is to be fitted to each stop cock to protect the potable water supply.

REASON: To ensure the construction and location is satisfactory. (30.40)

- 50. Any asbestos cement material found on the site must be removed and disposed of in accordance with the Work Health and Safety Act 2011 and the NSW WorkCover guidelines. Asbestos material over 10m² must be removed by a licensed asbestos removalist.**

Asbestos material must be disposed of to a landfill site approved for that purpose by the Environmental Protection Authority of New South Wales or equivalent authority in the Australian Capital Territory. Written evidence that the material has been disposed of to the approved landfill must be submitted to Council.

The applicant is advised that asbestos is a hazardous material/waste and as such special requirements relate to the documentation and licensing relating to transport. If the material is proposed to be disposed of within the Australian Capital Territory, the applicant should contact Environment ACT and the ACT Landfill section prior to utilising these facilities.

REASON: To ensure the proper disposal of hazardous asbestos material. **(30.38)**

- 51. The Owner and Manager of the site shall design and distribute a flyer or pamphlet to all new residents and staff of the building advising them of the waste disposal arrangements in place for the development. Appropriate signage must be designed and provided in the waste area advising residents of materials which can be collected in the bins. In addition, appropriate signage must be placed on the external doors of waste storage areas identifying their location. Council's Waste Officer would be pleased to provide advice in relation to this condition.**

REASON: To provide information to residents of the building and reduce the level of contamination found in the waste bins. **(30.39)**

- 51A. Medical Waste generated on site shall only be collected by an appropriately qualified waste contractor and taken to a disposal facility licensed for that purpose.**

REASON: To ensure hazardous waste materials are appropriately handled and disposed.

- 51B. Any excess fill material excavated from the site shall be disposed of to a properly authorised disposal site. Council may require the applicant to produce evidence of the location to which excavated material was taken.**

REASON: To ensure fill material is disposed of to an appropriate location.

FOOD

- 52. Food preparation, sale and storage areas must be constructed and fitted out to comply with the requirements of the Food Act 2003 and Regulations 2010, Standard 3.2.3 of the Australian and New Zealand Food Standards Code. A copy of the fitout plans for the following areas shall be submitted to Council prior to construction of these areas:**

- **Main Kitchen**
- **Café food preparation area**
- **Bar in Basement**
- **Coolroom and Freezer Room.**

REASON: To ensure safe hygienic food preparation/storage and compliance with Food Act 2003 and Regulations 2010, Food Safety Standards. **(32.02)**

53. Prior to the commencement of food handling operations of any unlicensed food business the food business proprietor must notify the NSW Food Authority of the following information, including:
- a) Contact details for the food business including:
 - (i) the name and address of the business and
 - (ii) the proprietor of the business.
 - b) The nature of the food business.

You may notify the NSW Food Authority for free via the internet on www.foodnotify.nsw.gov.au or by contacting Council for a paper notification form.

The food business proprietor of any unlicensed food premises is also required to complete a Queanbeyan City Council “*Food Registration form*” and submit it to Council to enable correct information to be entered on Councils Food premises database.

REASON: To ensure that the fit out of the food premises complies with the relevant standards and to enable correct information to be gathered on the Food Premises so as to maintain the list of food business that Council is required to maintain as per section 106 of the Food Act 2003. (32.07)

SAFE DESIGN

54. All external lighting must be vandal resistant and must comply with the Australian Standards Specifications, Australian Standard AS1158 – Public Lighting Code.

REASON: To ensure the location and type of lighting promotes user safety and does not produce areas of glare and/or dark shadows. (40.02)

55. Adequate lighting is to be provided for the entrances of each unit. Any lighting provided in the development must not produce areas of dark shadow or glare. The following design suggestions are to be incorporated in the provision of lighting for the site.

- Use diffused lights and/or movement sensitive lights.
- Direct these lights towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points.
- Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed.
- Avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance.
- As a guide areas should be lit to enable users to identify a face 15 metres away.
- Illuminate possible places for intruders to hide.
- Use energy efficient lamps/fittings/switches to save energy.

REASON: To ensure that the entries to the development are clearly visible for the residents and their visitors and to promote the safety of the development. (40.05)

56. The basement car parking entrance shall be restricted by a security gate.

REASON: To limit the entrance into the building by unauthorised persons. (40.07)

ENVIRONMENTAL RISKS

- 57. 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. **(49.04)**

CONDITIONS TO BE SATISFIED BEFORE OCCUPATION OF THE BUILDING

- 58. An Occupation Certificate must be obtained from a Principal Certifying Authority before occupation or use of the building. The final Occupation Certificate will not be issued until the development has been completed in accordance with this consent.**

REASON: To comply with Section 109M of the Environmental Planning and Assessment Act 1979. **(42.01)**

- 59. Consolidation of Lot A, DP 33538; Lot 2, DP739287 and Lot 1, DP774149 known as 111 Campbell Street, 50 Canberra Avenue and 18 George Street, Queanbeyan shall be undertaken prior to release of any Occupation Certificate. Documentary evidence shall be submitted to Council of the registration with the NSW Land and Property Information.**

REASON: To ensure the development remains on one title to avoid future problems from multiple titles over the land. **(42.16)**

- 60. Washing down of vehicles within the allotment boundaries of this site is prohibited. Signs shall be posted in the parking areas advising tenants and visitors of such prohibition prior to the issue of the Occupation Certificate.**

REASON: To conserve water and minimise the potential for water pollution. **(42.17)**

- 61. An Occupation Certificate for the development shall not be issued until a certificate of compliance in accordance with Section 307 of the Water Management Act 2000 is obtained from the Water and Sewer Authority (Queanbeyan City Council).**

REASON: To ensure the development is adequately serviced prior to its occupation. **(42.04)**

- 62. A covenant, in accordance with Section 88E of the Conveyancing Act 1919 is to be prepared, at no cost to Council and the applicant is to ensure that the beneficial owner and titleholder of the site enters into the covenant to ensure that the development is used only by those persons eligible under SEPP Housing for Seniors or People with a Disability 2004 for the purposes of an aged care facility only.**

REASON: To ensure the compliance with SEPP Housing for Seniors or People with a Disability 2004. **(42.07)**

- 63. Photographs to demonstrate that the works required by condition 40 of this consent have been completed, shall be referred to RMS for acceptance prior to occupation certificate being issued.**

REASON: To comply with the requirements of the Roads and Maritime Services. **(27.14)**

PLUMBING AND DRAINAGE

- 64. All new hot water installations for facilities must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 43.5° Celsius.**

REASON: To prevent scalding. (35.12)

- 65. The development must be carried out in accordance with the requirements of the Local Government (General) Regulations 2005, AS 3500 Plumbing and Drainage Code and the New South Wales Code of Practice – Plumbing and Drainage, with such works performed by a person licensed by the NSW Department of Fair Trading.**

REASON: To ensure compliance with the Local Government (General) Regulation 2005. (35.01)

- 66. Plumbing and Drainage must be inspected by Queanbeyan City Council at the relevant stages of construction in accordance with Council's inspection schedule.**

REASON: To ensure compliance with AS 3500 Plumbing and Drainage and Council's inspection schedule. (35.02)

- 67. The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of yard gully.**

Note: Surface water must be prevented from gaining access to yard gully.

REASON: To ensure any sewer surcharge occurs outside the building. (35.08)

- 68. All new hot water installations for disabled facilities must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 43.5° Celsius.**

REASON: To prevent scalding. (35.12)

- 69. Due to local climatic conditions, hot and cold water supply piping installed in the following areas of the building must be surrounded by an appropriate thickness of insulation, as prescribed by AS 3500, Plumbing and Drainage:**

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

REASON: To prevent the water service being damaged by water freezing within the pipes. (35.21)

NOTES

Electronic Surveillance equipment is recommended to be installed. Cameras could cover car parks and main entry points. (43.06)

A landscaping maintenance policy should be established for the development. (43.06)

A number of proposed trees are close to courtyard areas and fence lines. These should be well maintained to ensure no concealment opportunities exist and that they do not provide a natural ladder for criminals to gain access to windows and roof lines. (43.06)

Consider the use of sensor lighting along external wall lines and areas of lesser movement. (43.06)

A lighting maintenance policy should be established for the development.

Entries should be clearly signposted. Signs should clearly indicate the use of the site both within the site and at entry points. (43.06)

Secure access doors should be in a place on all main external entry points, similar to those found in residential blocks. (43.06)

The security doors should restrict access from the upper levels of the building to the basement and vice versa. (43.06)

A graffiti management plan and maintenance policy should be established for the development. (43.06)

The main entry/exit points for the development should be fitted with single cylinder locksets which comply with the Building Code of Australia. (43.06)

Windows should be fitted with key operated locksets. (43.06)

The main entry and exit points within the building should contain access control for visitors to limit entry during hours of darkness. (43.06)

If re-development works are undertaken in the proximity of 'Kawaree' and odorous or visually impacted soils (possibly associated with a former septic system) are observed, then further assessment of soils should be undertaken.