

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSTH-140
<b>DA Number</b>	DA210262
<b>LGA</b>	Yass Valley Council (YVC)
<b>Proposed Development</b>	<p>Demolition of</p> <ul style="list-style-type: none"> <li>– an existing council administration office</li> <li>– the existing public car park</li> <li>– the existing automotive/mechanic workshop</li> <li>– the existing road edges and associated landscaping along Adele Street and Polding Street</li> </ul> <p>Construction of</p> <ul style="list-style-type: none"> <li>– A new single-storey public administration building</li> <li>– A new single-storey community library</li> <li>– A new two-storey commercial office building</li> <li>– An at-grade parking lot</li> <li>– Additional 38 at-grade parking spaces</li> </ul> <p>Establishment of</p> <ul style="list-style-type: none"> <li>– A public plaza</li> <li>– A new pedestrian connection to Comur Street through to the Crago Mill</li> </ul> <p>Refurbishment of</p> <ul style="list-style-type: none"> <li>– The local heritage mill building – Crago Mill</li> </ul> <p>Consolidation of the subject allotments</p>
<b>Address</b>	<p>100/-/DP1222562</p> <p>820/-/DP1133811</p> <p>G/-/DP24503</p> <p>1/-/DP995339</p> <p>1/-/DP154508</p> <p>(221 Comur Street, Yass, NSW)</p>
<b>Applicant</b>	SMEC on behalf of Yass Valley Council
<b>Owner</b>	Yass Valley Council
<b>Date of DA lodgement</b>	August 2021
<b>Integrated Development</b>	No
<b>Number of submissions</b>	Five
<b>Recommendation</b>	Approval
<b>Regional Development Criteria Schedule 6 Part 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i></b>	<p>Capital Investment Value (CIV) of over \$5 million</p> <p>The development is to be carried out by Council.</p>
<b>List all documents submitted with this report for the Panel's consideration</b>	<p>Assessment Report</p> <p>Internal Referrals</p> <p>Architectural Plans</p> <p>Proposed Conditions of Consent</p> <p>Applicant's Response to Submissions</p>
<b>KEY SEPP/LEP</b>	<p>State Environmental Planning Policy (State and Regional Development)</p> <p>State Environmental Planning Policy No. 55 (Remediation of Land)</p> <p>State Environmental Planning Policy No. 64 (Advertising and Signage)</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>Yass Valley Local Environmental Plan 2013</p>

<b>Report prepared by</b>	Graeme Harlor, QPRC
<b>Report date</b>	08/02/2023

<b>Summary of s4.15 matters</b>	
Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
<b>Legislative clauses requiring consent authority satisfaction</b>	
Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarised, in the Executive Summary of the assessment report?	Yes
<b>Clause 4.6 Exceptions to development standards</b>	
If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	N/A
<b>Special Infrastructure Contributions</b>	
Does the DA require Special Infrastructure Contributions conditions (S7.24)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	No
<b>Voluntary Planning Agreements</b>	
Does the DA propose a VPA?	No
<b>Conditions</b>	
Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes

# Development Assessment Report

Yass Valley Council Civic and Cultural Centre

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**Applicant:** SMEC

**Date:** 18 January 2023

Prepared by	Sam Burns
Reviewed by	Graeme Harlor
Date	18/01/2022
Version	1.2

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# 1 Executive Summary and Recommendation

Queanbeyan Palerang Regional Council has been commissioned by the Yass Valley Council to undertake an independent assessment of the Development Application (DA) for the Crago Mill Precinct in Yass.

The development is categorised as regionally significant development under Schedule 6 Part 3 of the *State Environmental Planning Policy (Planning Systems) 2021* which provides that any council-related development with a capital investment value of more than \$5 million is to be determined by the relevant planning panel.

The assessment has been prepared pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and provides recommendations for determination of the DA. The DA will be determined by the Southern Regional Planning Panel.

## 1.1 Application Description

<b>Panel Reference</b>	PPSSTH-140
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<b>LGA</b>	Yass Valley Council (YVC)
<b>Proposed Development</b>	<p>Demolition of</p> <ul style="list-style-type: none"><li>– an existing council administration office</li><li>– the existing public car park</li><li>– the existing automotive/mechanic workshop</li><li>– the existing road edges and associated landscaping along Adele Street and Polding Street</li></ul> <p>Construction of</p> <ul style="list-style-type: none"><li>– A new single-storey public administration building</li><li>– A new single-storey community library</li><li>– A new two-storey commercial office building</li><li>– An at-grade parking lot</li><li>– Additional 38 at-grade parking spaces</li></ul> <p>Establishment of</p> <ul style="list-style-type: none"><li>– A public plaza</li><li>– A new pedestrian connection to Comur Street through to the Crago Mill</li></ul> <p>Refurbishment of</p> <ul style="list-style-type: none"><li>– The local heritage mill building – Crago Mill</li></ul> <p>Consolidation of the subject allotments</p>
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<b>Date of DA lodgement</b>	August 2021
<b>Integrated Development</b>	No
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<b>Recommendation</b>	Approval
<b>Regional Development Criteria Schedule 6 Part 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i></b>	Capital Investment Value (CIV) of over \$5 million The development is to be carried out by Council.
<b>List all documents submitted with this report for the Panel's consideration</b>	Assessment Report Internal Referrals Architectural Plans Proposed Conditions of Consent Applicant's Response to Submissions
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (State and Regional Development) State Environmental Planning Policy No. 55 (Remediation of Land) State Environmental Planning Policy No. 64 (Advertising and Signage) State Environmental Planning Policy (Infrastructure) 2007 Yass Valley Local Environmental Plan 2013
<b>Report prepared by</b>	Sam Burns, QPRC
<b>Report date</b>	21 October 2022 January 2022 (as amended)

<b>Summary of s4.15 matters</b> Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
<b>Legislative clauses requiring consent authority satisfaction</b> Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarised, in the Executive Summary of the assessment report?	Yes
<b>Clause 4.6 Exceptions to development standards</b> If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	N/A
<b>Special Infrastructure Contributions</b> Does the DA require Special Infrastructure Contributions conditions (S7.24)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	No
<b>Voluntary Planning Agreements</b> Does the DA propose a VPA?	No
<b>Conditions</b> Have draft conditions been provided to the applicant for comment?	Yes

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*

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## 1.2 Summary

The proposed development comprises the following:

- » Demolition of
  - an existing council administration office
  - the existing public car park
  - the existing automotive/mechanic workshop
  - the existing road edges and associated landscaping along Adele Street and Polding Street
- » Construction of
  - A new single-storey public administration building
  - A new single-storey community library
  - A new two-storey commercial office building
  - An at-grade parking lot
  - Additional 38 at-grade parking spaces
- » Establishment of
  - A public plaza
  - A new pedestrian connection to Comur Street through to the Crago Mill
- » Refurbishment of
  - The local heritage mill building – Crago Mill

The development will result in four new buildings, comprising of Yass Valley Library, Civic Administration Centre, Crago Mill & proposed works, and Commercial building.

The proposed buildings will accommodate the YVC customer service interface, Council administration facilities, Council Chambers, building plantrooms, library, café and a lettable or saleable area for occupation by a third party.

## 1.3 Recommendation

That the Southern Regional Planning Panel (SRPP) approve DA210262 for demolition and construction of a public administration building, parking, landscaping, roads and subdivision at the site located at 221 Comur Street, Yass, pursuant to Section 4.16(1)(a), and 4.16(4)(a) of the Environmental Planning and Assessment Act (EP&A Act) 1979 subject to the draft conditions of consent detailed at **Appendix B** of this report.



## 2 Site Context

### 2.1 The Site

The site is located at 221 Comur Street, Yass, within the Yass Valley Council (Council) Local Government Area (LGA). The site is currently occupied by several public administration buildings, the disused Crago Mill, disused auto repair shop and service station and a car park. The site has a frontage to Polding Street, Adele Street to the south, Comur Street to the north east, and Crago Street to the west. The site is shown in Figure 1 below.

ALDI Supermarket is located adjacent to the site to the north west, and residential development located to the south west.

**Figure 1 Aerial Photograph of The Subject Site**



Source: SMEC, 2021

The site currently comprises five lots, as follows:

- » Lot 100 DP1222562
- » Lot 820 DP1133811
- » Lot G DP24503
- » Lot 1 DP995339
- » Lot 1 DP154508

## 2.2 Description of existing development

The subject site contains several existing buildings and uses as follows:

**Table 1 Existing development at subject site**

Lot	Area (m <sup>2</sup> )	Buildings and Uses
Lot 100 DP1222562	7,214	Yass Valley Council administrative building and Council Chambers with staff parking and a shared driveway with Aldi supermarket, an auto repair shop and a retired service station.
Lot 1 DP995339	2,167	Vacant land
Lot G DP24503	1,030	Vacant land
Lot 1 DP154508	518	Vacant land
Lot 820 DP1133811	582	Unpaved carpark

### 2.2.1 Surrounding development

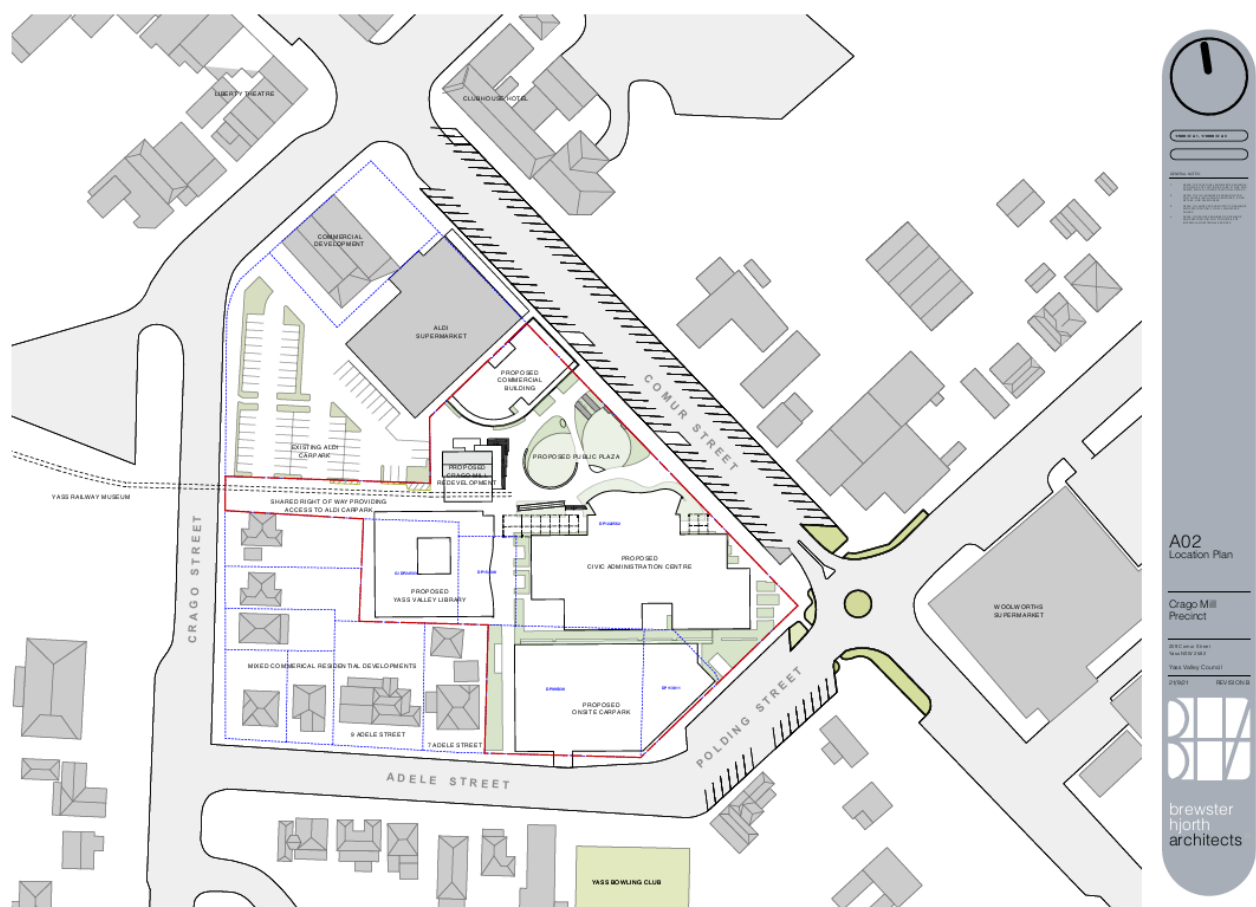
The Site is located within the town centre of Yass and with a primary frontage to Comur Street and secondary frontages on Polding Street and Adele Street, and an additional frontage to Crago Street.

Adjacent to the site, located to the north, is the Aldi Supermarket with an outdoor customer parking accessed from Crago Street. The Kaffeine2582 café is located further north of the Aldi Supermarket at the roundabout of Comur Street and Lead Street. Southwest of the subject site, on the western end of Adele Street, the character shifts to residential dwellings.

Commercial development is located on the eastern side of Comur Street, opposite the Council Building, including a service station, an outdoor power centre, an auto parts store and the Yass Telephone Exchange building. Further to the south, across Polding Street, is the Woolworths supermarket with a large outdoor carpark.

At the western edge of the subject site, a right of carriageway provides vehicle access from Comur Street over Council's land to/from the Aldi supermarket carpark. The right of carriageway is a historical instrument relating to the placement of Council sewer pipes. The Site is also burdened by a sewerage easement that runs from Comur Street to the rear of the Council administration building.

**Figure 2 Surrounding Development**



Source: Brewster Hjorth Architects, 2021.

## 3 Proposed development

The development application proposes the demolition of existing buildings and the construction of a public administration building. The proposal specifically comprises the following:

The proposed development comprises the following:

- » Demolition of the existing Council chambers
- » Demolition of the split-level Council Administration Building
- » Demolition of former art gallery
- » Demolition and remediation of the automotive retail shop and the former service station
- » Construction of new on-site carpark and associated landscaping
- » Construction of new Civic Administration Centre with associated external works
- » Construction of new angled parking on Polding Street and Comur Street
- » Establishment of new pedestrian pathway and associated landscaping
- » Renovation of the Crago Mill building and construction of new access stair, lift and podium area
- » Construction of a new library building
- » Construction of a public plaza
- » Construction of a commercial building to serve Crago Mill and public plaza
- » Associated landscaping and drainage.

The development will result in four new buildings, comprising of Yass Valley Library, Civic Administration Centre, Crago Mill & ancillary works, and Commercial building.

The development will result in a new precinct, comprising approximately 4,149m<sup>2</sup> Gross Floor Area (GFA), for the accommodation of YVC staff and a lettable or saleable area for occupation by a third parties. The precinct will also accommodate the YVC shopfront/customer service interface, Council Chambers, library, car parking, café and exhibition space.

Alterations and additions to the existing Crago Mill building are proposed to allow for the adaptive reuse of the heritage item. These alterations and additions will allow for the item to be used as a café, with exhibition spaces provided. The embellishment of a new community open space area within the precinct is also proposed.

### 3.1 Proposed Uses

The proposed development involves a number of proposed uses including potential future uses yet to be determined.

PROPOSED BUILDING	PROPOSED USE	PERMITTED WITHIN B2 ZONE
Civic Administration Centre	– Public Administration Building	Yes
Crago Mill	– Food and Drink Premises	Yes
	– Information and Education Facility	Yes
Library	– Information and Education Facility	Yes
Commercial Building	– Upper Floor – Office Premises	Yes
	– Lower Floor – Subject to Future Approval	N/A

## 3.2 Staging of Development

While not a formal staged development, the proposed works of the Civic Administration Centre and on-site carpark, library and Crago Mill renovation, public plaza and commercial building is proposed to be constructed in stages. The stages are outlined in drawing A05 prepared by Brewster Hjorth Architects and are as follows:

### Stage 1

- Construction of new Civic Administration building
- Construction of new car park
- Construction of new angled parking / public domain works on Polding Street

### Stage 2

- Restoration of Crago Mill in accordance with detailed heritage specification (by others)
- Construction of new library building and associated external works
- Demolition of existing Council administration building
- Renovation of existing railway line (paving or similar)
- Interim occupation of newly constructed car park and council administration building

### Stage 3

- Public domain / public square upgrade
- Construction of new footpath to Comur Street, removal of works zone and installation of new angled parking
- Continued occupation of the new council administration building utilising southern access (from carpark)

### Stage 4

- Establishment of new works zone (if required) in Comur Street
- Construction of new commercial building and remaining public domain works

Prior to the undertaking of Stage 1, the following are proposed to ensure the continued functionality of surrounding areas is maintained and the site is of an adequate state for the proposed use:

- Establish secure site fencing/hoardings, retaining pedestrian access from Comur Street to the existing Council administration building
- Establish works zone on Comur Street
- Retain access to Aldi Carpark at all times / stages
- Demolish former fuel station and hardstand area
- Demolish asphalt parking area
- Remove former swimming pool
- Removal of UPST
- Undertake remediation as required by the RAP
- Import Virgin Excavated Natural Material (VENM) as required to level the site
- Site Validation

The proposed staging allows for minimal disruption to YVC staff and council operations, while also maintaining public parking in the area. Construction areas will be cordoned off to allow for the remaining areas of the site to remain functional.

### **3.3 Landscaping and Public Domain Improvements**

A Landscape Plan was prepared by Oxigen and includes a site analysis incorporating design principles and design intent/desired character for the landscape area and public realm, including the identification of five key areas, as follows:

- » Former Siding and Library.
- » Civic Lawn and Plaza.
- » Comur Street Frontage.
- » Polding Street Entry.
- » Carpark

### **3.4 Vehicular Parking, Access, and Loading**

#### **3.4.1 Parking**

The proposal includes construction of an at-grade car park comprising 67 parking spaces, and the upgrade of an existing on-street car park on Comur and Polding Street. Overall, more than 100 parking spaces will be provided between off-street and on-street car park.

#### **3.4.2 Access**

Vehicular access to the off-street car park on the subject site is to be gained via Adele Street. The vehicular access arrangement to the Aldi car park over the right of carriageway is proposed to be amended to better suit the use of the site, particularly the renovated Crago Mill. Service vehicles are proposed to gain access via the Adele Street access point.

### **3.5 Internal Referrals**

Internal referrals were conducted with no concerns being raised. Internal referral bodies have provided necessary conditions to be included in the Draft Conditions of Consent

## 3.6 External Referrals

The following external referrals were also undertaken:

**Table 2 External Referrals**

Authority	Comment
Essential Energy	<p>Referral response dated 19 April 2022.</p> <p>The referral was generally supportive and included general advice and recommendations the management of electrical infrastructure as follows:</p> <ul style="list-style-type: none"><li>» Clearances to Essential Energy's infrastructure must be maintained, no structures are to be built over the top of underground infrastructure.</li><li>» Essential Energy must be able to access infrastructure with excavation equipment.</li><li>» The creation of easement/s over existing Essential Energy infrastructure.</li></ul>
Transport for NSW	<p>Referral response dated 10 February 2022.</p> <p>TfNSW emphasises the need to minimise the impact of development on the existing public road network and maintain the level of safety, efficiency and maintenance along the road network.</p> <p>TfNSW raised no objections, subject to conditions, to the application on the basis the development is undertaken in accordance with the information submitted.</p>



## 4 Assessment

The proposed development has been assessed in respect of the relevant matters for consideration under section 4.15 of the EP&A Act.

### 4.1 Environmental Planning Instruments

The following sections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with Section 4.15(1)(a) of the EP&A Act 1979.

#### 4.1.1 State Environmental Planning Policies

##### State Environmental Planning Policy (Planning Systems) 2021

Part 2.4 Regionally Significant Development of the SEPP PS provides that development specified in Schedule 6 is declared to be regionally significant development for the purposes of the EP&A Act 1979.

Schedule 6(3) provides that the development with a capital investment value of more than \$5m is regional development if:

- (b) the Council is the owner of any land on which the development is to be carried out or*
- (c) the development is to be carried out by the council.*

As the proposed development has a Capital Investment Value (CIV) of approximately \$29m and Council is the owner of the subject land and the development is to be carried out by Council, the development is considered to be regionally significant development. It therefore requires consent by the Southern Regional Planning Panel (SRPP) under Section 2.12 of the EP&A Act 1979.

##### State Environmental Planning Policy (Resilience and Hazards) 2021

According to clause 4.6 of SEPP RH, a consent authority may not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and 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.

A geotechnical investigation report was undertaken by D&N Geotechnical Pty Ltd (D&N) as part of the application. The D&N report identified that the following areas of environmental concern (AEC), as a result of previous land uses.

- » Activities associated with the Maher Automotive mechanic and former service station: Underground storage tanks (USTs) and associated infrastructure located at the service station. Should the service station be a source of contamination, then the pollutants may have migrated beneath the site via groundwater therefore posing a risk to site occupants.
- » Imported fill material across the site used to develop the carpark and to infill the former swimming pool.
- » The old mill building adjacent to the rail line and storage sheds. Due to the age of the buildings and from previously completed investigations on the site, there is potential for lead paint and asbestos to be present.
- » Historic rail line adjacent to the mill building. The ground surface surrounding the rail line

The potential site contamination was considered by Council as part of the internal referrals. It was considered that the proposed use of the site for a public administration building is suitable subject to the remediation of the site, in conjunction with the recommended conditions of consent and the Remediation Action Plan by Lanterra Consulting which recommended known impacted fill/soil material to be excavation and moved offsite for disposal, with onsite validation soil sampling across other excavated areas.



## State Environmental Planning Policy (Industry and Employment) 2021

Any proposed signage will need to demonstrate consistency with the assessment criteria included in Schedule 5 of SEPP IE (**Table 3**). The proposed development includes three new buildings (Civic Administration Building, library and commercial building) that will require identification/wayfinding signage.

Signage will be located at the main carpark entry at the verge crossing on Adele Street and the pedestrian entry points adjacent to the main carpark entry on Polding Street and on Comur Street. Signage will also be proposed across the site in suitable locations to assist with wayfinding and building identification. Signage is conditioned to be approved by Yass Valley Council prior to the issue of a Construction Certificate.

**Table 3 SEPP (Industry and Employment) Assessment**

Assessment Criteria	Applicant Response	Compliance/Response
<b>1 Character of the Area</b>		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage will be compatible with the existing and likely future character of the area.	<b>Complies.</b> Proposed signage is compatible with the surrounding desired character of locality and appropriate to the proposed use of the site.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?		<b>Complies.</b> Proposed signage is consistent with existing commercial signage in the immediate vicinity and greater CBD area.
<b>2 Special Areas</b>		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The signage will be integrated into the design of the buildings and precinct and will not detract from the heritage character of the surrounding streetscape.	<b>Complies.</b>
<b>3 Views and Vistas</b>		
Does the proposal obscure or compromise important views?	The signage will not dominate the skyline or compromise views.	<b>Complies.</b> Proposed signs are located on building facades and are not considered to comprise or obscure important views.
Does the proposal dominate the skyline and reduce the quality of vistas?		<b>Complies.</b>
Does the proposal respect the viewing rights of other advertisers?		<b>Complies.</b>
<b>4 Streetscape, setting or landscape</b>		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	There are entry and wayfinding signage to the Civic Administration Centre entry from Comur Street.	<b>Complies.</b>

Assessment Criteria	Applicant Response	Compliance/Response
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	This signage will be approximately 2.4m high x 1.0m wide and in scale with the building. Signage will be placed to clearly identify the proposed use of each building.	Sizes of signage have been conditioned to be proportionate to the building. <b>Complies.</b>
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	By integrating key corporate colours into the materials and finishes, proliferation of signage has been avoided. Some signages will also integrate with public art to improve its visual interest and reduce the hardness of the material.	<b>Complies.</b>
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	Signage will be positioned at grade and not require any ongoing vegetation management	<b>Complies.</b>
<b>5 Site and building</b>		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed wayfinding signage will be approximately 2.4m high x 1.0m wide which is compatible with the scale, proportion and character of the proposed buildings. The signages will not dominate the character of the building however works to clearly define the uses of the precinct.	<b>Complies.</b> Sizes of signage have been conditioned to be proportionate to the building.
Does the proposal respect important features of the site or building, or both?		<b>Complies.</b>
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage will not be particularly innovative, however, will integrate with appropriate public art to show a connection with the precinct.	<b>Complies.</b>
<b>6 Associated devices and logos with advertisements and advertising structures</b>		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	There are no safety devices required.	<b>Complies.</b>
<b>7 Illumination</b>		
Would illumination result in unacceptable glare?	The proposed signage will be internally illuminated to assist with wayfinding. The illumination will be adjustable to ensure there is no nuisance to nearby residential properties.	<b>Complies.</b>
Would illumination affect safety for pedestrians, vehicles or aircraft?		<b>Complies.</b> Signage is designed to assist pedestrians in wayfinding. Signage is setback from roadways and is not expected to impact vehicles or aircrafts.
Would illumination detract from the amenity of any residence or other form of accommodation?		<b>Complies.</b>

Assessment Criteria	Applicant Response	Compliance/Response
Can the intensity of the illumination be adjusted, if necessary?		<b>Complies.</b>
Is the illumination subject to a curfew?		<b>Not applicable</b> There is no curfew.
<b>8 Safety</b>		
Would the proposal reduce the safety for any public road?	The signage will not adversely impact pedestrian and vehicular safety. The signage will assist with wayfinding to each building and the public plaza.	<b>Complies.</b>
Would the proposal reduce the safety for pedestrians or bicyclists?		<b>Complies.</b>
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?		<b>Complies.</b>

Based on the table above it is considered that the proposed signage locations and types complies with the SEPP (Industry and Employment). Signage details to be determined prior to the issue of a Construction Certificate.

## State Environmental Planning Policy (Transport and Infrastructure) 2021

The site has a frontage to Comur Street, a regional road under the Roads Act 1993. Clause 2.119(2)(a) of SEPP TI states that:

*'where practicable and safe, vehicular access to the land is provided by a road other than the classified road,*

The proposed development seeks to direct vehicular access to the on-site car park from Adele Street which is a local road. No additional vehicular access is proposed on-site.

The vehicular access arrangement, from Adele Street, is further than 110m from the roundabout with Comur Street, therefore, the development is not classified as 'traffic-generating under Clause 2.122 of SEPP TI 2007.

Overall, the development will not impact the ongoing operation of the adjoining classified road and has satisfied the relevant provisions of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

### 4.1.2 Yass Valley Local Environmental Plan 2013

The provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP) apply to the development.

The land is zoned B2 Local Centre under the zoning provisions of the YVLEP. The development can be characterised by the dominant use as a public administration building under the YVLEP.

***public administration building*** means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

A public administration building is an innominate use, being a use that is neither specifically prohibited or permitted with consent in the B2 Local Centre zone. As such, the use is deemed to be permissible with consent.

The proposal includes community space and a library and commercial premises as secondary uses. All of these secondary uses are permissible in the B2 Local Centre zone.

The objectives of the B2 Local Centre zone are:

- » *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- » *To encourage employment opportunities in accessible locations.*
- » *To maximise public transport patronage and encourage walking and cycling.*

The development is consistent with the objectives of the B2 Local Centre zone.

The following summary table indicates the performance of the proposal against relevant statutory standards.

**Table 4 YVLEP Assessment**

Control	Comment	Compliance
Zoning	<p>The subject site is zoned as B2 Local Centre.</p> <p>The proposal includes a public administration building and various ancillary uses such as commercial premises (café and office premises) and information and educational facility (library).</p> <p>All proposed uses are permitted in the B2 zone.</p>	<b>Complies</b>

**Figure 3 YVLEP Zoning Map**

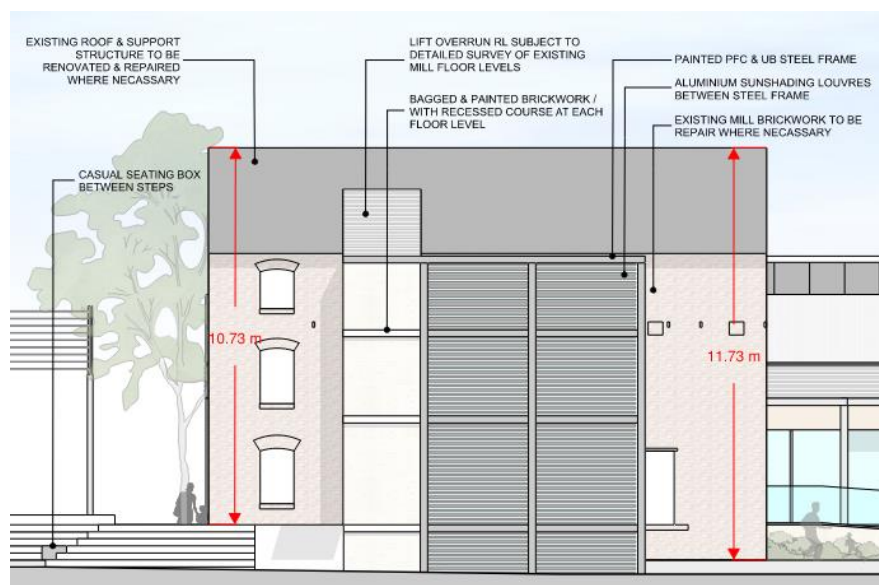


Source: NSW ePlanning Spatial Viewer, 2022

Clause 2.6 Subdivision – consent requirements	<p>The proposed Subdivision Plan includes the consolidation of the following lots:</p> <ul style="list-style-type: none"> <li>» Lot 100 DP1222562,</li> <li>» Lot 820 DP1133811,</li> <li>» Lot 1 DP995339,</li> <li>» Lot 1 DP154508,</li> <li>» Lot G DP24503</li> </ul> <p>The overall intent of the Subdivision Plan is supported, noting the heritage implications under Clause 5.10.</p> <p>It is noted that there is no minimum lot size for the subject site.</p>	<b>Complies</b>
Clause 2.7 Demolition	<p>The proposal includes demolition of the following structures:</p>	<b>Complies</b>

Control	Comment	Compliance
requires development consent	<ul style="list-style-type: none"> <li>» An existing council administration office,</li> <li>» Structures surrounding the Crago Mill</li> <li>» The existing public car park</li> <li>» The existing automotive/mechanic workshop</li> <li>» The existing road edges and associated landscaping along Adele Street and Polding Street</li> </ul> <p>Development consent for the demolition can be provided as part of this application.</p>	
Clause 4.1 Minimum lot size	There is no minimum lot size.	<b>Complies</b>
Clause 4.3 Height of buildings (show on Figure)	<p>The site is subject to a 12m maximum building height limit.</p> <p>The proposed precinct features 4 separate buildings of varying height. The tallest of the four is the Crago Mill. The Statement of Environmental Effects prepared by SMEC states that the maximum building height of the Crago Mill is 10.48m.</p> <p>With reference to the Brewster Hjorth plan A14(an extract of which is shown below), the eastern façade of the Crago Mill Building has a height of approximately 10.73m from the top of the stairs to the ridgeline. While on the western façade, the ridgeline is approximately 11.73m above the ground level.</p> <p>Despite the discrepancies, the Crago Mill, an existing building with no changes proposed that would alter the overall height and below the maximum building height of 12m.</p>	<b>Complies</b>

**Figure 4 Building Height**



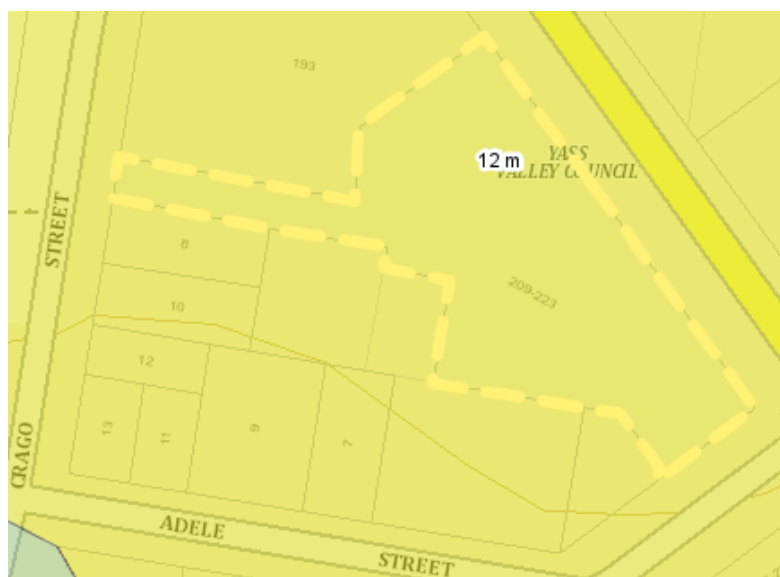
Source: Brewster Hjorth Architects, 2021.

The maximum height of the other buildings within the precinct are as follows:

- » Commercial Building, 9.29m
- » Library 7.0m
- » Civic Administration Building 8.51

Control	Comment	Compliance
	» Crago Mill Lift	10.8m

**Figure 5 YVLEP Height of Buildings Map**



Source: NSW ePlanning Spatial Viewer, 2022

Clause 4.4 Floor Space Ratio	<p>The subject site has a maximum Floor Space Ratio (FSR) of 1:1 in accordance with Clause 4.4 and the YVLEP FSR map.</p> <p>The subject site has an approximate area of 11,511m<sup>2</sup>. The proposed total floor area is calculated to be 4,149m<sup>2</sup>, which calculates to be a ratio of approximately 0.36:1.</p> <table><tr><td>Building Area</td><td>m<sup>2</sup></td></tr><tr><td>Yass Valley Library</td><td>970</td></tr><tr><td>Civic Administration Centre</td><td>1,964</td></tr><tr><td>Crago Mill &amp; proposed works</td><td>295</td></tr><tr><td>Commercial building</td><td>920</td></tr><tr><td>Total Gross Floor Area</td><td><b>4,149</b></td></tr><tr><td>Site Area</td><td><b>11,511</b></td></tr><tr><td>Proposed FSR</td><td><b>0:36:1</b></td></tr></table>	Building Area	m <sup>2</sup>	Yass Valley Library	970	Civic Administration Centre	1,964	Crago Mill & proposed works	295	Commercial building	920	Total Gross Floor Area	<b>4,149</b>	Site Area	<b>11,511</b>	Proposed FSR	<b>0:36:1</b>	Complies
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Site Area	<b>11,511</b>																	
Proposed FSR	<b>0:36:1</b>																	
Clause 5.10 Heritage Conservation	<p>The proposal includes the erection of buildings on land that is within a heritage conservation area (subclause 2(e)(i)) and the subdivision of land on which a heritage item is located (subclause 2(f)(i)), both of which require consent.</p> <p>The site houses one Heritage Item:</p> <p>» Crago Mill (former) (Item I189)</p> <p>Crago Mill in its current state disused and dilapidated. It is proposed that the building is to be retained and adapted to incorporate the item into the proposed precinct. The Crago Mill is proposed to be the focal point of the precinct. This is achieved through the siting of the proposed buildings in relation to the Mill, clear vistas to the Mill from Comur Street and Crago Street, and all other buildings being proposed at a lower height.</p>	Complies																

Control	Comment	Compliance
	<p>Alterations and additions are proposed to Crago Mill to better allow for adaptive reuse of the item.</p> <p>The development successfully integrates architectural styles that respect the surrounding heritage items. The overall design merit of the precinct is acknowledged, and it is considered to provide a high-quality built form outcome. The precinct will provide a positive contribution to the redevelopment of the CBD in association with the public plaza.</p>	

**Figure 6 Crago Mill**



Source: Eric Martin and Associates, 2021.

While also being located within a conservation area, there are six other heritage items within close proximity to the subject site. These are identified in **Figure 7**.

1. Crago Mill (Former) (Item I189)
2. Yass Town Railway Station and Yard Group (Item I194)
3. Pair of Semi-Detached Cottages (Adele St) (Item I134)
4. Pair of Semi-Detached Cottages (Comur St) (Item I190)
5. Liberty Theatre (Item I187)
6. Club House Hotel (Item I188)
7. Milltown - House (Item I135)



Control	Comment	Compliance
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Figure 7 Surrounding Heritage Items



Source: Eric Martin and Associates, 2021.

The proposed Subdivision Plan seeks to consolidate several lots to create a single large lot that will contain the Crago Mill and the subject proposed buildings and public plaza.

The proposed consolidated lot containing the proposed buildings have frontages to Comur and Polding Street while breaking up the overall building bulk by the incorporation of the public plaza and laneways to create legibility and human scale. The overall impact of the proposed subdivision on the adjacent Heritage Items is considered acceptable.

Further Assessment of Heritage matters is provided in **Section 5.1.5**.

Clause 6.1 Earthworks	<p>The proposal includes bulk excavations as site preparation for the siting of buildings and allow for pedestrian walkability, which requires consent in accordance with Clause 6.1.</p> <p>The proposal includes ancillary earthworks in regard to the levelling of the site and requires consideration under Clause 6.1 of the YVLEP 2013. Measures will be in place during excavation works to minimise impact on nearby development and to maintain existing drainage.</p> <p>As discussed in the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> assessment above, known impacted fill/soil material is to be excavation and moved offsite for disposal, with onsite validation soil sampling across other excavated areas in accordance with NSW EPA requirements.</p>	Complies
6.8 Essential Services	<p>This clause was not directly addressed in the proposal.</p> <p>The proposal includes a Civil Design Plan and Stormwater Management Report prepared by Van Der Meer demonstrate appropriate stormwater management for the site.</p> <p>Water, sewer, and electricity are known to be accessible to the site.</p>	Complies



## 4.2 Development Control Plans

Yass Valley Council has two DCPs that apply to areas within the LGA. The DCPs and the land they apply to are cited below:

**Table 5 Yass Valley Development Control Plans**

Development Control Plan	Land to Which the Plan Applies
Yass Valley Council Development Control Plan Fairley Commercial Centre, Murrumbateman 2015	This plan applies to all land in proposed lots 1, 2 and 3, part Lot 2 DP 878859, 3489 Barton Highway, Murrumbateman.
Yass Shire Council Development Control Plan Multi-Unit Residential Development	This plan applies to all land zoned 2(a) Residential within Yass Shire

The subject site is located within the B2 zone in the Yass township. The above DCPs therefore do not apply to the subject site, nor the proposed development.

## 4.3 Planning Agreements

The proposed development is not subject to a planning agreement under Section 7.4 of the EP&A Act.

## 4.4 Development Contributions

Under Section 2.8 Yass Valley Development Contributions Plan 2018, development undertaken by or on behalf of Council is exempt from the payment of contributions.

## 4.5 Submissions

Pursuant to Section 4.15(1)(d) of the EP&A Act, the application was then publicly notified for 28 days from 31 January to 28 February 2022 on Council's website. Five public submissions were received and have been considered.

The issues raised in the submissions and responses to the submissions are provided in **Appendix C**.

### 4.5.1 **Community consultation**

The Council has conducted Community Consultation at multiple stages within the project:

1. Site selection – Public notification of potential sites and call for feedback on locations prior to selecting the preferred location.
2. Pre-Design – call for ideas and options for the elements to be included in the master planning and concept design of the facility.
3. Site masterplan – Community notification, call for feedback from the community, and conduct of focus group meetings with key organisations and interested parties.
4. Concept Design – Community notification, call for submissions, community meeting conducted via video conference.
5. DA Notification – Notification of neighbours and public notification and call for submissions.

Notification was carried out through Council's website and Facebook page. Adds were also placed in local newspaper, Yass Valley Times, for the community meeting.

The subject site has a maximum Floor Space Ratio (FSR) of 1:1 in accordance with Clause 4.4 and the YVLEP FSR map.

It is understood that the design as submitted in the development application is consistent with the Concept Design as exhibited as part of the community consultation period.

## 4.5.2 Response to Public Submissions

**Table 6 Response to Public Submissions**

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
1	Milestone (AUST) Pty Ltd	<p><i>Section 3.2 of the Statement of Environmental Effects prepared by SMEC dated 11 October 2021 has identified the existing right of carriageway that is part of Lot 100 DP1222562 and states it is used for the purposes of vehicle access to the existing ALDI car park.</i></p> <p><i>Whilst the Site and Staging Plan prepared by van der Meer Consulting dated 28 September 2021 does not include the right of way in the staging scope of works, the Site Plan – Staging, Drawing No. A05 in the Architectural Drawings prepared by Brewster Hjorth Architects has identified this part of the site in the Stage 2 Works as the existing right of way to Crago Street will be renovated.</i></p> <p><i>We note that the ALDI Store and its customers will continue to use the existing ALDI car park on Lot 2 DP 1152503 throughout the redevelopment of the Crago Mill Precinct, with the right of way accessed from Crago Street being the primary access point to the car park.</i></p> <p><i>To ensure that this shared right of way is maintained throughout the redevelopment of the site, we respectfully request that an appropriate condition of development consent be imposed.</i></p>	<p>The existing Right of Carriageway was granted by the former owner of the flour mill (Crago Bros Pty Limited) to provide access for the construction and maintenance of a council-owned sewer asset, which we believe has since been relocated.</p> <p>The development proposal intends to retain a burden over the property for the purpose of vehicular access into the ALDI customer carpark. It is suggested that a condition be placed on any consent issued as follows:</p> <p><i>"Prior to the issue of the Subdivision Certificate, a Right of Carriageway 88B restriction shall be drafted to clarify that Lot 2 DP1152503 benefits from a right of carriageway over Lot 100 DP1222562 for vehicular access to the existing at-grade car park."</i></p>	<p>A draft condition has been included to ensure access to the ALDI carpark is retained over the site.</p> <p>The condition will read to the effect of:</p> <p><i>"Prior to the issue of the Subdivision Certificate, a Right of Carriageway 88B restriction shall be drafted to clarify that Lot 2 DP1152503 benefits from a right of carriageway over Lot 100 DP1222562 for vehicular access to the existing at-grade car park."</i></p>

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
2		<p><i>We note that the proposed development does not intend to formally stage the development under Section 4.33 of the Environmental Planning and Assessment Act 1979 (the Act), as amended. However, we understand that the new on-site car parking will be captured in the Stage 1 works as per the Site and Staging Plan prepared by van der Meer Consulting dated 28 September 2021.</i></p> <p><i>Should ALDI's car parking be used by construction personnel, less car parking spaces will be available for use by ALDI Store customers. The reduced availability of car parking for ALDI customers has the potential to have adverse impacts on the commercial viability of the ALDI development through reduced sales and business.</i></p> <p><i>In assessing the current DA, we respectfully request that Council include a condition of consent on any Notice of Determination to ensure that construction workers do not use ALDI's car parking bays at any time whilst carrying out works on the site. The imposition of this condition is necessary to ensure that ALDI's car parking spaces remain available for ALDI Store customers at all times and there is a transparent mechanism to enforce action if required.</i></p>	<p>It is recommended that a condition of consent be placed on any approval issued stating</p> <p><i>"Prior to the commencement of construction (including demolition) suitable on-site car parking facilities or alternative on-street 'work zone' shall be made available for construction workers accessing the site. No construction vehicles are permitted to utilise the Aldi car park for parking during construction."</i></p>	<p>A draft condition has been recommended to require construction personnel and the like to utilise designated parking for construction workers.</p> <p>The condition will read to the effect of:</p> <p><i>"Prior to the commencement of construction (including demolition) suitable on-site car parking facilities or alternative on-street 'work zone' shall be made available for construction workers accessing the site. No construction vehicles are permitted to utilise the Aldi car park for parking during construction."</i></p>
3		<p><i>Section 3.3.2 of the Traffic Impact Assessment prepared by Genium Civil Engineering Pty Ltd dated 21 September 2021 has made the following conclusion of concurrent trips based</i></p>	<p>The Traffic Impact Assessment (TIA) shows that the combination of off-street and on-street parking provides sufficient spaces to cater to the projected demand.</p>	<p>Using Yass Valley Council's ENG-POL-8 – Off Street Car Parking, and the RMS Guide to Traffic Generating Developments, a total of 99 parking spaces are deemed to be required.</p>

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response																																							
		<p>on a survey of the usage of the existing Yass library:</p> <p>"This supports a reduced car parking demand for the library as some of these visitors will utilise the Aldi or Woolworths car parks in lieu of parking within the Civic Precinct."</p> <p>Section 5.6.4 of the Statement of Environmental Effects and the Traffic Impact Assessment provides a detailed quantitative assessment of car parking provision on the site in accordance with the guidelines outlined in the Council policy document ENG-POL-8 – Off Street Car Parking, and the NSW Government's Guide to Traffic Generating Developments.</p> <p>The below table demonstrates that the hybrid parking arrangement of on-site and on-street car parking exceeds the minimum parking spaces required without the concurrent use of the existing ALDI car park.</p> <table><tr><th>Component</th><th>Parking requirement</th><th>Parking spaces provided</th></tr><tr><td>Administration building</td><td>1 space/40m<sup>2</sup></td><td>49</td></tr><tr><td>Library</td><td>1 space/80m<sup>2</sup></td><td>12</td></tr><tr><td>Commercial Space</td><td>1 space/40m<sup>2</sup></td><td>23</td></tr><tr><td>Cafe</td><td>10 spaces/100m<sup>2</sup></td><td>10</td></tr><tr><td>Crago Mill Exhibition Space</td><td>1 space/40m<sup>2</sup></td><td>5</td></tr><tr><td><b>TOTAL</b></td><td></td><td><b>99</b></td></tr><tr><th colspan="2">New parking</th><th>Parking spaces proposed</th></tr><tr><td colspan="2">New off-street car park</td><td>67</td></tr><tr><td colspan="2">On-street car parking (existing and proposed)</td><td></td></tr><tr><td colspan="2">• Cornur Street</td><td>35</td></tr><tr><td colspan="2">• Polding Street</td><td>14</td></tr><tr><td colspan="2"><b>TOTAL</b></td><td><b>116</b></td></tr></table> <p>As part of DA No. 5.2008.163.1, 80 at-grade car parking spaces including two accessible spaces were proposed on the ALDI site to reflect the requirements of the RTA's "Guide to Traffic Generating Developments" in the absence of applicable Council controls the provision of on-site car parking.</p>	Component	Parking requirement	Parking spaces provided	Administration building	1 space/40m <sup>2</sup>	49	Library	1 space/80m <sup>2</sup>	12	Commercial Space	1 space/40m <sup>2</sup>	23	Cafe	10 spaces/100m <sup>2</sup>	10	Crago Mill Exhibition Space	1 space/40m <sup>2</sup>	5	<b>TOTAL</b>		<b>99</b>	New parking		Parking spaces proposed	New off-street car park		67	On-street car parking (existing and proposed)			• Cornur Street		35	• Polding Street		14	<b>TOTAL</b>		<b>116</b>	<p>The TIA recognises that Aldi customers will likely park at and walk from the Aldi carpark to the new precinct (former council site) as they currently do for other business and services.</p> <p>Conversely, other users will park at and walk from the new precinct (former council site) to the Aldi store and other nearby facilities.</p> <p>This concurrent use will likely reduce the overall car parking required in the new precinct which was noted in the TIA, however the precinct currently provides carparking availability in accordance with Council Policy.</p>	<p>With 116 spaces being provided by the development.</p> <p>. The independent assessment agrees with the submission, that it is unfair to rely upon nearby existing parking. However as mentioned in the Traffic Impact Assessment and the Assessment Report, the necessary parking is provided on site for the proposed development and the location that visitors choose to park is ultimately up to the individual</p>
Component	Parking requirement	Parking spaces provided																																									
Administration building	1 space/40m <sup>2</sup>	49																																									
Library	1 space/80m <sup>2</sup>	12																																									
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Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
		<p><i>Noting that the redevelopment will comfortably exceed current requirements associated with the provision of car parking, ALDI do not endorse the Proponent's position in the Traffic Impact Assessment as part of the DA documentation that the ALDI car park can cater for parking demand within the new Civic Precinct.</i></p> <p><i>Whilst it is realistic to consider that some ALDI customers may use parts of the new Civic Precinct during their shopping trips, the ALDI car park is required for ALDI's customers to continue to deliver high levels of convenience and accessibility, particularly given the substantial elderly customer base that use the ALDI site.</i></p>		
4		<p><i>Future impacts on ALDI signage</i></p> <p><i>We note that Section 2.3 (Page 4) of the Statement of Environmental Effects has identified a concern that ALDI signage may be obscured from the street as a result of the proposed redevelopment. ALDI may be required relocate the ALDI business identification signage to remain visible to approaching traffic if this occurs.</i></p> <p><i>ALDI acknowledge there may be a requirement to relocate existing signage to ensure appropriate business identification. To this end, we request that Council to continue to consult with ALDI Stores to address the potential relocation of signage should this be required.</i></p>	Yass Valley Council will liaise with ALDI in the instance that the relocation of business signage is required.	Should ALDI signage be impacted by the proposed development and the relocation of ALDI business signage be required, Yass Valley Council will liaise with ALDI in the instance.

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
5	Jane MacCulloch	<i>The design brief given to the architects appears to have been very conservative. As a result the precinct buildings only meet a functional element. With tokenistic architectural features. They appear to have attempted to incorporate a sense of design on facades with the curved pseudo blade walls but overall, it seriously lacks excitement, creativity or daring. It's all very boxy, square, and predictable. Yes, there is good natural light and internal volume and space appropriate fit out. But the space isn't interesting. I can hear the community opinions about it now 'yes its nice'</i>	<p>The project has been designed around the functional needs of the Council, the project budget, heritage considerations and the character of the town centre. The proposed design will:</p> <ul style="list-style-type: none"> <li>– Contribute to the creation of an activated town centre,</li> <li>– Provide for council's operational requirements,</li> <li>– Conserve the heritage significance of the precinct, by restoring Crago's Mill and having it as a central feature,</li> <li>– Respond to the character and scale of the existing townscape through the overall form of the buildings proposed while providing elements that form a dynamic counterpoint, and</li> <li>– Create a series of exciting and engaging spaces for community activities both externally and internally</li> </ul>	The precinct has been designed to retain and respect the visual significance of the Crago Mill heritage item, the scale and character of the existing streetscape, and providing modern community spaces and civic services.
6		<p><i>My particular concern is the library. Having travelled extensively to many libraries around the globe I find this uninspiring rendition to be lacking in meeting not only current but future generations. Who wants 'nice' in a new precinct?</i></p> <p><i>Why would the youth of this town go them? Please research the power a library can have for a community. Two libraries come to mind in Finland, one in Helsinki one in Tempera in the north. The design of these buildings, amazing, also support a social cohesion policy</i></p>	<p>The project team had worked closely with Council in developing the brief for the proposed new library. Importantly the new facilities have been designed not to be a book depository but to create an active community facility for Yass. They include significant areas for programmed activities, including technology, learning, and recreation facilities. These program spaces have been designed to meet Council's detailed brief and also be flexible allowing for a range of user activities and experiences.</p>	<p>The precinct, including the library, have been designed to create a community space, engaging and drawing in pedestrians.</p> <p>The finer details of the design can be addressed and refined through the Detailed Design phase of the project.</p>

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
		<p><i>where the homeless can go and be warm, where children can book music studios to record their tracks, where children have secret nooks and where furniture and spaces mould into the building as a seamless coherent interaction.</i></p> <p><i>So much more could be happening in this space to make it inspirational, conversational and most importantly interactional!</i></p>	<p>During the Detailed Design phase of the project, we will develop the design to incorporate formal and informal spaces. These spaces will include a diverse range of reader spaces (which may include secret nooks and the like) for library users.</p> <p>A key goal of the design development will be to ensure the final internal design is inspiring and engaging the Community.</p>	
7		<p><i>Please take this opportunity to consider Yass as a regional hub in its own right not a satellite suburb of Canberra. Lets stand out, lets stand tall, lets have a precinct that really offers - have you considered the role the information centre could have it was incorporated in an exciting design.</i></p>	<p>The brief developed for this project sought to provide new office accommodation for Council and revitalise an underutilised area surrounding the heritage-listed Crago's Mill. The design has in-built flexibility, to provide adaptive spaces that can be used in the future for a variety of uses, such as a visitor information centre, should such a use be desired.</p>	<p>The proposed precinct intends to revitalise a presently disused area of Yass' CBD, allowing for increased attraction and usage, creating a thriving centre.</p> <p>The proposed development allows for flexible future uses.</p>
8		<p><i>The space reflects our Indigenous peoples is missing.</i></p> <p><i>The red brick mill and the interests if the Ngunnawal peoples should be the starting point.</i></p>	<p>This input can potentially be applied to the detailed design development for the public realm where there are opportunities for Ngunnawal input in pavement design, interpretation, selection of indigenous plant material and public art.</p> <p>The project team has been and will continue to engage with the First Nation community to review how elements can be incorporated that reflect their needs and culture.</p>	<p>The detailed Design stage of the development will allow for refined design implementation, such as indigenous artwork and acknowledgements.</p> <p>The Crago Mill has been incorporated into the design to be the focal point of the precinct.</p>
9	Karen Visser	<p><i>In order to make the building looks interesting – what makes people want to stop and go in other than on Council business? A noteworthy</i></p>	<p>Furnishing of the public domain with public artwork has been incorporated through landscape architectural design. Proposed screening elements comprise punched metal</p>	<p>Some public artwork has been incorporated through landscape architectural design, with further elements able to be refined and explored through detailed design.</p>



Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
		<p><i>art / sculpture/ water feature installation in the plaza would help.</i></p> <p><i>Some of Roger Buckman's portfolio of ideas (previously presented to Council) might work, for example. And /Or can the Mill be painted /have a large mural that is eye catching?</i></p>	<p>screens with a pattern developed by local artists.</p> <p>More public art elements are considered to be part of the detailed design development of the public realm and can add significantly to the memory and attraction of the overall development. Subject to budgets, this may be included within the on-going development proposals.</p>	<p>Largely, public artwork is not incorporated into the proposal.</p>
10		<p><i>If either of the above ideas had Indigenous content that would also be of benefit - recognition of an Indigeneity in a Civic complex is essential for inclusion.</i></p>	<p>The project team has been and will continue to engage with the First Nation community to review how elements can be incorporated that reflect their needs and culture.</p>	<p>The detailed Design stage of the development will allow for refined design implementation, such as indigenous artwork and acknowledgements through continual consultation.</p>
11		<p><i>Similarly, if exhibitions are being held in the Mill, how can their content be shared and communicated before someone steps inside the Mill?</i></p> <p><i>Can the external facades of the buildings facing the streets give a better understanding of what can be found inside? - or of the values that drive the development?</i></p>	<p>Wayfinding and signage within the precinct will be considered during the detailed design of this project.</p>	<p>External detailing of the Crago Mill would result in further heritage impacts. The desire is to adaptively reuse the heritage item while limiting alterations to the physical appearance.</p> <p>Signage for the remaining buildings can be refined through the detailed design stage of development.</p>
12		<p><i>A pedestrian crossing towards Miles Franklin Park would also help with integration with the Bike Park</i></p>	<p>Upgrades to pedestrian crossings and access to the site from nearby streets are outside of the scope of this project. This comment has been referred to Council's local traffic committee for consideration. Council plans to develop an Active Transport Strategy in the 2023/24 Financial Year to identify requirements for linkages between public,</p>	<p>Upgrades to pedestrian crossings and access to the site from nearby streets fall outside the scope of this project.</p>

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
			recreational, residential, and commercial areas within Yass.	
13		<i>And is there scope for the plantings to educate about climate wise planting for the community?</i>	<p>Council is working on a tree strategy for the main street and this will inform the final selection of planting for the site. Planting will be included using both native and exotic species that are suited to the climate conditions of Yass. Interpretive signage could be included as an educational tool.</p> <p>Plant species will be selected with climate change first and foremost. The selections can include species better able to adapt to increased temperatures and extreme weather events. For example, species may be indigenous or proven in zones typical of central and western NSW north of Yass. Interpretation of the species selection via digital signage or consultation with local land care or community groups; for example, "Trees for Life" is an important means of communicating this message.</p>	Plantings have been included across the site to contribute to amenity and shading. Appropriate trees suitable for the Yass climate should be selected.
14		<i>And finally, a plug for the community group 'The Giftmakers of Yass' which will need a new venue if the Liberty Theatre is ever re-developed as planned. Can a space be found to accommodate them?</i>	<p>The Yass Civic Precinct has been designed to provide flexible spaces for use by council and community groups, as needed in the future. An objective of the project has been to provide adaptability.</p>	The redevelopment of the Liberty Theatre does not fall into the scope of this development. However, the precinct includes spaces that can be utilised by the public and community groups.
15	Touie Smith Snr	<i>Firstly I again state my strong objection to Yass valley Council's actions over two decades of purchasing land surrounding Council and planning what we now see proposed without due process and transparency. Ratepayers have paid over market prices and for many consultants to cover up what was always to</i>	This development application has followed the statutory requirements for community consultation.	Concepts and the proposal have been notified in accordance with statutory requirements for community consultation.

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
		<i>be. I am one of many offended by Council's buying of land and plan making and then an 11th hour take it or take it.</i>		
16		<i>The current Councillors should be provided with a full cost not just what we spend from here on.</i>	This is not a relevant matter for consideration as part of this development application.	This matter is not considered to be relevant to this development application.
17		<i>In reading the information provided in relation to traffic and parking arrangements in DA 21062 I can find nothing that supports the keeping of the current Comur St loading zone opposite the Telstra building.</i>	The loading zone on Comur Street is intended to be replaced with angled parking to support this development application. The placement and relocation of loading zones is a matter for the Local Traffic Committee, and is separate from this development application. The parking strategy for the Main Street will be considered as part of the Main Street Masterplan, currently underway.	The loading zone on Comur Street is intended to be replaced with angled parking to support this development application.  Subsequent masterplans will have the capacity to investigate the desired character and use of Comur Street.
18		<i>Council will remember a few years ago when it changed the parking from loading zone to 2 hr parking on a whim from staff without any community consultation or notification.</i>  <i>As Council didn't previously consult surrounding businesses nor the community I can only assume that nothing has been done this time around before a traffic management or parking plan has been hatched.</i>	Refer to above.	As above
19		<i>Council will remember my noisy objections, the finding of lack of process by staff, passing of the buck to Councillors and the changing back to loading zone when voted on by Councillors.</i>	Refer to above.	As above

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
20		<i>As none of the businesses in the area have been surveyed nor has there been any community survey I would consider no changes are in the wind so can I please be advised that the loading zone will be kept as is as it serves a valuable asset to the towns businesses. Many trucks and light commercial vehicles, including Council, use the zone as a stop to organise deliveries and do business in the commercial area. It has good access and egress and is as safe a spot as one could get. Many trade vehicles with trailers also utilise the zone.</i>	Refer to above. Broad community consultation has been conducted for the master planning and concept design stages of the project. Mr Smith was personally invited to make submissions and to attend briefings on the project.	Broad community consultation has been conducted for the master planning and concept design stages of the project.  The proposed parking allows for better utilisation of Comur Street.
21	Simon Cassidy	<i>I note that it is proposed to provide connection points for stormwater from properties in Adele Street and agree that this is necessary as stormwater from our property and other adjoining properties in Adele Street is currently discharged to the back of our property and across the Council site. We request that this connection be undertaken by Council as part of the construction works.</i>	The proposal intends to provide a connection through the existing stormwater pipe discharging to the council site. However, the overland flow path is to be provided if there is no existing stormwater pipe.	The proposal intends to provide a connection through the existing stormwater pipe discharging to the council site. However, the overland flow path is to be provided if there is no existing stormwater pipe.
22		<i>We currently have views toward Adele &amp; Comur Streets through our easterly facing office windows. These windows also provide for natural light to enter the building. We request that any landscaping provided along this boundary be limited in height to approximately 2m which is the height of the existing boundary fence.</i>	The plantings in this zone will take into account views from the adjacent buildings. Given there is an existing fence, we will limit shrub planting to approximately 1.0m in height and select trees so that views are not interrupted, and sightlines are maintained. The intention is to allow both views through managing the tree canopy but will also allow screening where appropriate.	Vegetation selection and plantings in this area will take into account views from the adjacent buildings.

Number	Submitter	Comments	Applicant's Response	Assessing Officer's Response
23		<i>The existing timber sleeper retaining wall on Council land adjacent to our eastern boundary is in a poor state of repair and is in need of replacement. The DA documentation does not provide details of what is proposed for this retaining wall but we suggest it should be replaced as part of the works.</i>	The existing retaining wall will be replaced as part of the proposal. However, the details of the retaining wall will be confirmed during the Detailed Design stage.	The retaining wall is to be replaced as part of the development, with details being refined through detailed design.
24		<i>We note that the proposed garbage enclosure is directly adjacent to our boundary and close to our rear car park and shed. It is also located directly adjacent to one of the main walkways into the site. We are concerned that this will result in odour issues and request that a more appropriate site be identified to house the garbage bins which is not directly adjacent to our property. There appears to be ample space to the east of the proposed carpark.</i>	<p>The proposed waste enclosure will be enclosed when it is not being utilised and waste will be collected on a daily basis to minimise odour issues.</p> <p>The location of the enclosure has been selected to allow good access for all users and sufficient manoeuvring space for collection purposes. There is no verge crossing or space allowed for accessing and turning of a waste truck on the east of the proposed carpark.</p>	<p>The location of the enclosure has been selected to allow good access for all users and sufficient manoeuvring space for collection purposes.</p> <p>The proposed waste enclosure is to be enclosed when it is not being utilised and waste will be collected on a daily basis to minimise odour issues.</p>

## 4.6 Response to Briefing Comments

**Table 7 Response to Briefing Comments**

Request for Information	Applicant's Response	Assessing Officer's Response
Clarification required to the status of easements for services across the site including the sewer and whether the services exist or are to be replaced.	<p>Survey information indicates that there are no easements associated with the existing services on the site. The Deposited Plan 1222562 refers to an easement associated with a sewer line however it is unclear exactly where the easement is located. This sewer line will be made redundant through the project works and an easement will not be required.</p> <p>An easement may be required for a small portion of the sewer towards the Northern end of the site and will be created as part of the project.</p> <p>It is understood that a new easement will be required associated with the substation proposed.</p>	The current sewer easement will be removed as the associated sewer line will not be required as part of the proposed development as it is redundant.
Access arrangements to existing Aldi Carpark through the Council carpark need to be addressed.	<p>There is no vehicle access to the Aldi Carpark through the Council Carpark. There is no intention to allow vehicle access between the Aldi and Council carparks. This will be a pedestrian zone only.</p> <p>It is noted that a draft consent condition has been suggested to the council in order to prohibit any direct vehicle access from the Crago Mill Precinct carpark to the Aldi Supermarket car park.</p>	Access to the Aldi carpark is proposed to be maintained throughout the construction stages of the development as outlined in the submitted CEMP.
The Panel questioned the level of buildings and retaining wall at the rear of the site and whether there is an opportunity to lower the height of building and achieve same outcome without earthworks and 2m retaining wall.	<p>By lowering the height of the building, excavation in rock would be required. If the query is to lower the retaining wall, this would reduce the functionality of the site and the aesthetic of the site.</p> <p>The retaining wall is not visible as it is hidden by the library structure.</p>	<p>The retaining wall is not visible as it is hidden by the library structure, while also acting as a vehicle for noise mitigation.</p> <p>The proposed library is to be at grade with the proposed civic administration centre which will allow for ease of mobility.</p>

Request for Information	Applicant's Response	Assessing Officer's Response
	Options of split level building were considered as part of the concept design however these were discounted as it was considered that this reduced the functionality of the library space. Raising the floor level of the library would also separate it from the Administration Building and overshadow the Crago Mill.	
No acoustic assessment or noise attenuation is provided for any of the air-conditioning plants to adjacent properties and the Administration building. Acoustic assessment required to address potential impact to adjoining residential properties.	Acoustic assessment on the A/C plants is required for mostly the library.  It is noted that a draft consent condition has been suggested to the council for requesting an acoustic assessment by an accredited engineer prior to the issue of the Subdivision Certificate.	The proposed AC units that may have potential impact to neighbouring properties are located on the western elevation of the library. The units are located on the rear boundaries of the adjoining properties, approximately 30m from the dwellings. This distance is considered to be suitable enough and can be supplemented by various mitigation options should it be deemed necessary. An acoustic assessment will be required as a condition of consent prior to the commencement of construction.
Details of the access of the service vehicles and truck/delivery vehicles for loading/unloading within the site is required.	Access for Services Vehicles is provided through the main carpark which will service deliveries for the administration building and library.  Deliveries for the Commercial Building are expected to be managed via the Comur Street entry.  Deliveries for the Crago Mill will be managed via entry from Crago Street.	Access for service vehicles can be achieved via the Main Carpark, Comur Street and Crago Street.  It is recommended that dedicated loading zones be established in these areas to avoid parking conflicts.
Waste Management Plan is required for the operation of the site and the various buildings/activities	It is noted that a draft consent condition has been suggested to the council for a Waste Management Plan must be prepared by a suitable person prior to the commencement of construction (including demolition).	A Waste Management Plan has been submitted at the request of the Panel.  The plan identifies that Demolition and Construction Contractors will be required to provide detailed Waste Management Plans which detail how the contractor will meet the requirements to reduce and manage waste

Request for Information	Applicant's Response	Assessing Officer's Response
Desktop Investigation of any Aboriginal Cultural Heritage on site is required.	Heritage Report states that there is no evidence of Aboriginal interest in the site. The attached AHIMS search supports this.	The submitted Heritage Report identifies that there is no evidence of Aboriginal interest in the site. A desktop assessment (AHIMS) conducted by the assessing officer confirms that no known artifacts are located within the area.
Investigation of any heritage significance (social or cultural) of the old swimming pool site required to be undertaken.	<p>The old swimming pool was opened in 1927 and was closed in circa. 1965 when the new pool was opened at Victoria Park. Geotechnical testing undertaken in the area where the pool is believed to have been infilled did not identify anything of interest.</p> <p>Please further specify the area of interest and detailed requirements for a heritage significance investigation of the site if necessary.</p>	<p>The old swimming pool (Yass Municipal Baths) operated for close to 40 years from 1927 and was closed in circa. 1965 with the construction of a new pool being completed.</p> <p>The site of the former pool has undergone extreme physical changes to the point that no sign of the former pool is evident. In that regard, the heritage significance the pool has on the area is minimal.</p> <p>Geotechnical testing undertaken in the area where the pool is believed to have been located indicates that the pool was backfilled with imported material. Results of borehole testing indicate consistent clay material and borehole refusal at the suspected remnant concrete floor of the pool.</p>
Clarification of the future use of the commercial building, such as hours of operations, traffic generation of uses, how are the spaces going to operate.	<p>The ground floor of the commercial building will be leased to a currently unknown tenant. Depending on the tenant, an application may be required to be made to Council for approval for the specific use required.</p> <p>The first floor of the building is expected to operate as a coworking office facility. It is not intended that there will be specific hours of operation for the facility, however these will generally be in line with the library operating hours. Traffic generation has been considered as part of the traffic report.</p> <p>It is noted that a draft consent condition has been suggested to the council that any change of use or</p>	<p>Potential future use of the lower floor is to be determined under subsequent approval.</p> <p>The use of the first floor will be approved for office commercial.</p>



Request for Information	Applicant's Response	Assessing Officer's Response
	operation of the commercial building is required to notify council and development consent is required for any uses that were not "permitted without consent" under the Yass Local Environmental Plan 2013.	
Contamination issue has to be resolved at early work stage given past use as service station and potential asbestos contamination.	<p>Remediation works of the previous service station are included as part of the early works for the development.</p> <p>It is noted that a draft consent condition has been suggested to the council that remediation must be conducted prior to the commencement of construction.</p>	The remediation requirements have been identified and would be required to be conducted at an early stage of development in order to sufficiently remediate the subject site to be suitable for the proposed uses.

## 4.7 Public Interest

In accordance with Section 4.15(1)(e) of the EP&A Act, the consent authority is required to consider whether the proposed development is in the public interest. The public interest is an overarching requirement which includes consideration of the matters discussed in this report. Implicit to the public interest is whether the proposed development adequately responds to and respects the desired outcomes expressed in relevant EPIs and whether, on balance, the impacts of the development can be appropriately mitigated or managed.

The proposed development is considered to be in the public interest as it will provide for a high-quality, visually prominent and well-designed public administration building, library and commercial premises for Yass residents. The buildings are complemented by proposed public realm improvements including a new public plaza. The public realm connects with the existing and proposed buildings to create a centralised location for engaging in public life. It represents a major upgrade to an underutilised site in Yass's CBD and is in accordance with the provisions of the YVLEP 2013, whilst minimising adverse environmental impacts on the surrounding built form and natural environment, including heritage items.

## 5 Environmental Assessment

The following subsections assess the key impacts of the development in accordance with Section 4.15(1)(b) of the EP&A Act to the extent they have not been addressed elsewhere in this assessment report.

### 5.1.1 Context and Setting

The subject site is located in a commercial area of the Yass CBD. The proposal is considered to be consistent with the surrounding land uses.

The proposal will not have an adverse impact on the streetscape of Comur, Polding, Adele or Crago Street as follows:

- » Creation of a public plaza provides a positive contribution to public realm and streetscape.
- » The proposal includes commercial opportunities, which are consistent with achieving active frontages and encouraging pedestrian activity.
- » Vegetation is proposed to be enhanced with additional hard and soft landscape treatments.

The proposal will not have an adverse impact on the surrounding built form as follows:

- » It will provide a new high-quality public administration building, comprising of a Council shopfront and customer service centre, offices for Council staff, the Council Chambers.
- » It will provide a new high-quality public library that incorporates publicly accessible innovative facilities.
- » An open plan plaza development that is visually permeable and encourages access into and around the precinct.
- » The architectural style of the precinct is respectful of surrounding heritage items while still representing a modern, functional and visually interesting location.

### 5.1.2 Access, Transport and Traffic

A Traffic Impact Assessment was provided by Genium Civil Engineering and details expected peak traffic generation and volumes. The Traffic Impact Assessment estimated that the development would generate 418 daily vehicle trips with 77 of these occurring during the peak hour. Modelling indicated that surrounding existing intersections would continue to operate at an excellent overall level of service and will function well within their designed capacity, "indicating sufficient spare capacity during the peak hour to accommodate any increase in the future traffic without affecting overall intersection performance".

It is noted that Transport for NSW, as part of its external referral, raised no objection to the proposed development, subject to conditions

### 5.1.3 Public Domain

The proposed development will improve upon current public recreational opportunities, pedestrian links or access to public space.

### 5.1.4 Utilities

The site is known to be serviced with water, sewer, electricity and telecommunication services.

The proposed stormwater strategy ensures the development does not increase the stormwater flows or increase downstream flooding for events up to 100-year ARI.

### Proposed drainage system

The main concentrated flows from impermeable surfaces including paved footpaths, parking spaces and building will be collected by the proposed drainage system. Runoff from pervious areas will also be collected if possible.

The proposed stormwater management system includes:

- A pit and pipe network to collect minor stormwater runoff from areas
- Overland flow paths to carry flows from major storm events through the site
- And on-site detention (OSD) tanks with orifice control

### On-site Stormwater Detention (OSD) Tank

OSD will attenuate peak overland flows from the development. Following pre-lodgement discussions with Council, it has been confirmed that the OSD criteria normally applied to Multi Unit should be used to guide OSD design for the proposed. The analysis of the OSD tank aligns with the development area of Stages 1 and 2 as the later stages do not require OSD since the area will remain 100% impervious.

YVC's Development Engineering staff have provided the following comments:

*Stormwater drainage design plans prepared by van der meer consulting and dated 27 August 2021 have been assessed as concept only. Fully detailed design plans shall be submitted with the application of the Engineering Works Certificate.*

*Engineering drawings associated with the drainage of stormwater shall be submitted to Council's Infrastructure & Assets Directorate for approval in accordance with Council's Stormwater Policies and Design and Construction Specification – Ausspec#1*

*These documents will include details of the discharge of stormwater off the site (including quantities for various storm event and is to include stormwater that falls on the site or enters the site from upstream), what is proposed to manage the discharge (including details of any infrastructure etc), the potential downstream effects of such discharges and actions proposed to ameliorate such effects and what is proposed to ameliorate any effects on the site from stormwater from upstream of the site.*

*The stormwater system shall be designed to ensure that discharge from the site post development is not exceed when compared to predevelopment flows for a 1 in 10 and 1 in 100 Year ARIs.*

*Adequate provision shall also be made for the disposal of roof water collected from the development.*

## 5.1.5 Heritage

The proposed development is located within the Yass Heritage Conservation Area, while also containing a local heritage item (Crago Mill (former) – Item I189). The proposal involves the adaptive reuse of the heritage item, maintaining the focus of the development on the item.

Heritage matters relating to the YVLEP Clause 5.10 assessed within **Table 5**.

### Crago Mill

The heritage significance of Crago Mill has been recognised by Council for many years and the building was formally heritage listed in Yass Valley LEP 2013. The building had also been recognised as a significant element of a potential tourist trail that followed the rail line through Yass Rail Terminus and along Dutton Street. Council's commitment to retention and future conservation of the building was further demonstrated by the installation of the steelwork inside the structure.

The various reports relating to the building have supported conservation and adaptation and noted the potential for varied use with an emphasis on public access and wider community engagement. Intrinsic features of the building should be retained and its former use interpreted. Its proposed use as a café, with exhibition spaces, addressing Yass's 'town square' appropriately satisfy the adaptive reuse criterion.

To the extent that is feasible, the building fabric will be retained and conserved in a manner that allows the building's industrial past to be clearly evident. This follows the conservation maxim *as little as possible as much as necessary*. The access tower enables current code compliance that minuses direct impact on significant fabric. Its industrial but modern appearance is consistent with sound heritage practice.

The metal skillion attached to the Mill relates to the sequential use of the site, and in particular the freezing works, and has little if any intrinsic heritage value. It illustrates aspects of the building's associated use however it blocks an appreciation of the more historic structure and its removal is endorsed by the CMP, the EMAA report and by the heritage adviser. The large corrugated iron shed to the southwest of the Mill has historic interest for its initial use as wheat storage as well as some intrinsic value associated with its form and patina. However, the shed has structural problems and would be difficult to repurpose given the function proposed for the site. It is appropriate to document both buildings prior to demolition.

## **Yass Municipal Baths**

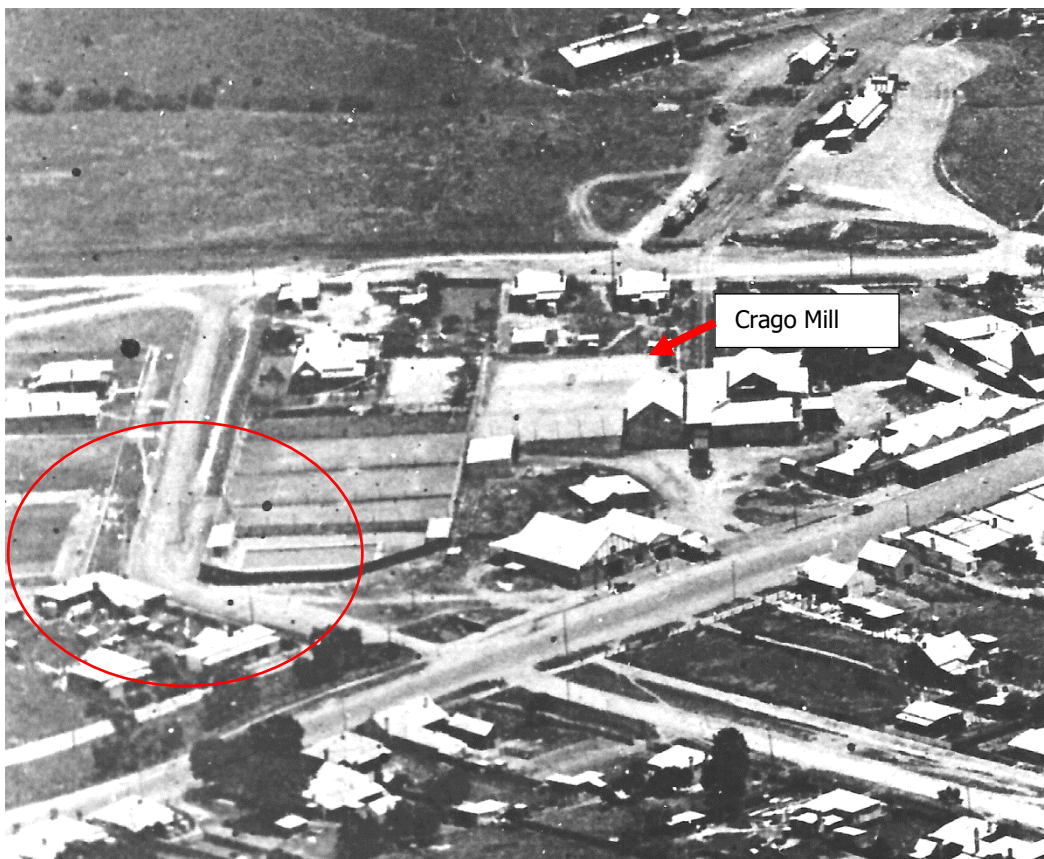
The Yass Municipal Baths in Adele Street were opened on November 15, 1927 by Mayor JG Duffy. By 1932 the Yass Swimming Club held regular well supported swimming carnivals with novelty events to encourage wider participation. A commemorative booklet notes that the *Municipal Baths are situated off Comur Street at the intersection of Polding and Adele Streets. The basin is 75 feet long and 33 feet wide. The depths range from 10 feet 6 inches to 3 feet on a sloping floor. It is constructed of reinforced concrete and is surrounded with a seven feet fence, dressing sheds, showers and offices.* (Yass and District Historical Society)

In 1952 the pool had become difficult to keep clean. As a consequence, it was completely emptied at regular intervals, usually twice a week, with the bottom and sides being hosed down. (Yass tribune Courier Oct 15 1953).

By 1957 the pool had become dilapidated and John Stuber was appointed caretaker. He undertook improvements with financial assistance from the Wollenwealth committee. These included resurfacing the interior of the pool, fencing replacement and the addition of a 'tiny tots' pool excavated by volunteers. Carnivals were well supported, one attracting a crowd of 600.

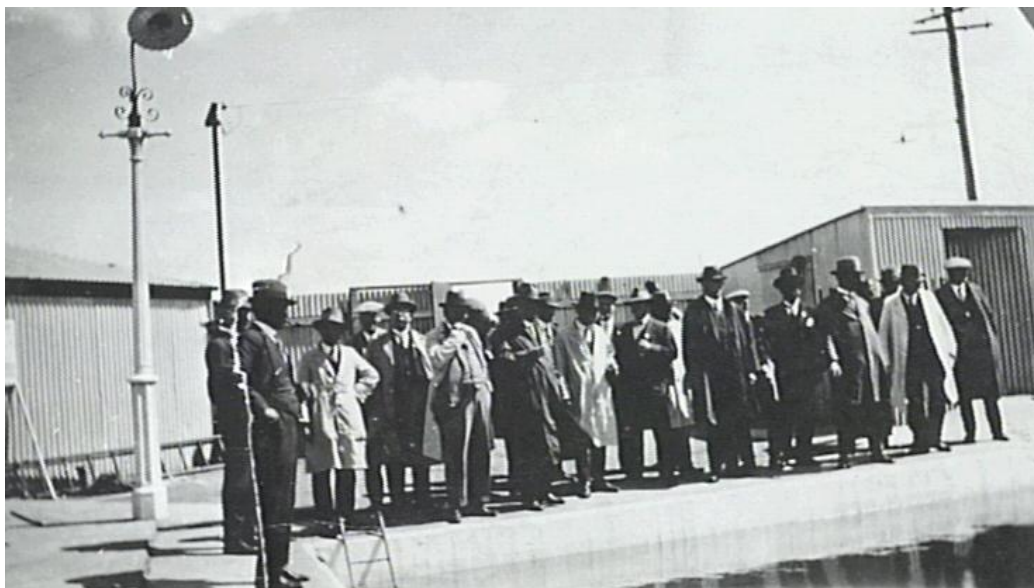
In 1960 a public meeting held by Yass Council voted 54 to 6 in favour of a new Olympic sized pool and the Yass and Districts Memorial pool was officially opened by the Honourable WC Fife MLA 1965.

**Figure 8 Aerial Imagery of The Yass Municipal Baths**



Yass swimming pool shown in red circle 1927. Photo courtesy of Yass and Districts Historical Society. The Back to Yass Celebration (13 - 19 Nov 1927) was in aid of remodelling and enlarging the local hospital. It was a memorable year - electricity made it to town in July and new tennis courts and the baths became a reality.

**Figure 9 Yass Municipal Baths**



Yass Swimming Pool. Undated photo but likely to be just prior to the pool's opening in November 1927. Courtesy of Yass and Districts Historical Society.



**Figure 10 Yass Municipal Baths (Crago Mill in the Background)**



Yass swimming pool looking to north-east with The Crago Mill to left of image. Photo supplied by Frances Henman at YVC

It has not been established if, at the end of its life, the pool was filled-in or demolished. From reports of the day it seems the pool had a concrete finish. The historic photo does not indicate obvious decorative treatments and it seems unlikely there is significant fabric surviving. However, if the remains of the pool are to be excavated there should be a watching brief to see if any items unearthed are worthy of photographic recording or even retention.

YVC Heritage Advisor has recommended that:

*There are outstanding archaeological issues to be addressed including*

- *locating the footing of the former chimney,*
- *investigating the material removed from the mill building, particularly the basement, to determine if there are artefacts worth recording or even retaining,*
- *recording if there is surviving evidence of the Chinaman's Creek culvert,*
- *recording and possibly salvaging surviving evidence (eg tiles) of the public swimming pool should any such material still exist.*
- *Confirming the extent of the railway track.*

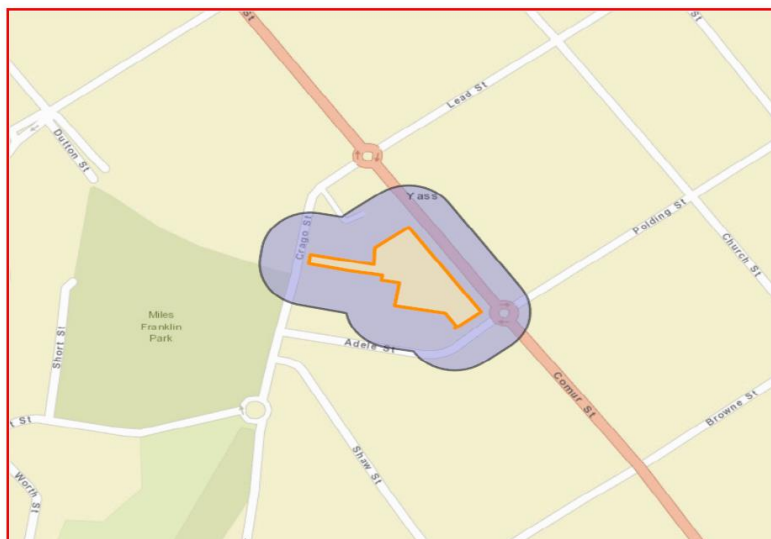
*Archaeological investigation could commence prior to major works on the site and a watching brief prepared in the likelihood that material of interest is uncovered during excavation.*

An AHIMS Search was undertaken and the results submitted with the proposal (see Figure 8)

## Figure 11 AHIMS Search Result

**AHIMS Web Service search for the following area at Lot : 100, DP:DP1222562, Section :- with a Buffer of 50 meters, conducted by Alana Travis on 07 June 2022.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location.*

Source: Heritage NSW, 2022

The results of the AHIMS Search show that no known indigenous sites or places have been recorded or declared on or near the subject site.

The continued use of the site, dating back to the mill's construction in 1870, has significantly disturbed the site. As a result, the likelihood for indigenous heritage items to be located on the site is considered to be low, yet there is still potential. In any case, the Unexpected Finds Protocol recommended by the Draft Construction Environmental Management Plan prepared by SMEC provides appropriate measures to be undertaken should an unknown indigenous heritage item be encountered during works. The Draft Construction Environmental Management Plan has been prepared in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW

Local indigenous community groups were invited for consultation and to make comment in the early stages of precinct design, however neglected to participate.

The complete Heritage Assessment can be referred to under **Appendix D**.

### 5.1.6 Other Land Resources

The proposed development will not affect the future use or conservation of valuable land resources such as: productive agricultural land; mineral and extractive resources; and water supply catchments.

### 5.1.7 Water

The proposed development will have minimal impact on the conservation of water resources and the water cycle.



### 5.1.8 Soils

The proposed development will have minimal adverse impact on soil conservation. The subject site is known to have been exposed to historic contaminating land uses and remediation of the site is required prior to construction beginning. Subject to site remediation, the site is considered to be suitable for the proposed development.

### 5.1.9 Air and Microclimate

The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.

### 5.1.10 Flora and Fauna

The subject site is located in an urban area, as such, the proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. While the proposed development involves the removal of trees, these are not considered to be of significant biodiversity value. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities, or their habitats on or in close proximity to the site.

### 5.1.11 Waste

#### Demolition and Construction Waste

The submitted Waste Management Plan outlines that Demolition and Construction Contractors will be required to provide detailed Waste Management Plans. These are required to provide information on how the contractor will meet the requirements to reduce and manage waste highlighting as a minimum how:

- Waste will be separated and / or stored onsite for re-use and recycling
- Site operations will ensure minimal waste creation and maximum reuse and recycling
- Safe site handling and transport of recycling and waste to regional recycling and waste facilities.
- Waste minimisation will be included in site environmental awareness programs and site induction programs

The Waste Management Outline provides details of waste management requirements to be addressed by the Demolition and Construction contractors.

#### Operational Waste

Adequate waste facilities are proposed for the development. The waste collection method of the development will be implemented with the use 1100 litre bins. These will be located in a garbage enclosure on the western side of carpark and will be picked up by garbage truck. It is proposed to use two general garbage bins and two recycling bins.

Yass Valley Council operates domestic and commercial waste management within the Yass Valley. Council will service the Crago Mill Precinct through collections from centralised 1100 litre bins for co-mingled recycling and 1100 litre general waste bins. Site tenants will be required to move waste to the centralised collection site as part of their daily operations. Current site waste generation required twice weekly collections of 1100 litre bins for waste and once weekly collection of a 1100 litre bin for recycling. It is expected that this will increase with additional users of the site and Council will monitor the site and adjust collection cycles as required to meet the site needs.

Council does not currently conduct a green waste or Food and Garden Organics (FOGO) Collection service. Green waste from the site maintenance will be removed from site by Council's Parks and Gardens Maintenance team. If a Green Waste or FOGO collection service is introduced, the facility will be included in planning for the implementation of the service for commercial customers.

### **5.1.12 Energy**

A BASIX certificate was not required to be submitted with the proposal. Section J of the BCA will be addressed under the Construction Certificate ensuring the dwelling has been designed to be energy efficient.

### **5.1.13 Noise and Vibration**

Short term noise and vibration impacts are anticipated during the development of the site and would be confined to the approved hours of work. The proposed development type is considered to be consistent with that of nearby land uses. Adjoining properties consist of a mix of commercial and residential development, and the proposed precinct is not likely to cause any adverse ongoing impact from noise or vibration. An acoustic assessment from a suitably accredited engineer is requested as part of the draft conditions of consent.

### **5.1.14 Natural Hazards**

Bushfire and flooding are not known to impact the subject site.

### **5.1.15 Technological Hazards**

No technological hazards are known to affect the site.

### **5.1.16 Safety, Security and Crime Prevention**

The submitted Crime Risk and Crime Prevention Through Environmental Design Report by Harris Crime Prevention Services outline five principles of crime prevention through environmental design. The five principles are as follows:

- Territorial Definition
- Natural Surveillance
- Access Control
- Access Support
- Target Hardening

The proposed development addresses these principles through:

- Maintaining clear sightlines by way of building design (no blind corners), selection of shrub and ground cover species less than 1.0m mature height, and clean trunked trees.
- No entrapment spaces or building elements that allow for concealment.
- Open form pavilion/amphitheatre seating to provide view lines through to the public basement.
- Adequate natural passive surveillance is offered from adjacent buildings that overlook in the public plaza and streetscape.
- Adequate lighting of public spaces, laneways and public car parking areas.
- Shared spaces to encourage mixed use throughout day and night time hours, to increase public use and passive surveillance.

### 5.1.17 **Social Impact in the Locality**

The social impacts of the proposal are anticipated to be beneficial.

### 5.1.18 **Economic Impact in the Locality**

The economic impacts of the proposal are anticipated to be positive.

### 5.1.19 **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 their occupants and the environment by way of noise, erosion and the like.

### 5.1.20 **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 unlikely that the proposed development will result in adverse cumulative impact.

## 5.2 **Suitability of the site for Development**

Pursuant to Section 4.15(1)(c) of the EP&A Act, the Site is considered to be suitable for the proposed development subject to the implementation of the actions outlined in the Draft Conditions of Consent at **Appendix 54B**.

The Site is zoned by B2 Local Centre and the proposed development is consistent with the zone objectives as listed in the Yass Valley LEP.

The Site is centrally located within the Yass CBD and located on the site of the present Council offices. It is accessible for pedestrians, cyclists and vehicles from the Comur Street frontage and Adele Street via the proposed car park at the rear. The Site is suitably located in an area that houses both commercial and residential land uses.

## 6 Conclusion

The application seeks to develop a new public administration building, including the demolition of all existing buildings and construction of three buildings, and the restoration and adaptive reuse of a heritage item. The proposed development has a capital investment value of \$29 million and will be developed by Council, therefore it is deemed to be regionally significant development pursuant to Schedule 6 Part 3 of the *State Environmental Planning Policy (Planning Systems) 2021*. Accordingly, the Southern Region Planning Panel is the determining authority pursuant to Clause 4.5(b) of the EP&A Act.

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- » EEP&A Act 1979,
- » Environmental Planning and Assessment Regulation 2000,
- » All relevant and draft Environmental Planning Instruments, including the YVLEP 2013 and
- » Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, and all other documentation supporting the application, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- » Consistent with the aims of the LEP
- » Consistent with the zone objectives of the LEP
- » Consistent with the objectives of the relevant EPIs
- » Consistent with the objects of the EP&A Act 1979

The proposed development is considered to be an appropriate design response in consideration of the site constraints and local heritage context. It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

### 6.1 Recommendation

The proposal is recommended for approval subject to the Draft Conditions of Consent at **Appendix B**.

# Appendices

- A Referrals
- B Draft Conditions of Consent
- C Submission Comments and Responses

# A Referrals

## **B Draft Conditions of Consent**

# C Submission Comments and Responses



## **D Independent Heritage Assessment**