

COUNCIL ASSESSMENT REPORT SOUTHERN REGIONAL PLANNING PANEL

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-207
DA Number	DA.2022.1637
LGA	Queanbeyan-Palerang Regional Council
Proposed Development	Construction of commercial premises, medical centre, recreation facility (indoor), signage, car park, road, associated earthworks, landscaping and infrastructure and concept approval for a pub (The Googong Hotel)
Street Address	Part of: Lot 341 & Lot 342 DP 1259563 and Lot 673 DP 1289740 (Formerly Lot 641 DP 1281684) and is commonly known as No. 19 Glenrock Drive GOOGONG NSW 2620 and No. 100 & 150 Wellsvale Drive GOOGON NSW 2620.
Applicant/Owner	Australian Real Estate Solutions Pty Limited / Googong Township Pty Limited
Date of DA lodgement	23 November 2022
Total number of Submissions Number of Unique Objections	Nil Public Submissions
Recommendation	Approval
Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021)	State Environmental Planning Policy (Planning Systems) 2021- Part 2.4 – Regional Significant Development, Schedule 6(2) of the SEPP - General Development over \$30 million
CIV	\$ 44,121,916.00 (excluding GST)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policies • Queanbeyan-Palerang Regional Local Environmental Plan 2022 • Queanbeyan Development Control Plan 2012 and Googong Development Control Plan 2010 • Googong Local Planning Agreement that has been entered into under section 7.4 of the EP&A Act 1979
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Plans • Clause 4.6 variation • Essential reports
Clause 4.6 requests	Clause 4.3 – Height of buildings - QPRLEP 2022

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Summary of key submissions	Nil
Report prepared by	Mary Kunang, Queanbeyan-Palerang Regional Council
Report date	19 July 2023

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

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 summarized, in the Executive Summary of the assessment report? **Yes**
e.g. Chapter 4 of SEPP (Resilience and hazards) 2021, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

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? **Yes**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **Not applicable**
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

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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EXECUTIVE SUMMARY

Development consent is sought for the physical works for mixed-use retail and commercial buildings including supermarket, medical centre, recreation facility (indoor) (gym), food and drink premises, associated car parking, road works, infrastructure, signage, landscaping and facilities within public domain and open space within Googong Town Centre. The proposal also includes the concept approval for the pub (The Googong Hotel), currently being assessed by Council under DA.2023.0114. The concept approval for the pub that forms part of this DA does not include any physical construction as all associated works are dealt with under DA.2023.0114. Detailed floor plan of the proposed supermarket (Coles) has been submitted with the application. However, the floor plans/ internal fitout for the proposed medical centre, gym, business/office premises, other retail premises including food and drink premises have not been submitted. These will be dealt with under separate applications in the future.

The proposed developments will be located on the recently approved Community Title Lots 1 – 4 under DA.2022.1638, yet to be registered with the NSW Land Registry Services. The concept approval for the proposed pub will be located within Lot 3. The area of this DA is set out in Figure 1 below: proposed Lot 1, Lot 2, Lot 3 and Lot 4 (where proposed physical works are located) are outlined in red; and proposed Lot 3 (where the concept approval for the pub is sought) is outlined in a dashed red line.

Initial bulk earthworks including grading, stormwater and drainage construction, road construction and tree removal required to prepare the land for all developments within Neighbourhood 2 including the subject site, have been approved under the Neighbourhood 2 subdivision DA 123-2017 and are currently being carried out. Further earthworks including stormwater, drainage, infrastructures and road constructions are proposed as part of this application.

The Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022) was gazetted on 14 November 2022 and is applicable to the proposed development. This development application was lodged on 23 November 2023.

The subject site is zoned E1 – Local Centre under the QPRLEP 2022. The proposed commercial premises, car parks, medical centres, recreation areas, recreation facilities (indoor), roads, signage are permitted with consent in the zone. The pub (The Googong Hotel) is a type of food and drink premises which is a type of retail premises. Retail premises is a type of commercial premises which permitted with consent in the zone.

The Googong Local Planning Agreement (LPA) applies to the subject development. Facilities required to be delivered under the LPA are required to be provided in accordance with timing provisions under the LPA.

The application seeks a variation under Clause 4.6 - Exception to Development Standards - to the height of buildings under Clause 4.3 of the Queanbeyan-Palerang Regional Local Environmental Plan 2022. The variation is supported by Council officers.

The application is to be determined by the Southern Regional Planning Panel (SRPP) as the Capital Investment Value of the proposed development exceeds \$30 million (\$44, 121,016 excluding GST).

The submissions from government agencies such as NSW Department of Planning & Environment (DPE), Commonwealth Department of Infrastructure and Regional Development

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and Canberra Airport, Transport for New South Wales (TfNSW), NSW Police and Essential Energy have been considered and conditions recommended where appropriate. All agencies have provided their support for the proposed development except from the electricity supply authority (Essential Energy). A condition of consent will be imposed requesting a written declaration from Essential Energy to be provided to Council prior to the issue of a Construction Certificate to ensure that all clearances from the electric infrastructure have been achieved and that the required electricity infrastructure to service the development are provided on site.

The application was notified to adjoining neighbours and was advertised on Council website in accordance with QPRC Community Engagement and Participation Plan from 15/12/2022 to 20/1/2023. No submissions were received.

An assessment under Section 4.15 of the Environmental Planning and Assessment Act 1979 has been undertaken. The proposed development and concept approval for the pub (Googong Hotel) as sought in this application is recommended for approval subject to the imposition of conditions.

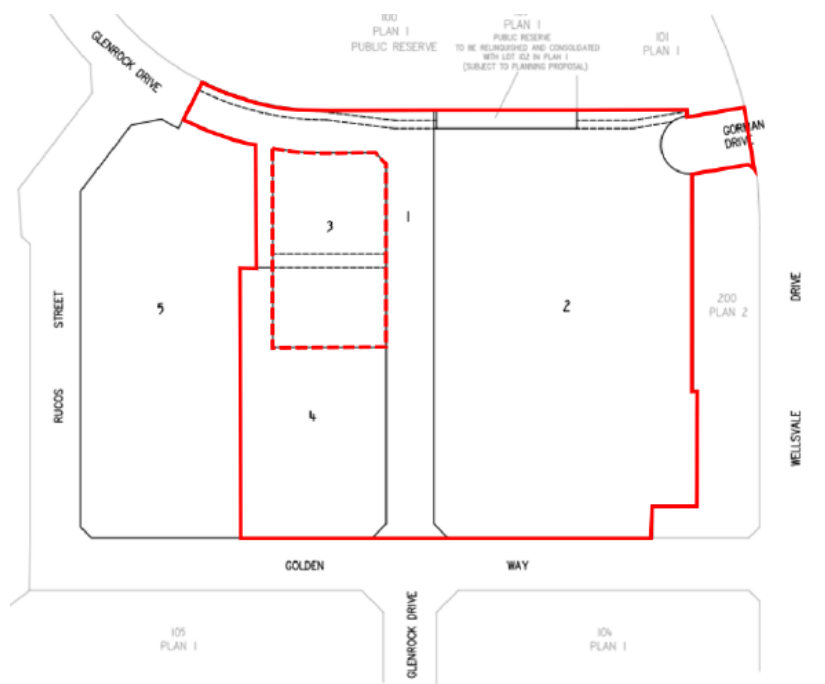


Figure 1: Location of the proposed physical works on Lots 1- 4 and concept approval for the pub on Lot 3.

1. THE SITE AND LOCALITY AND PROPERTY BURDENS AND CONSTRAINTS

1.1 The Site

The site was created as part of the approved DA123-2017 (Neighbourhood 2) for the boundary adjustment, creation of 932 residential lots, superlots and residue lots for future commercial developments, a public recreation precinct (Googong Common and Riparian Corridor), associated subdivision works and earthworks, construction of public roads, public reserves, ancillary infrastructure and local services. The works were delivered over 15 stages. The land

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created for the Googong Town Centre was located within Stage 7 and lots created for the Bunyip Park (public reserve) and the future Community Centre located on the northern side of the town centre lots were located within Stage 3 of the Neighbourhood 2 subdivision.

Googong Township is a 25 year major urban release area being developed in partnership by Peet and Mirvac, operating as Googong Township Pty Ltd (GTPL). The emerging township is located in Southern NSW, 8km from Queanbeyan and 15km from Canberra. The Googong master plan is embedded in Queanbeyan-Palerang Regional Council's (QPRC) and Googong Development Control Plan and provides the overarching Structure Plan for Neighbourhood 2 where the Town Centre will be located. It has been planned and is being developed as a freestanding township with five neighbourhoods, around 6,600 dwellings and a population of over 18,000 people. Business opportunities, recreation, significant open space, schools and community facilities are also provided for over the next 25 years.

This DA relates to the land knowns as Neighbourhood 2 Googong Town Centre and legally described as Lots 341 & 342 DP 1259563 and Lot 673 DP 1289740 (Formerly Lot 641 DP 1281684), commonly knowns as No. 19 Glenrock Drive and No. 100 & 150 Wellsvale Drive, Googong NSW. As mentioned elsewhere in this report, the subject site(s) where the Town centre and associated developments will be located were created under DA.2022.1638, approved by Council on 10 July 2023 and the approved subdivision plan is yet to be registered with the NSW Land Registry Services.

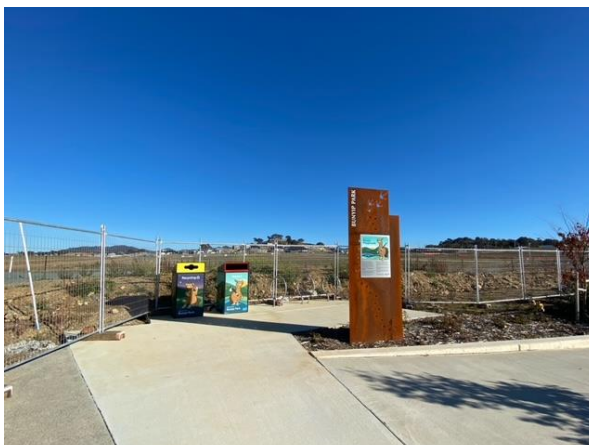
The Googong Town Centre lots are located to the south of the Bunyip Park (public reserve) with vehicular access is currently available from Wellsvale Drive, Glenrock Drive, Observer Street, James Street and Rucos Street. The site is currently vacant and contains no native vegetation due to the previous subdivision approval and associated bulk earthworks.

The existing slope of the land varies as a result of initial bulk earthworks carried out under the approved subdivision DA123-2017. The site has a gentle slope of between 9-10 metres from the south-western corner of the Town Centre to the north-eastern corner. Site works will be assessed further as part of the detailed design process.

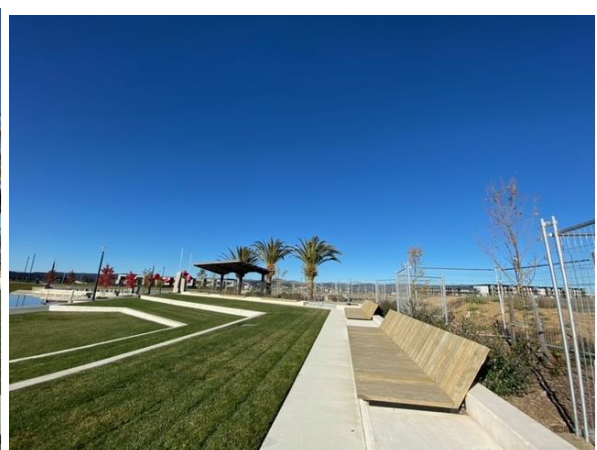
Existing development in the locality consists of low-density and medium density residential developments, public reserve (Bunyip Park) and sales and information centre. The Bunyip Park is authorised to contain a lake, pedestrian walkway, play equipment, performing stage over the water, signage, sculptures and landscape features.

Various views of the site are shown in Figure 2 below.

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Figure 2: Site photos

1.2 The Locality

Figure 3 below shows the location of the Googong site in the context of the Canberra Region. The site of the Googong Township is 8km south of the Queanbeyan CBD. The surrounding area is characterised by a variety of land uses including, nature reserves, low intensity forestry, rural residential development, cattle and sheep grazing and recreation. Googong Dam and the Googong Foreshores (owned by the Commonwealth Government and leased to the Australian Capital Territory Government) is immediately east of the site and an operating quarry is located northwest of the site on the western side of Old Cooma Road.

The development of the site at Googong is driven by future demand for housing in Queanbeyan. The Googong Master Plan (Refer to Figure 5 below) broadly sets out the ultimate development outcomes for Googong which envisages some 6,600 homes, accommodating a population of approximately 18,000 people. Business opportunities, recreation, significant open space, schools and community facilities are also provided for over the next 25 years. Googong Township is being developed as a series of neighbourhoods, five in total, broken down into smaller development stages. Figure 5 below shows the overall Googong Neighbourhood Plan. Each is governed by a broader Neighbourhood Structure Plan embedded in the DCP that translated the Master Plan to a level of detail that shows the general location of developable areas, areas of open space and road layouts for each neighbourhood.

The Googong DCP requires that a 'Neighbourhood Structure Plan' be prepared and approved prior to the subdivision and development of the land. A Structure Plan for Neighbourhoods 2, was prepared and submitted to Council in October 2016 and was adopted on 14 December 2016 as part of the amendment to Googong DCP. Refer to Figure 4 - Neighbourhood 2 Structure Plan below.

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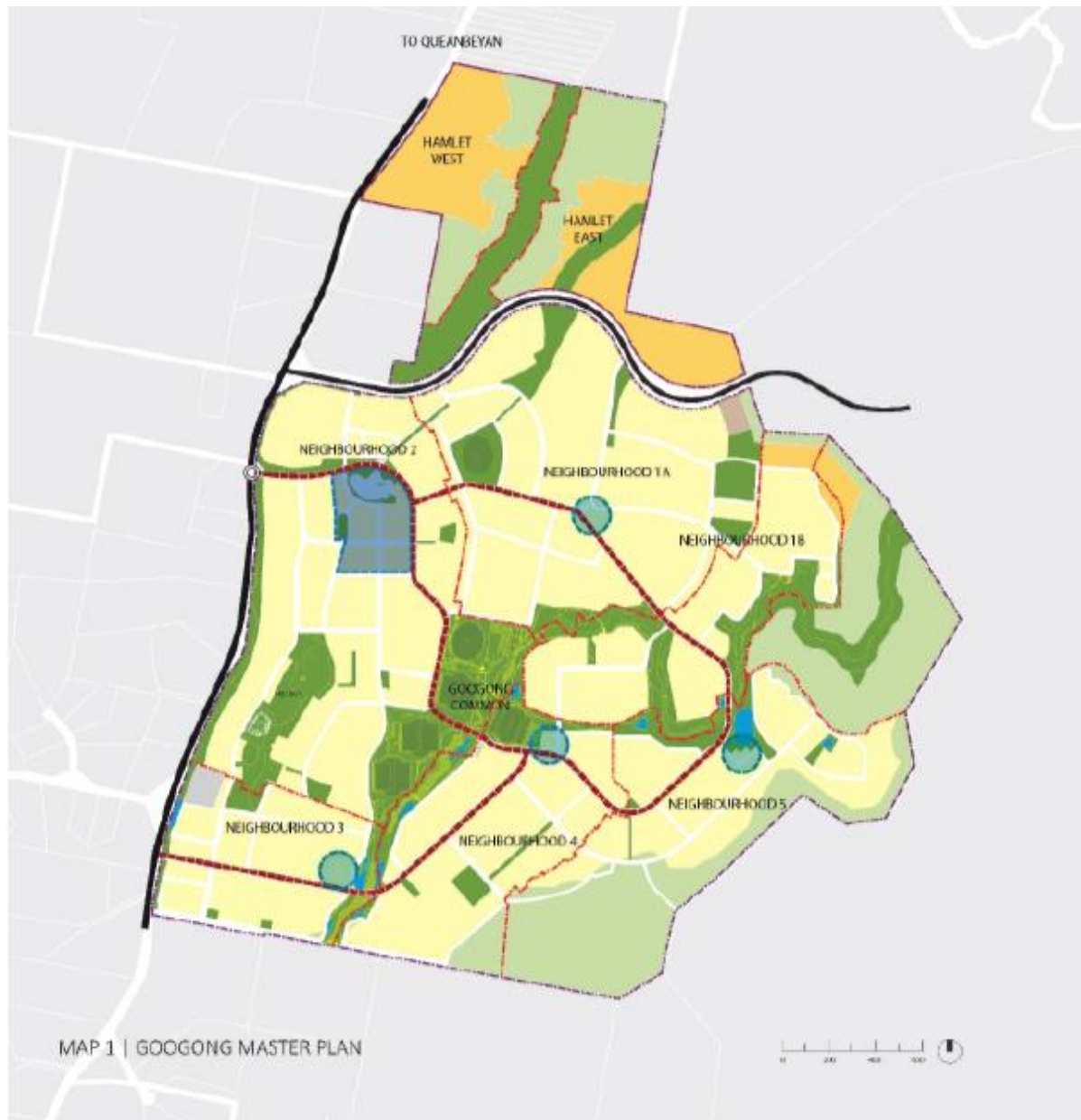
Figure 3 – Locality Plan

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Figure 4 – Location of the subject site (Town Centre) within Neighbourhood 2

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LEGEND

 GOOGONG TOWNSHIP BOUNDARY	 RESIDENTIAL	 NATURAL AREAS	 WATER BODIES
 NEIGHBOURHOOD BOUNDARIES	 RESIDENTIAL (LARGER LOT SIZE)	 WATER RECYCLING TREATMENT PLANT	 EXISTING ROADS
 TOWN CENTRE	 OPEN SPACE	 UTILITIES	 INDICATIVE ROADS
 INDICATIVE NEIGHBOURHOOD CENTRE			

Figure 5 – Googong Master Plan & Neighbourhoods 1 – 5 location

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1.3 Property Burdens and Constrains

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

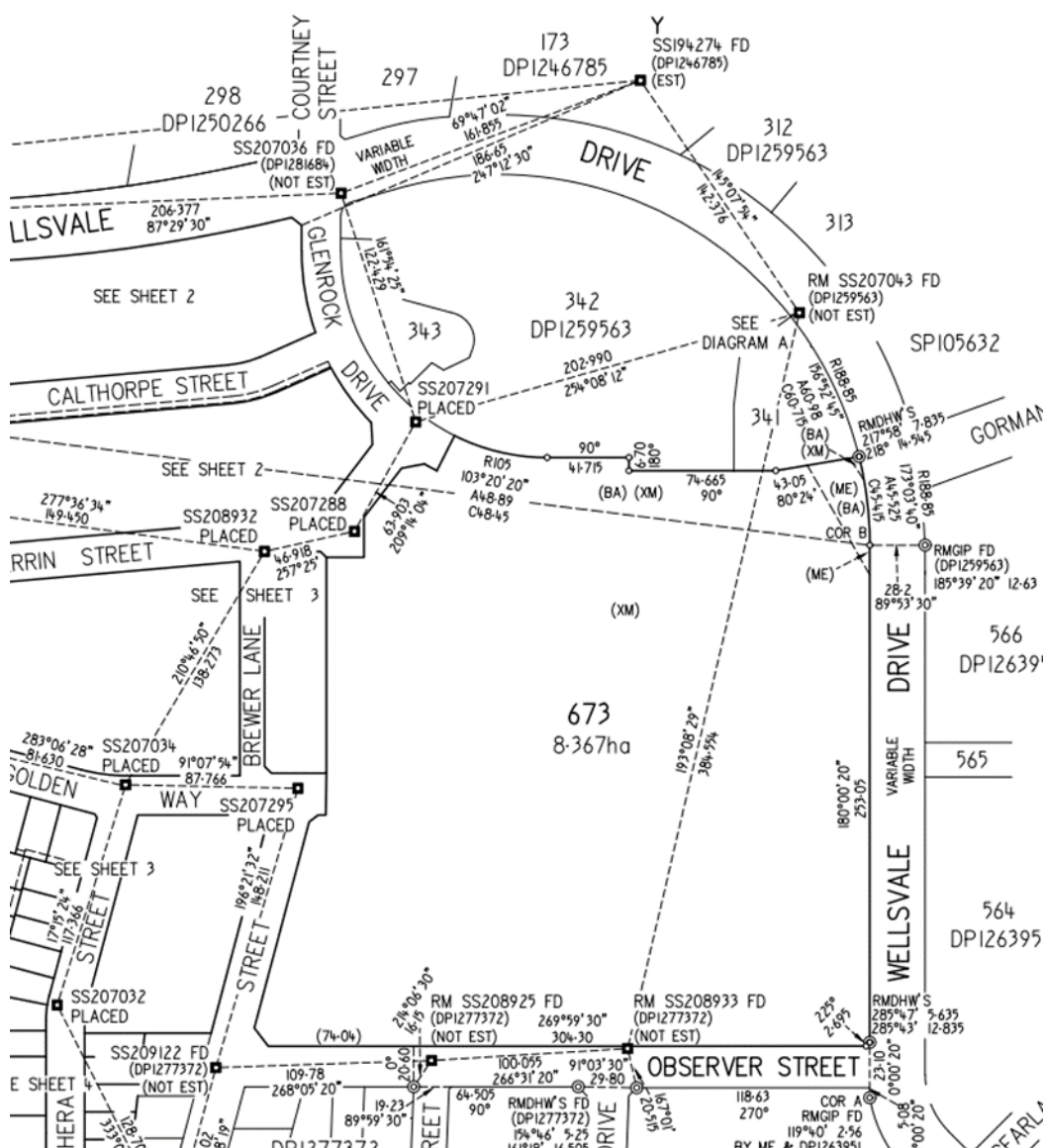


Figure 6: Deposited Plan 1289740 registered on 24/2/2023.

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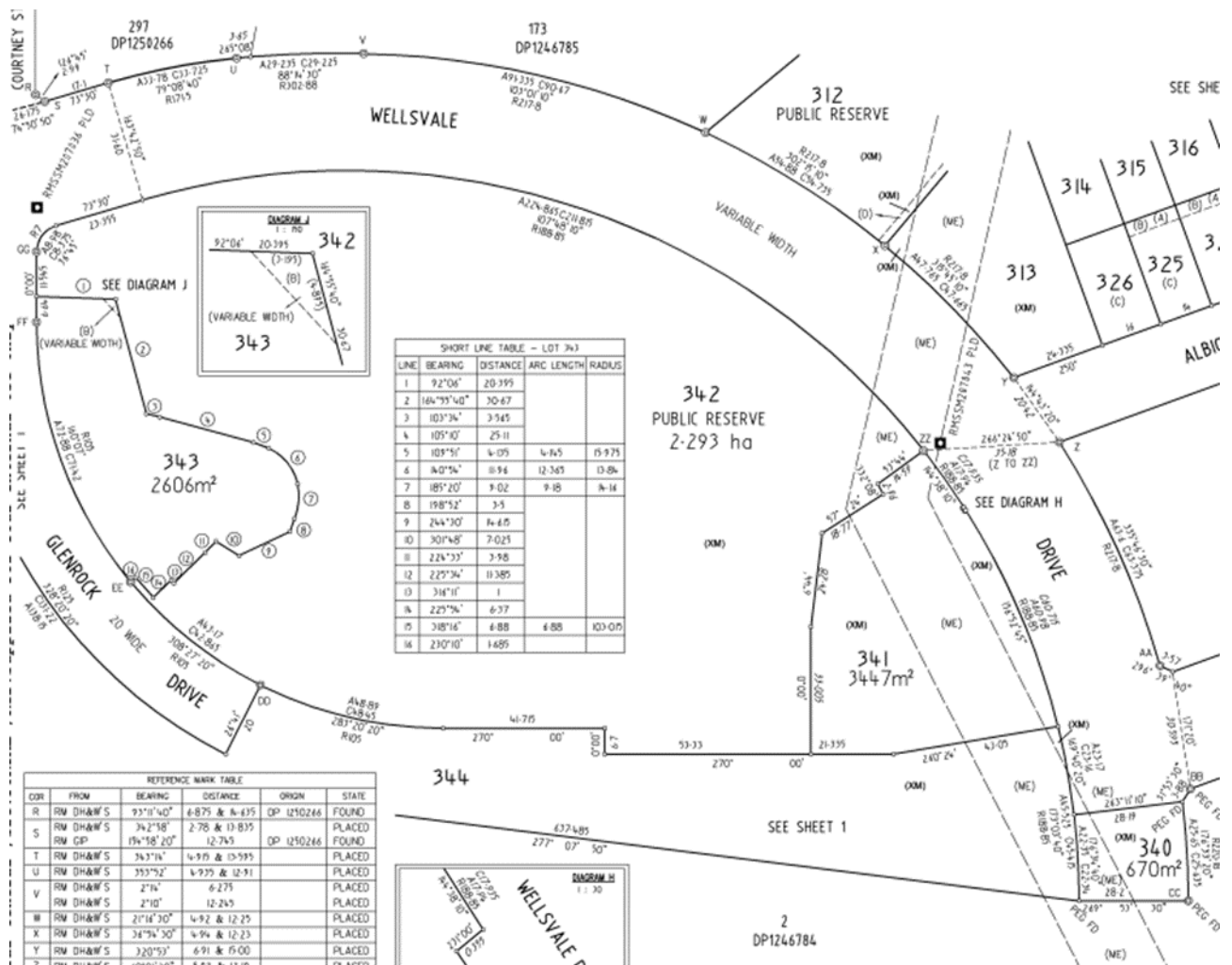


Figure 7: Lot 341 and 342 Deposited Plan 1259563

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The application seeks approval to create the initial stage of a civic, commercial and cultural town centre for the whole of Googong and includes concept approval for a pub, and the physical development of mixed-use retail and commercial buildings, at-grade and undercroft car parking, road works, landscaping and the provision of quality public domain and open space as shown in Figure 8 below. The proposed developments will be located on the recently approved Community Title Lots 1 – 4 under DA.2022.1638, yet to be registered with the NSW Land Registry Services.

The specific elements of the proposal are:

1. Lot 1 (4438m²):

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- a) Construction of a private road (to be connected to existing Glenrock Dr) with on-street car parking, together with associated infrastructure and landscaping etc – providing a main point of access / egress to surface car parking in proposed Lots 2 - 4.
 - b) The area will be developed as part of the town square adjoining bunyip Park to the north.
 - c) Construction of an element of the proposed tower at the main entrance to the commercial retail centre (on adjoining proposed Lot 2).
2. Lot 2 (15220m²):
- a) Construction of commercial building to be used for a variety of commercial and retail land uses including a supermarket, medical centres, recreation facilities (indoor)(gym), food and drink premises, office premises, with undercroft and surface car parking, roads, signage, loading dock together with associated infrastructure and landscaping. Internal fitout and specific land uses of some tenancies within the building such as food and drinks premises, hair and beauty salons, medical centre, gym, other retail or business/office premises and services/facilities etc will be subject to future applications.
 - b) Detailed floor plan of the proposed supermarket (Coles) has been submitted with the application. However the floor plans/ internal fitout for the proposed medical centre, gym, other retail premises including food and drink premises have not been submitted. These will be dealt with under separate applications in the future.
 - c) The building will be constructed of Colorbond roof with mixed materials and colours of the walls as shown on the elevations plans.
 - d) The proposal involves the installation of solar panel on the roof of the commercial building. Powder coated louvers are provided to screen air conditioning units and other plant equipment on the roof area and to minimise visual impact on the public domain.
 - e) Construction/ extension of town plaza adjoining Bunyip Park and the community centre to the north. This area will be provided with outdoor seating area including outdoor furniture.
 - f) Extension of Gorman Drive as the main access to the undercroft car park and a drop off point for the community centre (to the north).
3. Lot 3 (3182m²):
- a) Construction of surface car parking, together with associated infrastructure and landscaping etc (south of a proposed right of access easement across the proposed lot, linking to Lot 1 on the western and eastern boundaries)
 - b) Concept approval for a pub (Googong Hotel) (north of the proposed right of access easement). The concept approval for the pub that forms part of this DA does not include any physical construction as all associated works are dealt with under a separate DA.2023.0114.
4. Lot 4 (4344m²):
- a) Development of surface car parking, together with associated infrastructure and landscaping etc.
5. Lot 5 (9488m²):
- a) No development approval sought under this DA. Approvals on this lot subject to future applications.

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Back of house facilities, services, loading docks, waste storage area and amenities (total area: to be confirmed during detailed design as part of the Construction Certificate).

The overall development was designed to ensure the retail uses, especially the food and drink premises, would have direct access to an outdoor dining and seating area located to the north of the retail and commercial centre and adjacent to Bunyip Park as shown in Figure 9 - 12 below.

Car Parking:

The proposed development includes in the construction of three major carparking areas plus some on-street parking spaces, providing a total of 448 car parking spaces, as follows:

1. Undercroft car parking in proposed Lot 2, below the supermarket, accessed via Wellsdale Drive (providing 77 spaces), including:
 - a) Six (6) click and collect spaces,
 - b) Eighteen (18) electric vehicle charging stations, and
 - c) Four (4) accessible spaces
 - d) Trolley bays and bicycle racks also provided within the undercroft car parking area.
2. At grade car park area 1 in proposed Lot 2, south of the retail and commercial centre, accessed via Glenrock Drive and Golden Way (providing 145 spaces), including:
 - a) Eighteen (18) parent spaces
3. At grade car park 2 in proposed Lots 3 and 4, south-west of the retail and commercial centre, accessed via Glenrock Drive and Golden Way (providing 182 spaces – of which 42 spaces are allocated to the proposed pub for which concept approval is sought). It should be noted that car park area 2 is proposed as an interim solution until it is replaced by a multi-level car park in the same location in a future stage of development of the Town Centre.
4. 44 on-street parallel parking spaces in proposed Lot 1, along the North-South extension of Glenrock Drive through the Town Centre (internal private road) (providing 32 spaces) and northern side of Golden Way (providing 12 spaces).
5. 10 of the 448 car parking spaces listed above will be provided as accessible parking.

The car parking will be managed as a single entity (under Community Title) to permit a balanced approach to times of peak demand for the various land uses across different hours of the day / days of the week.

Street Network

An extension to Glenrock Drive (east towards the Town Square and then south towards Golden Way) including lane arrangement, other vehicular access point and landscaping along the proposed extension to Glenrock Dr are proposed as part of this DA.

The proposed extension to Glenrock Drive will be located on a privately owned land (specifically **Lot 1**), but it would be publicly accessible. The extension of Glenrock Drive will permit vehicles, but is designed as a 'pedestrian-priority' road with on-street cycle paths.

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Under private (community title) ownership, this new section of Glenrock Drive can be closed to vehicles on special occasions, throughout the year, and used for community purposes.

Vehicular access to the retail and commercial centre will be provided via Wellsville Drive to the northeast corner of the Site (specifically proposed **Lot 2**) and through entries to the at-grade parking to the south of the retail and commercial centre via Golden Way and Glenrock Drive (refer to Figure 9 Ground level plan below).

Provision of wide paved verges and tree planting along the new extension to Glenrock Drive are to provide visitors and residents with a pedestrian friendly environment that encourage active transport options, and support the objective of creating a 'pedestrian-priority' road.

Landscaping works

The proposed landscaping works to the public domain surrounding the Town Centre in proposed Lots 1-4 include:

- a) Street tree planting along the length of the new extension to Glenrock Drive,
- b) New tree planting and landscaping in the Town Square (Town Centre Plaza),
- c) Planter boxes across the site, and tree planting strips and green verges on both at-grade car parking areas.

Signage

Indicative building and business signs on the façades of the mixed-use buildings within the Town Centre are proposed as part of this application. These signs include but are not limited to:

- a) Six 'Googong Central' text and logo signs on the facades of the supermarket and mixed-use buildings visible from the Town Square, the extension to Glenrock Drive, entry to the site from Gorman Drive and the at-grade carparking area to the south of the mixed-use buildings.
- b) One major commercial business identification wall sign on the southern elevation
- c) Multiple wayfinding signs throughout the town centre and
- d) Parking entrance and exit signs for the at-grade and undercroft car parking areas.

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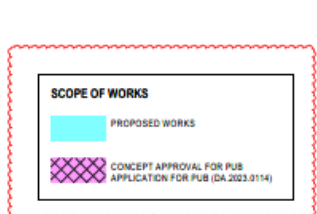
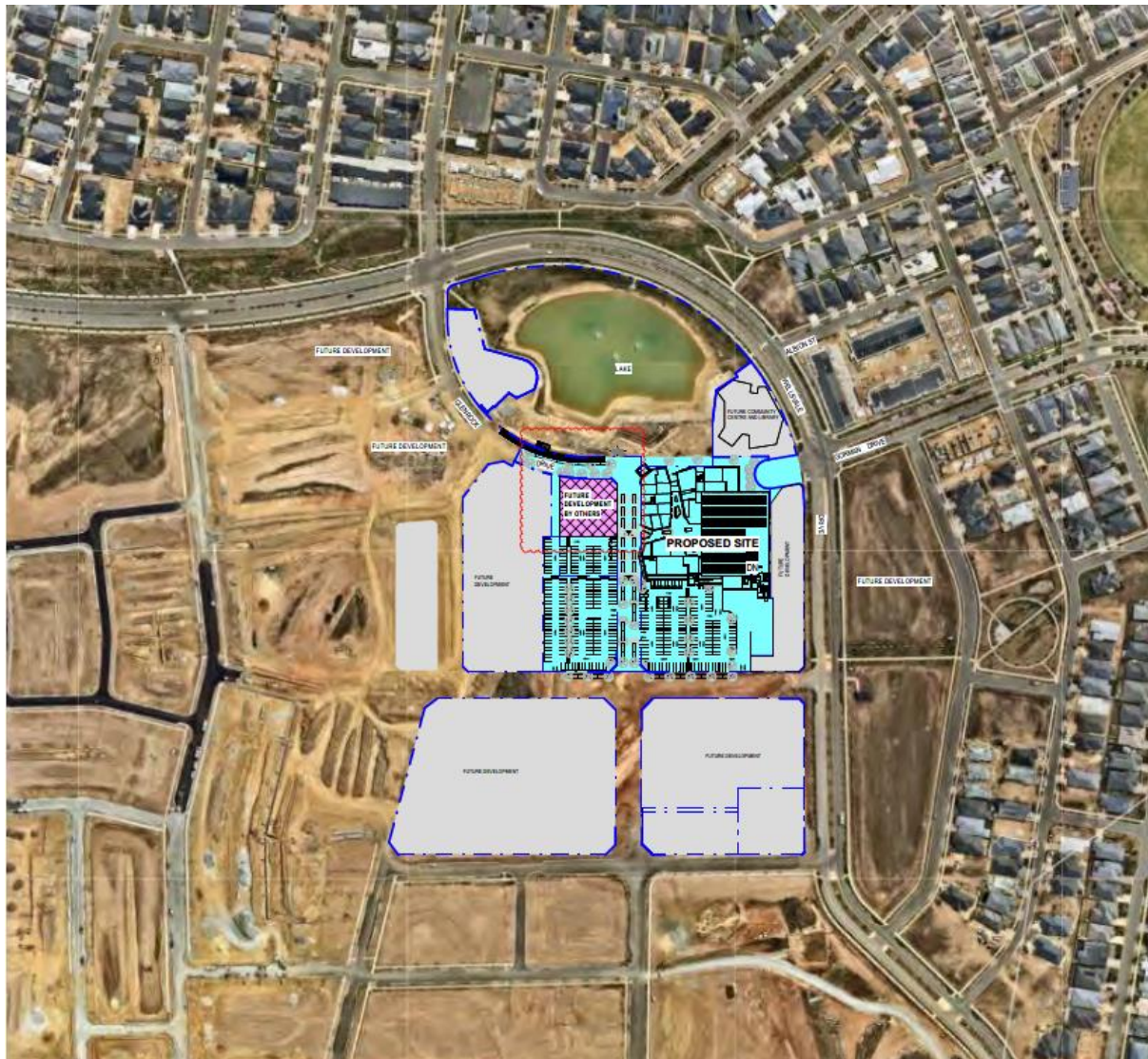
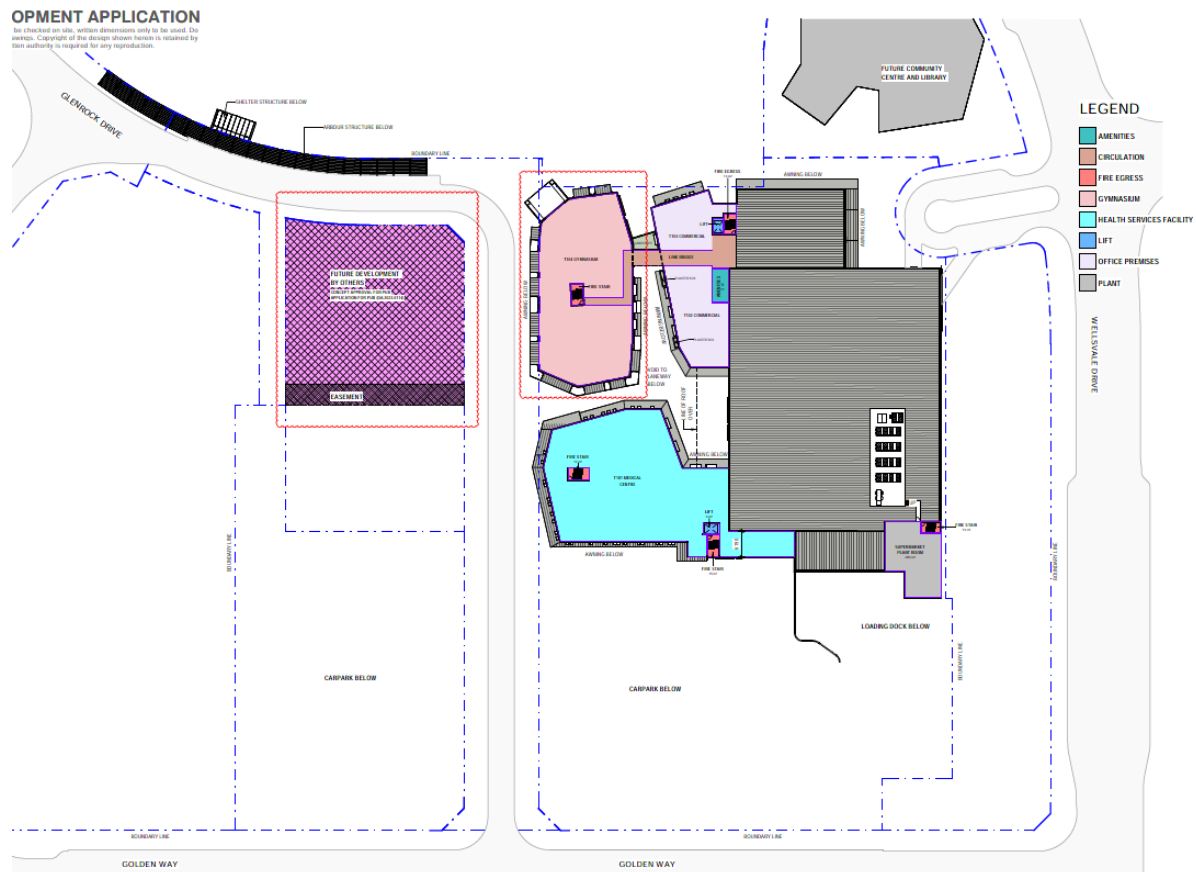


Figure 8: Proposed development within Googong Town Centre in NH2

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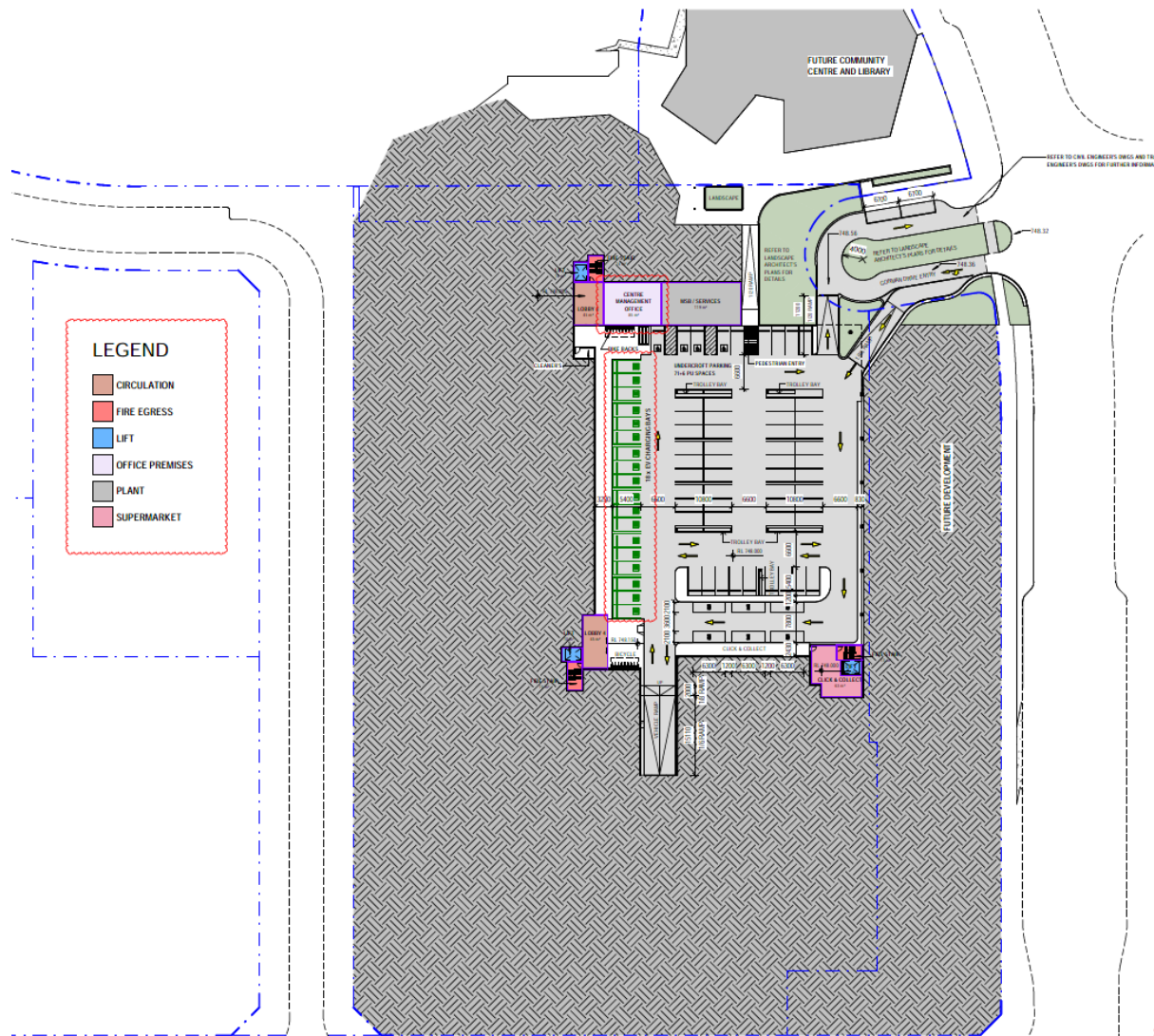
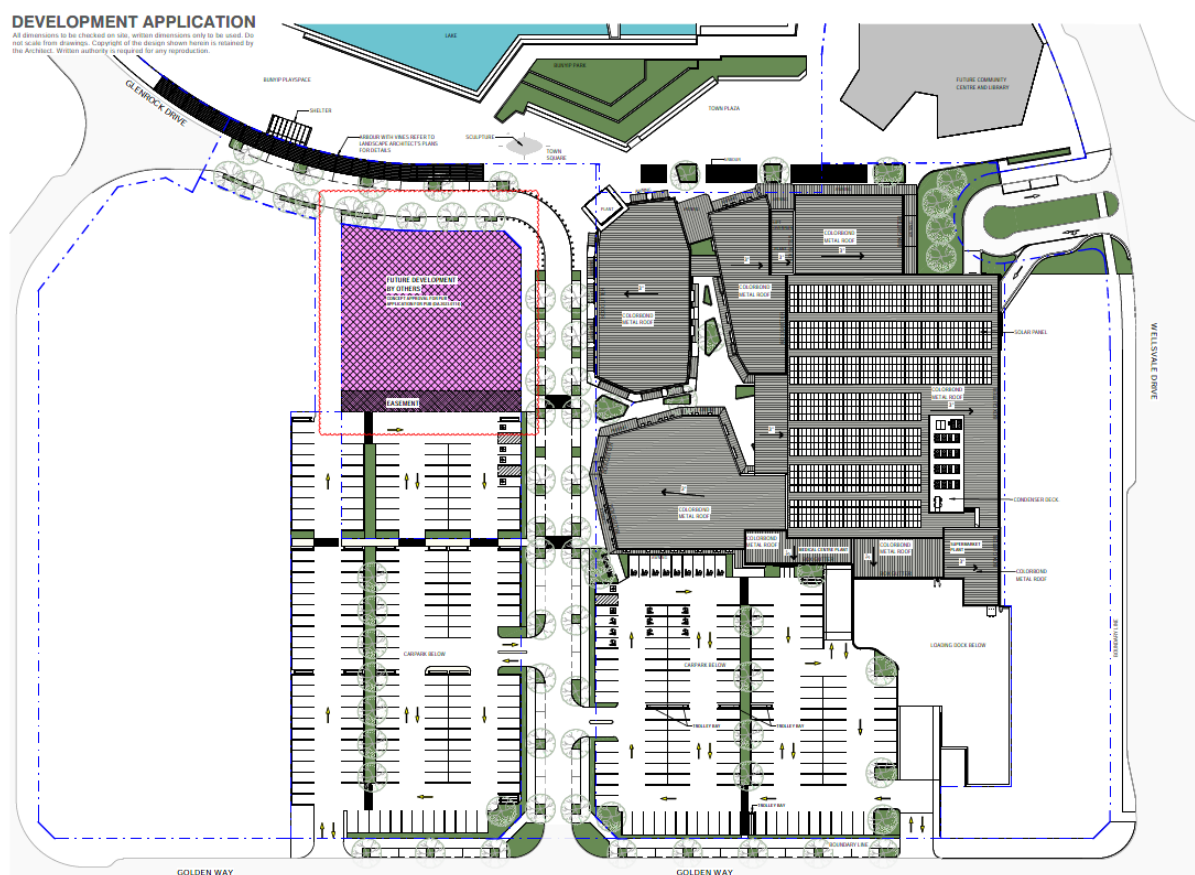


Figure 11 – Undercroft plan



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- k) Pedestrian Wind Environment Statement prepared by Windtech dated 14/4/2022.
- l) Operational and Waste Management Plan prepared by Elephant Foot Consultant dated 21/9/2022 and by Coles Property dated 2/8/2022.
- m) Schedule 5 Assessment Criteria of SEPP (Industry and Employment) received on 15/4/2023.

A number of plans and reports have been amended through the application assessment process. Final plans are listed in the draft consent and relevant reports which are to form part of the consent are included in conditions.

2.2 Background

A range of meetings have been held with Council prior to lodgement of the DA. The proposed development subject of this DA was considered at several of Council's Development Coordination Review (DCR) Panel (pre-DA) meetings. Each of the issues raised at the DCR meetings has been addressed.

The development application was lodged on **23 November 2022**. A chronology of the development application since lodgement is outlined below including the Panel's involvement (briefings, deferrals etc) with the application:

Date	Event
23 November 2022	DA lodged
15 December 2022 to 20 January 2023	Notification and Exhibition of the application
13 December 2022, 15 December 2022 & 30 March 2023	DA referred to external agencies
28 March 2023 & 2 June 2023	Request for Information from Council to applicant
15 April 2023	Amended plans and supporting documents lodged 15 April 2023
24 May 2023	Amended Part 10 Town Centre and Neighbourhood Centres of Googong DCP adopted
9 May 2023	SRPP briefing
6 June 2023	SRPP site inspection

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9 June 2023	Amended plans and supporting documents lodged 9 June 2023
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Table 1: Chronology of the DA

3. STATUTORY CONSIDERATIONS

NSW Legislation

Biodiversity Conservation Act 2016

SECTION 1.7 – APPLICATION OF PART 7 OF BIODIVERSITY CONSERVATION ACT 2016 AND PART 7A OF FISHERIES MANAGEMENT ACT 1994 – EP&A ACT 1979

There have been several ecological studies undertaken to inform the development and planning of Googong Township as well as Neighbourhood 2 dating back to 2004. More recently, an Ecological Values and Constraints Assessment was undertaken for Neighbourhoods 2-5 (Biosis, 2015) under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and NSW *Threatened Species Conservation Act 1995* (TSC Act).

In 2016 the *Biodiversity Conservation Act 2016* replaced the *Threatened Species Conservation Management Act 1995*.

Section 7.2 of the Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires consideration of Part 7 of the Biodiversity Conservation Act 2016 (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. A development is not considered to result in a significant impact in the following assessed circumstances:

Test	Assessment
(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	<p>The subject site is entirely void of vegetation as a result of bulk earthworks previously undertaken upon the site under the DA123-2017.</p> <p>The proposed development is unlikely to significantly affect threatened species or ecological communities, or their habitats.</p>

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Test	Assessment										
<p>(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or</p> <table border="1"> <thead> <tr> <th>Minimum lot size associated with the property</th><th>Threshold for clearing, above which the BAM and offsets scheme apply</th></tr> </thead> <tbody> <tr> <td>Less than 1 ha</td><td>0.25 ha or more</td></tr> <tr> <td>1 ha to less than 40 ha</td><td>0.5 ha or more</td></tr> <tr> <td>40 ha to less than 1000 ha</td><td>1 ha or more</td></tr> <tr> <td>1,000 ha or more</td><td>2 ha or more</td></tr> </tbody> </table>	Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply	Less than 1 ha	0.25 ha or more	1 ha to less than 40 ha	0.5 ha or more	40 ha to less than 1000 ha	1 ha or more	1,000 ha or more	2 ha or more	<p>There is no applicable minimum lot size requirement for the subject land to which this development relates.</p> <p>The proposal does not involve tree removal, and therefore the biodiversity offset scheme does not apply.</p>
Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply										
Less than 1 ha	0.25 ha or more										
1 ha to less than 40 ha	0.5 ha or more										
40 ha to less than 1000 ha	1 ha or more										
1,000 ha or more	2 ha or more										
<p>(c) it is carried out in a declared area of outstanding biodiversity value</p>	<p>The site is not a declared area of outstanding biodiversity value.</p>										

The subject site is entirely void of vegetation as a result of bulk earthworks previously undertaken upon the site under the DA123-2017. No further clearing of native vegetation is proposed under this application.

A Flora and Fauna Assessment report prepared by Capital Ecology dated March 2017 submitted in support of DA123-2017 stated that there is no koala habitat within the study area (subject site) and the development does not have significant negative impact on koala habitat in the locality.

On the basis of the above, the development is not considered likely to significantly affect threatened species and therefore a Biodiversity Development Assessment Report is not required to accompany the application for development consent.

Section 7.3

A five-part test was not required to be undertaken as the proposed development will not significantly affect any threatened species, population, or ecological community, or their habitat.

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

Section 4.14 of the EP&A Act requires an assessment to be made of the proposal against the requirements of the Rural Fire Service document 'Planning for Bushfire Protection 2019'.

The subject site is not identified as being a bush fire prone land. Therefore no bushfire protection measures are required for this development.

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Environmental Planning and Assessment Act 1979

This proposal is captured under Part 4 of the Act and the relevant sections for the assessment and determination of the application have been considered. This includes the Integrated Development provisions under Section 4.46 and Section 4.15 evaluation matters.

Section 4.46 - Integrated Development

This section sets out the procedures for integrated development. It states that integrated development requires consent under the applicable acts listed in the Clause.

The proposal is not integrated development and the following approvals are not required:

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

Section 4.15 - Evaluation

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

(a) *the provisions of—*

(i) *any environmental planning instrument, and*

(ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

(iii) *any development control plan, and*

(iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*

(iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

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

(c) *the suitability of the site for the development,*

(d) *any submissions made in accordance with this Act or the regulations,*

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(e) the public interest.

These matters are further considered below.

3.1 Section 4.15(1)(a)(i) – Provisions of Environmental Planning Instruments

The following planning instruments have been considered in the planning assessment of the subject development application:

- a) *State Environmental Planning Policy (Planning Systems) 2021*
- b) *State Environmental Planning Policy (Resilience & Hazards) 2021*
- c) *State Environmental Planning Policy (Transport & Infrastructure) 2021*
- d) *State Environmental Planning Policy (Biodiversity & Conservation) 2021*
- e) *State Environmental Planning Policy (Industry & Employment) 2021*
- f) *State Environmental Planning Policy (Resources and Energy) 2021*
- g) *State Environmental Planning Policy (Building Sustainability Index) 2004*
- h) *State Environmental Planning Policy (Housing) 2021*

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State Environmental Planning Policy	Relevant?	Comment
<p>SEPP (Planning Systems) 2021</p> <p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> (a) <i>to identify development that is State significant development,</i> (b) <i>to identify development that is State significant infrastructure and critical State significant infrastructure,</i> (c) <i>to identify development that is regionally significant development.</i> <p><i>Chapter 2 – State and Regional Development</i></p> <p>Clause 2.19 declares development to be regionally significant development where the capital investment value of the development exceeds \$30 million. The Southern Regional Planning Panel is to be the consent authority for Regionally significant development under Schedule 6.</p>	Yes	<p>The capital investment value (CIV) for the proposed development is \$44,121,016 excluding GST which exceeds the threshold of \$30 million. Therefore, this application is to be determined by the Southern Regional Planning Panel (SRPP).</p>
SEPP (Biodiversity & Conservation) 2021	Yes	<p>The application does not involve any vegetation clearing.</p> <p>The proposal will not adversely impact koala habitat.</p> <p>The subject site is not located within a drinking water catchment.</p>
SEPP (Building Sustainability Index) 2004	No	<p>The application does not propose the construction of a new dwelling, residential alterations and additions valued over \$50,000 or a swimming pool with a volume greater than 40,000L.</p>

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SEPP (Housing) 2021	No	The application does not propose any housing defined under the SEPP.
SEPP (Resilience and Hazards) 2021	Yes	<p>The subject site is not located within a coastal management area.</p> <p>The site is located within Stage 3 and Stage 7 of Neighbourhood 2 of Googong Township. Site Audit Statement No. 413_R dated 26 May 2022 prepared by Rod Harwood (Harwood Environmental Consultants) advises that the land described as Part Lot 7 DP 1246784, Part Lot 11 DP 754881, Part Lot 877 DP 1277372, Part Lot 995 DP 1276892, Part Lot 996 DP 1276892, Part Lot 997 DP 1276892 in Googong NSW is suitable for the following:</p> <ol style="list-style-type: none"> 1. Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry 2. Day care centre, preschool, primary school 3. Residential with minimal opportunity for soil access, including units 4. Secondary school 5. Park, recreational open space, playing field 6. Commercial/industrial. <p>Based on the Map 3 – Areas of Environmental Concerns (AEC) of NH2, 2 AECs were identified within the town centre site which were remediated. Therefore, the site is suitable for the proposed commercial development as per the Site Audit Statement above. It is considered that the relevant provisions of the SEPP have been satisfied.</p>

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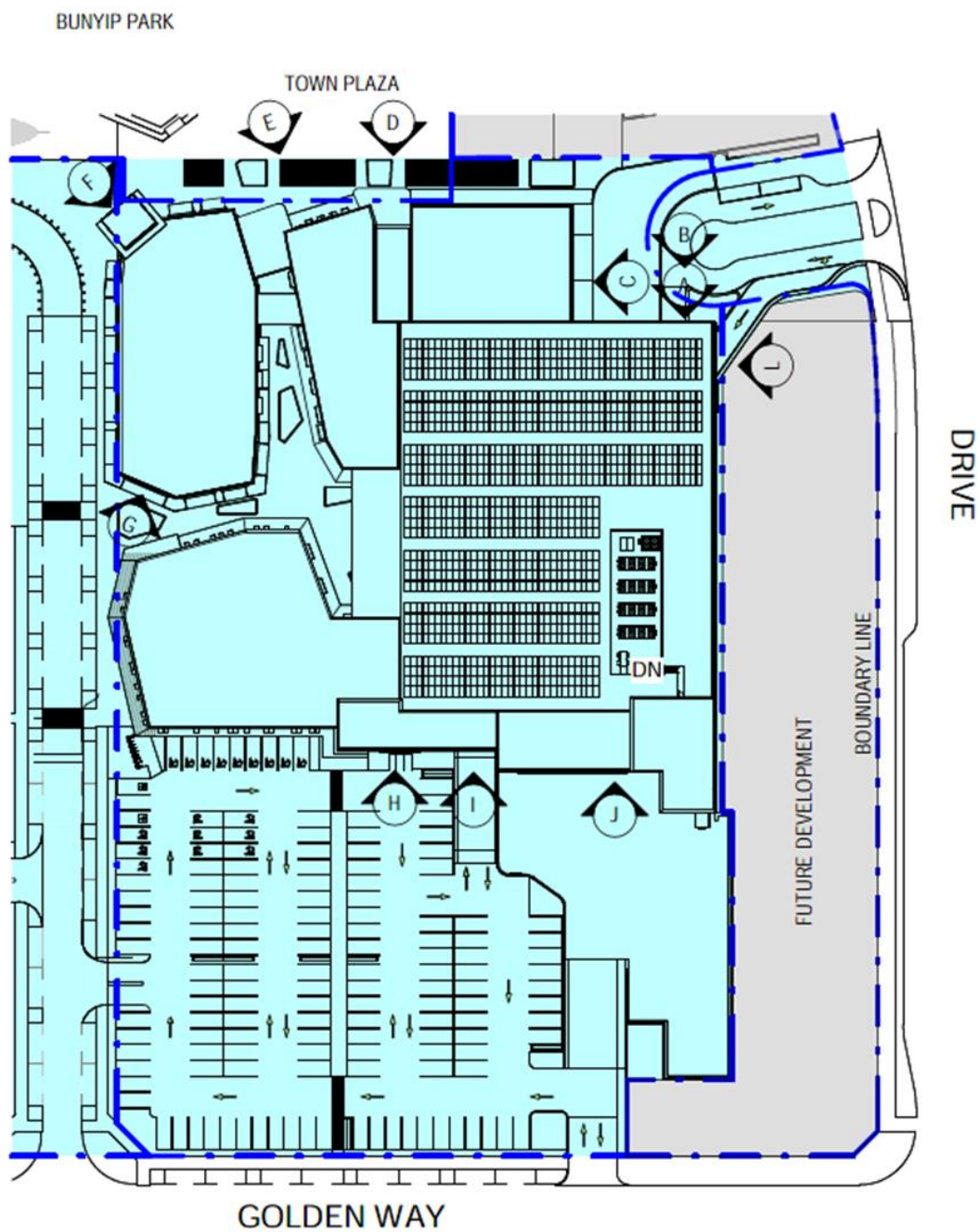
SEPP (Resources and Energy) 2021	No	The application does not propose an industry.
SEPP (Transport and Infrastructure) 2021	Yes	<p>The provisions of this Policy have been considered in the assessment of the application. The proposed development will not adversely impact any existing infrastructure or the provision of any infrastructure.</p> <p>Part 2.48 relating to electricity infrastructure</p> <p>The site is located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. Therefore the proposal was referred to the electricity supply authority (Essential Energy) for comment. Most recent comment received from Essential Energy advised that the submitted plans were not satisfactory as they do not show Essential Energy's infrastructure. A condition of consent will be imposed requesting a written declaration from Essential Energy to be provided to Council prior to the issue of a Construction Certificate to ensure that all clearances from the electric infrastructure have been achieved and that the required electricity infrastructure to service the development are provided on site.</p> <p>Part 2.122 and Schedule 3 relating to traffic generating development.</p> <p>The site is not located in or adjacent to road corridor nor does it have a frontage to a classified road.</p> <p>The proposal was referred to TfNSW for comment as the proposed</p>

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		commercial development with 200 or more car parking spaces is considered as a traffic generating development under Schedule 3 of the SEPP. TfNSW has raised no objection to the proposal subject to the imposition of conditions of consent in relation to the provision of public transport infrastructure (eg. Bus stops and bus shelters) associated with the Town Centre.
SEPP (Industry and Employment) 2021	Yes	<p>Chapter 3 – Advertising and Signage</p> <p>Chapter 3 – Advertising and Signage of the SEPP is relevant to the proposed development as it involves the installation of signage as described below. The land is zoned E1 Local Centre and the proposed signage is permitted with consent in zone. (Refer to assessment and Schedule 5 Table below)</p>

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1

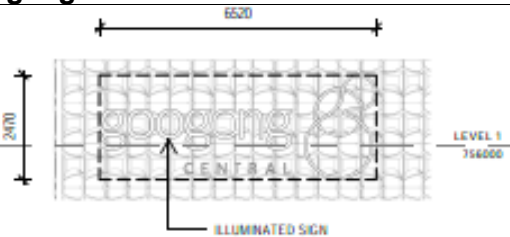
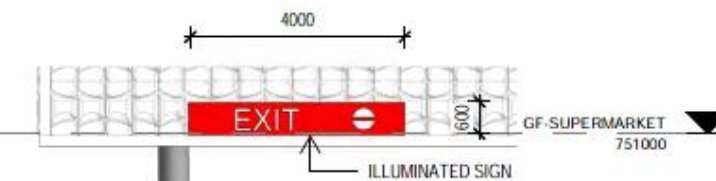
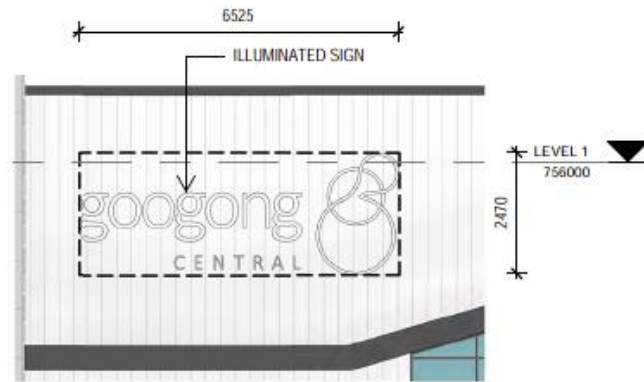
SIGNAGE LOCATION PLAN
1 : 1000

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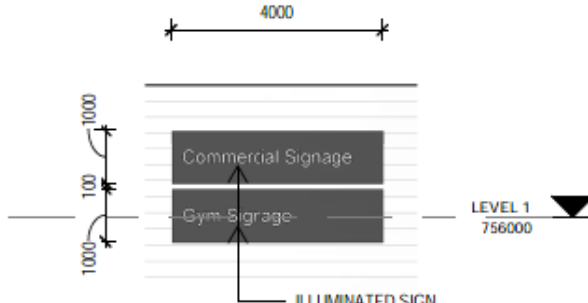
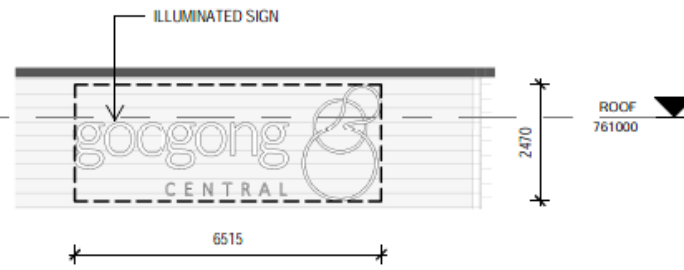
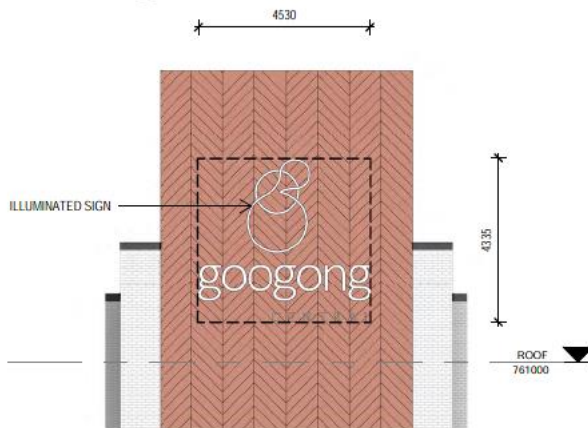
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The proposal includes the installation of signage as follows:


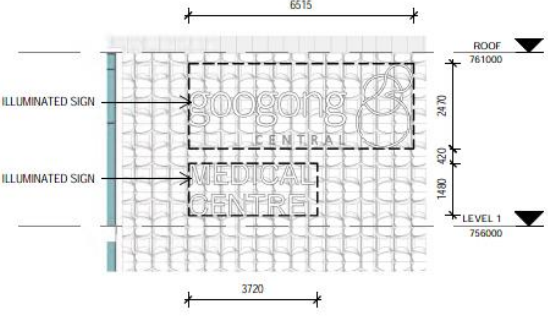
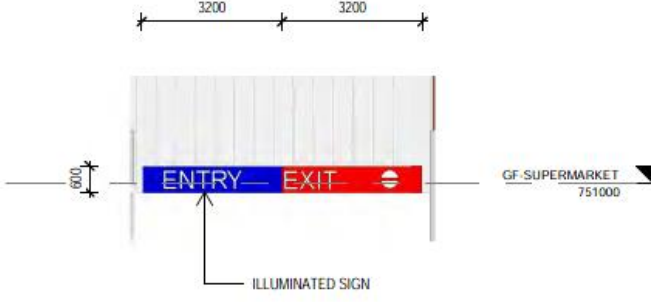
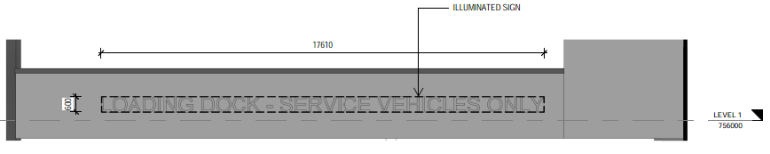
- (a) Six 'Googong Central' text and logo signs on the facades of the supermarket and mixed-use buildings visible from the Town Square, the extension to Glenrock Drive, entry to the site from Gorman Drive and the at-grade carparking area to the south of the mixed-use buildings.
- (b) One major commercial business identification wall sign on the southern elevation
- (c) Multiple wayfinding signs throughout the town centre and
- (d) Parking entrance and exit signs for the at-grade and undercroft car parking areas.

Signage Details	Dimensions	Illuminated
 <p>A GORMAN DRIVE ENTRY SIGNAGE 1 : 100</p>	6.52m x 2.47m	Yes
 <p>B GORMAN DRIVE CARPARK EXIT SIGNAGE 1 : 100</p>	4m x 0.6m	Yes
 <p>C GOOGONG CENTRAL FACADE SIGNAGE C 1 : 100</p>	6.525m x 2.47m	Yes

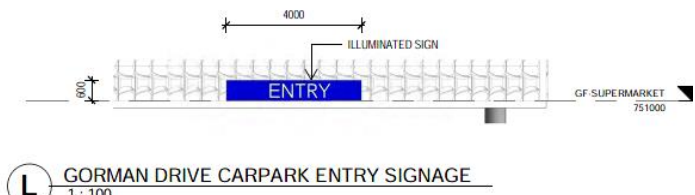
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 <p>D COMMERCIAL AND GYM SIGNAGE 1 : 100</p>	4m x 1m	Yes
 <p>E GOOGONG CENTRAL FACADE SIGNAGE E 1 : 100</p>	6.515m x 2.47m	Yes
 <p>F GOOGONG CENTRAL FACADE SIGNAGE F 1 : 100</p>	4.53m x 4.335m	Yes

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 <p>G GOOGONG CENTRAL FACADE SIGNAGE G 1 : 100</p>	4.89m x 1.855m	Yes
 <p>H GOOGONG CENTRAL/MEDICAL CENTRE FACADE SIGNAGE H 1 : 100</p>	6.515m x 2.47 and 3.72m x 1.47m	Yes
 <p>I CARPARK ENTRY AND EXIT SIGNAGE 1 : 100</p>	6.4m x 0.6m	Yes
 <p>J LOADING DOCK SIGNAGE 1 : 100</p>	17.61m x 0.6m	Yes

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	4m x 0.6m	Yes
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Pursuant to *Clause 3.4 – Signage to which this Policy applies*, this Policy applies to the proposed signs as they are not exempt development due to their size and total amount. The relevant clauses of this policy to the proposed signs are discussed below.

Part 3.1 Aims, objectives etc

(a) *to ensure that signage (including advertising)—*

- (i) *is compatible with the desired amenity and visual character of an area, and*
- (ii) *provides effective communication in suitable locations, and*
- (iii) *is of high quality design and finish, and*

(b) *to regulate signage (but not content) under Part 4 of the Act, and*

(c) *to provide time-limited consents for the display of certain advertisements, and*

(d) *to regulate the display of advertisements in transport corridors, and*

(e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

Comment: It is considered that the proposal generally satisfies the aims of this Policy. The proposed signs are compatible with the amenity and visual character of the area, provide effective communication in a suitable location and are of acceptable quality design and finish.

Part 3.2 Definitions

The signs have been defined as a business identification sign and building identification sign.

signage means all signs, notices, devices, representations and advertisements that advertise or promote any goods services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage and includes—

- (a) *building identification signs, and*
- (b) *business identification signs, and*
- (c) *advertisements to which Part 3.3 applies,*

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but does not include traffic signs or traffic control facilities.

building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

Note—

Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.

business identification sign means a sign—

(a) that indicates—

(i) the name of the person or business, and

(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note—

Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

Comment: The proposed signs meets the above definitions.

Part 3.4 Signage to which this Chapter applies

(1) This Chapter applies to all signage that—

(a) can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and

(b) is visible from any public place or public reserve,

except as provided by this Chapter.

(2) This Chapter does not apply to signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it, or that is exempt development under this Chapter.

Comment: Under the Queanbeyan-Palerang Regional LEP 2022 signage is permitted with consent in the E1 Local Centre zone. All proposed signs are visible from any public places and are not exempt development due to their size and total amount.

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Part 3.6 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) *that the signage is consistent with the objectives of this Chapter as set out in clause 3.1(1)(a), and*
- (b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

Comment: Having regard to Clause 3.6(a) and (b), the proposed development is considered generally satisfactory with respect to the aims set out in *Clause 3.1 (1)(a)* and with respect to the assessment criteria specified in Schedule 5 below.

The Schedule 5 Assessment criteria is shown below:

1. Character of the area	Comment
<ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	The signage is consistent with the particular theme for outdoor advertising as approved in NH1. The proposed signage is not considered to be out of context with surrounding future residential properties and rural land in the locality.
2. Special areas	Comment
<ul style="list-style-type: none"> 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 signs have been designed to conform to the character of the area and will not create any visual obtrusions.
3. Views and vistas	Comment
<ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	The proposed signs do not compromise or obscure important views nor do they dominate the skyline or reduce the quality of vistas. They are not protruding above the roof.
4. Streetscape, setting or landscape	Comment
<ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? 	The proposed signs satisfy this criterion. The scale, proportion and form is considered appropriate for the current and future streetscape. The proposal contributes to the visual interest of

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<ul style="list-style-type: none"> • Does the proposal contribute to the visual interest of the streetscape, setting or landscape? • Does the proposal reduce clutter by rationalising and simplifying existing advertising? • Does the proposal screen unsightliness? • Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management? 	<p>the streetscape, setting and landscaping on site. The proposal does not create or add to the visual clutter of the setting and will not require any ongoing vegetation management. The proposed signs do not protrude above buildings, structures or tree canopies within the area.</p>
5 Site and building	Comment
<ul style="list-style-type: none"> • 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? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<p>The proposed signs are considered to be compatible with the scale, proportion and other characteristics of the site. The signs are informative, contemporary and well suited for the purpose and to the location in which they are proposed.</p>
6 Associated devices and logos with advertisements and advertising structures	Comment
<ul style="list-style-type: none"> • 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? 	<p>Based on the submitted plan, the sign will be illuminated. It can be assumed that the sign will be lit, at least during operating hours. The graphic/content is designed to be in accordance with the corporate logo of the business. The proposed signs will not contain any flashing devices, variable message or moving parts. It is integrated into the design of the building and feature walls.</p>
7 Illumination	Comment

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<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	<p>As mentioned above, the proposed signs will be illuminated. It is not considered that the proposed sign will have any negative impact on pedestrian, vehicle and aircraft safety and residential amenity. The intensity of the illumination can be adjusted if required. The standard consent conditions will be imposed to ensure that the sign does not contain any flashing or moving lights and is maintained and removed if it becomes damaged or obsolete.</p>
8 Safety	Comment
<ul style="list-style-type: none"> • Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	<p>The safety of road users and pedestrians will not be compromised by the sign. This is achieved through the separation between the signage and the footpath. They will not impact on sightlines from any public spaces.</p>

Provided appropriate recommended conditions of consent are complied with, the proposed development is considered generally satisfactory with respect to the SEPP.

Local Environmental Plans

The proposed development has been assessed in accordance with the relevant requirements of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* and no relevant draft LEPs apply to the land. A summary is provided as follows:

QUEANBEYAN-PALERANG REGIONAL LOCAL ENVIRONMENTAL PLAN (QPRLEP) 2022

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 Preliminary	
Clause 1.2 Aims of Plan	
<p>The relevant aims of the Plan to the proposed development are as follows:</p> <p>(aa) <i>to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i></p>	Yes

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<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<p>(a) <i>to protect and improve the economic, environmental, social and cultural resources and prospects of the community,</i></p> <p>(b) <i>to facilitate the orderly and economic use and development of land having regard to ecological sustainability principles,</i></p> <p>(c) <i>to provide for a diversity of housing to meet the needs of the community into the future,</i></p> <p>(d) <i>to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development that caters for the retail, commercial and service needs of the community,</i></p> <p>(e) <i>to keep and protect important natural habitat and biodiversity,</i></p> <p>(f) <i>to protect water quality, aquifers and waterways,</i></p> <p>(g) <i>to keep, protect and encourage sustainable primary industry and associated commerce in rural areas,</i></p> <p>(h) <i>to identify and protect the cultural heritage of the area, including the built heritage and the Aboriginal heritage,</i></p> <p>(i) <i>to protect important scenic quality, views and vistas,</i></p> <p>(j) <i>to facilitate the orderly growth of urban release areas,</i></p> <p>(k) <i>to ensure development does not unreasonably increase the demand for public services or public facilities,</i></p> <p>(l) <i>to identify, protect and provide areas for community health and recreational activities.</i></p> <p>The proposed development is considered to be generally consistent with the relevant aims of the QPRLEP 2022. It provides for a hierarchy of retail, commercial and other land uses that encourage economic and business development that caters for the retail, commercial and service needs of the community and ensure development does not unreasonably increase the demand for public services or public facilities as essential services will be provided to cater for the increase demand brought by the proposed development. The proposal protects and promotes the use and development of the site for arts and cultural activity, including music and other performance arts through activation of the Town Centre.</p>	
<p>Clause 1.4 Definitions</p>	
<p>The proposal is for the construction of commercial building to be used for a variety of commercial, business and retail land uses including a supermarket, medical centres, recreation facilities (indoor)(gym), food and drink premises, business and office premises, with undercroft and surface car parking, roads, signage, loading dock together with associated infrastructure and landscaping and concept approval for a pub.</p>	<p style="text-align: center;">Yes</p>

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<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<p>The proposed developments are defined in the QPRLEP's dictionary as follows:</p> <p>business premises means a building or place at or on which—</p> <p>(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or</p> <p>(b) a service is provided directly to members of the public on a regular basis, and includes funeral homes, goods repair and reuse premises and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.</p> <p>Note— Business premises are a type of commercial premises—see the definition of that term in this Dictionary.</p> <p>car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.</p> <p>commercial premises means any of the following—</p> <p>(a) business premises,</p> <p>(b) office premises,</p> <p>(c) retail premises.</p> <p>food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—</p> <p>(a) a restaurant or cafe,</p> <p>(b) take away food and drink premises,</p> <p>(c) a pub,</p> <p>(d) a small bar.</p> <p>Note— Food and drink premises are a type of retail premises—see the definition of that term in this Dictionary.</p> <p>medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where</p>	

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<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<p><i>such services are principally provided by health care professionals. It may include the ancillary provision of other health services.</i></p> <p>Note— <i>Medical centres are a type of health services facility—see the definition of that term in this Dictionary.</i></p> <p>office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.</p> <p>Note— <i>Office premises are a type of commercial premises—see the definition of that term in this Dictionary.</i></p> <p>pub means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.</p> <p>Note— <i>Pubs are a type of food and drink premises—see the definition of that term in this Dictionary.</i></p> <p>recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.</p> <p>retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—</p> <p>(a), (b) (Repealed)</p> <p>(c) food and drink premises,</p> <p>(d) garden centres,</p>	

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<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<p>(e) hardware and building supplies,</p> <p>(f) kiosks,</p> <p>(g) landscaping material supplies,</p> <p>(h) markets,</p> <p>(i) plant nurseries,</p> <p>(j) roadside stalls,</p> <p>(k) rural supplies,</p> <p>(l) shops,</p> <p>(la) specialised retail premises,</p> <p>(m) timber yards,</p> <p>(n) vehicle sales or hire premises,</p> <p>but does not include farm gate premises, highway service centres, service stations, industrial retail outlets or restricted premises.</p> <p>Note—</p> <p>Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.</p> <p>road means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.</p> <p>signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—</p> <p>(a) an advertising structure,</p> <p>(b) a building identification sign,</p> <p>(c) a business identification sign,</p> <p>but does not include a traffic sign or traffic control facilities.</p> <p>take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.</p>	

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012		COMPLIES
COMMENTS		(Yes/No)
Note—		
<i>Take away food and drink premises are a type of food and drink premises—see the definition of that term in this Dictionary.</i>		
Clause 1.6 Consent Authority		
As provided for under Clause 2.19 and Schedule 6 of the SEPP (Planning System) 2021, the Southern Regional Planning Panel is the consent authority for the proposed development.		Yes
Clause 1.9A Suspension of Covenants, Agreements and Instruments		
<p>No covenants, agreements and instruments restricting the development have been identified.</p> <p>The site is being developed under a Voluntary Planning Agreement.</p> <p>The Googong Urban Development Planning Agreement applies to land known as the Googong Urban Release Area. It was originally executed on 12 January 2012 between the then Queanbeyan City Council, Googong Development Corporation and CIC Australia Limited. The objective of the Googong Urban Development Planning Agreement is to provide for the carrying out of works, the dedication of land, and the provision of other material public benefits for the provision of infrastructure, facilities and services to meet the Development on the Land. This agreement is ongoing.</p>		Yes
Part 2 Permitted or Prohibited Development		
Clause 2.1 Land Use Zones		
The land is zoned E1 – Local Centre Zone (formerly known as B2 Local Centre) under the QPRLEP 2022.		Yes
Clause 2.3 Zone Objectives and Land Use Tables		
<p>The objectives of E1 zone are:</p> <ul style="list-style-type: none"> <i>To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.</i> <i>To encourage investment in local commercial development that generates employment opportunities and economic growth.</i> <i>To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.</i> <i>To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</i> 		Yes

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<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<ul style="list-style-type: none"> <i>To encourage development that is consistent with the character and amenity of the locality.</i> <i>To support business development by providing parking and other civic facilities.</i> <i>To encourage some limited high density residential uses to create vitality in town centres.</i> <p>Development for the purposes of a variety of commercial premises, medical centre, recreation facility (indoor), car park, concept approval for a pub, signage etc such as proposed are permitted with consent within the E1 Local Centre zone.</p> <p>The proposal is compatible with the zone objectives as it will provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area, encourage investment in local commercial development that generates employment opportunities and economic growth, encourage business, retail, community and other non-residential land uses on the ground floor of buildings, encourage development that is consistent with the character and amenity of the locality and support business development by providing parking and other civic facilities. Through the provision of shared paths, high quality streets and public domain amenities, the proposal maximises public transport patronage and encourages walking and cycling.</p>	
<p>Clause 2.5 Additional permitted uses for particular land</p>	
<p>Pursuant to Schedule 1 – Additional permitted uses, part of the land is identified on the Additional Permitted Uses Map as “Item 2”. The additional permitted uses are “development for the purposes of hostels, multi dwelling housing, residential flat buildings and seniors housing.”</p> <p>The proposed development does not propose any of those permitted land uses at this stage. Future development applications will seek consent for a range of permitted uses.</p>	<p style="text-align: center;">Yes</p>
<p>Clause 2.6 Subdivision – Consent requirements</p>	
<p>The proposal does not involve subdivision. Land subdivision to create the site was approved under separate DA.2022.1638.</p>	<p style="text-align: center;">N/A</p>
<p>Clause 2.7 Demolition requires development consent</p>	
<p>Demolition is not proposed.</p>	<p style="text-align: center;">N/A</p>

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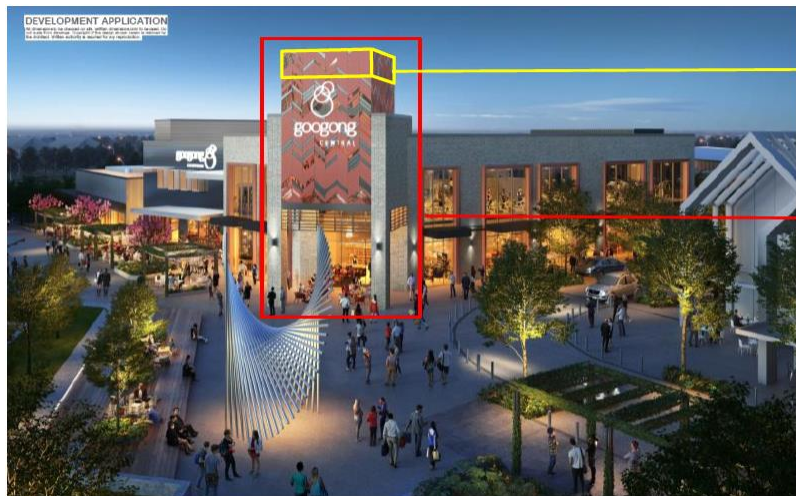
SOUTHERN REGIONAL PLANNING PANEL

<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<p>Part 4 Principal Development Standards</p>	
<p>Clause 4.3 Height of buildings</p>	
<p>The maximum building height permitted on the subject site is 16m. The proposal is for a commercial development with a maximum height of 18m. The proposal does not comply with the height requirement under the QPRLEP 2022. This is only for the proposed tower element above the entrance of the building as shown in figure below. This results in a variation of 2.0m or 12.5% from the <i>Height of buildings</i> development standard under QPRLEP 2022 clause 4.3. The remainder of proposed development within the town centre is below the 16m height limit.</p> <p>A Clause 4.6 variation request and report prepared by WSP dated November 2022 accompanies the application. An assessment to determine whether compliance with the standard is 'unreasonable and unnecessary' has been undertaken. It is considered that there are 'sufficient planning grounds' to support the variation. This minor variation will not be discernible and will not contribute to the bulk of the development and is also considered acceptable.</p> <p>Please refer to Clause 4.6 below for further assessment.</p>	<p>Variation under clause 4.6 below</p>



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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012		COMPLIES (Yes/No)
COMMENTS		
		
		
Clause 4.4 Floor space ratio		
<p>This clause is applicable to the proposed development as the site is identified on the FSR Map. Maximum ratio of 2:1 is allowed under the QPRLEP 2022. Total area of the site (Lot 1 – 4) is 27184m². Based on the submitted plans and SEE, the proposal results in an actual FSR of 0.46:1 (total GFA of 12625m² of). This includes the GFA for the commercial building which is 10063m² and 2562 m² for the pub. The proposal complies with this requirement.</p>		Yes
Clause 4.6 Exceptions to development		

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<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<p>Under Clause 4.6 of the QPRLEP 2022, the consent authority may consider a variation, where that variation would achieve a better outcome.</p> <p>As demonstrated in the table above, the proposed development fails to comply with the maximum height of buildings standards permitted under Clause 4.3 the QPRLEP 2022.</p> <p>With respect to the contravention of the height limit, the area of non-compliance relates to the small section of the tower element above the entrance of the building. This results in a variation of 2.0m or 12.5% from the <i>Height of buildings</i> development standard under QPRLEP 2022 clause 4.3. The remainder of proposed development within the town centre is below the 16m height limit.</p> <p>Clause 4.6(4) of the QPRLEP 2022 states the following:</p> <p><i>(4) Development consent must not be granted for development that contravenes a development standard unless—</i></p> <p><i>(a) the consent authority is satisfied that—</i></p> <p><i>(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</i></p> <p>The applicant's written request to justify the contravention of the building height standard adequately addresses the matters required to be demonstrated in subclause 4.6(3). Specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The written request is considered to provide sufficient substantive information on the environmental planning grounds relating to environmental impacts, streetscape and amenity impacts, bulk, scale and form, and transition in scale.</p> <p><i>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</i></p> <p>The proposal is considered to be consistent with the objectives of the development standard in that:</p> <ul style="list-style-type: none"> The height non-compliance is limited to the small section of the tower element above the entrance of the building which acts as a focal point by guiding visitors to the main entrance and therefore reinforces the 	<p style="text-align: center;">Yes</p>

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<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<p>hierarchy of centres and transition in built form from the primary area of the Googong Town Centre to lower density areas. The non-compliant height will not be discernible when viewed from street level. In consequence, it is generally consistent with Council's vision for the site and the applicable built form controls.</p> <ul style="list-style-type: none"> • The remainder of the building, which will be visible from the streetscape, complies with the 16m height plane and provides an appropriate transition in scale. • The height variation does not adversely affect the historical rural character of the site and incorporates the desired future character of Googong. • The overshadowing diagrams accompanying this application demonstrate there will be no significant impact on any future residential developments as a result of the height variation. Furthermore, the height variation does not result in overshadowing of the public space to the north of the town centre. The tower element will not block views to prominent features of Googong Township including Googong Common <p>The site is zoned E1 Local Centre under the QPRLEP 2022 wherein development for the purpose of commercial premises as defined under the QPRLEP 2022 is permissible with consent.</p> <p>The proposal is generally consistent with the objectives of the E1 Local Centre zone in that:</p> <ul style="list-style-type: none"> • The variations will facilitate the provision of retail, business, community and other non-residential land uses at ground and upper level that are appropriate in size to accommodate a range of uses and benefit from generous floor to ceiling heights which will promote flexibility of use to serve the needs of the residents, employees or tourists. • The proposal will encourage employment opportunities within the town centre and locality. • The proposal provides parking and other civic facilities as a through-site link which will encourage walking and cycling and use of public transport. • The proposed development remains consistent with the desired character and amenity of the locality. <p><i>(b) the concurrence of the Planning Secretary has been obtained.</i></p>	

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012		COMPLIES
COMMENTS		(Yes/No)
<p>Sydney district and regional planning panels may assume the concurrence of the Director-General under the Planning Circular PS20-002 issued on 5 May 2020.</p> <p>In conclusion, the applicant's written request to justify the contravention of the height of buildings development standard is considered to be well founded in that the applicant has satisfactorily demonstrated that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.</p>		
Part 5 Miscellaneous Provisions		
Clause 5.3 Development near zone boundaries		
The application does not seek development consent for a land use that is permissible in an adjoining land use zone. The proposed development is permissible in the subject zone with consent.		N/A
Clause 5.4 Controls relating to miscellaneous permissible uses		
The application does not seek development consent for a miscellaneous permissible use.		N/A
Clause 5.10 Heritage conservation		
<p>Under Clause 5.10, Council must consider the effect of the proposed development on the heritage significance of the heritage item.</p> <p>The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area. Several heritage investigations have been conducted in recent years that include the area of land known as Neighbourhood 2 Goo-gong. Archaeological Assessment and Aboriginal Cultural Heritage Assessment was previously sub-mitted in support of DA 123-2017. The report identified that a previously recorded artefact was found in part of NH2 Town Centre. This artefact has been salvaged as part of an archaeological salvage and research program approved by Aboriginal Heritage Impact Permit (AHIP) (No. C0001687). This program identified that no further artefacts were visible at the location of the known artefact following the salvage operation. However AHIMS search revealed that one site exists within 50m of No. 150 Wellsvale Dr. A condition of consent has been included re-quiring that the development proceed with caution and that if any</p>		Yes

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012		COMPLIES
COMMENTS		(Yes/No)
Aboriginal objects are found then work should stop and the appropriate authority be notified of the find.		
Clause 5.11 Bush fire hazard reduction		
This clause is not considered relevant to the proposed development as the site is not located in bushfire prone and the application does not involve any bush fire hazard reduction works.		N/A
Clause 5.21 Flood planning		
This clause is not considered relevant to the proposed development as the site is not identified as “flood planning area” on the Council Flood Map.		N/A
Part 6 Urban Release Areas		
Clause 6.1 Concurrence of Planning Secretary		
<p>The objective of this clause is to ensure designated State public infrastructure is sufficient to address the impact of intensive subdivision of land in an urban release area.</p> <p>The development is within Googong Urban Release Area. The Department of Planning and Environment (DPE) (formerly known as Department of Planning, Industry and Environment) issued satisfactory arrangements for DA 123-2017 on the 13 September 2017, which approved the initial land subdivision of Neighbourhood 2 under Queanbeyan LEP 2012, clause 6.1, before its repeal.</p> <p>Satisfactory arrangements certificate (IRF23/277) for this application regarding the provision of State public infrastructure was issued by the DPE on 22 February 2023 for the purposes of Clause 6.1 of the Queanbeyan-Palerang Regional LEP 2022 .</p>		Yes
Clause 6.2 Public utility infrastructure		
<p>In this instance this clause has been satisfied by the initial subdivision of Neighbourhood 2 and the satisfactory arrangements certificate which was issued on the 13 September 2017 for DA 123-2017.</p> <p>As mentioned above, satisfactory arrangement certificate for this application was issued on 22 February 2023.</p> <p>Council’s Development Engineer has assessed the provision of public utilities for this application as being satisfactory. The site is able to be serviced with reticulated potable and recycled water, sewer and stormwater. Electricity and</p>		Yes

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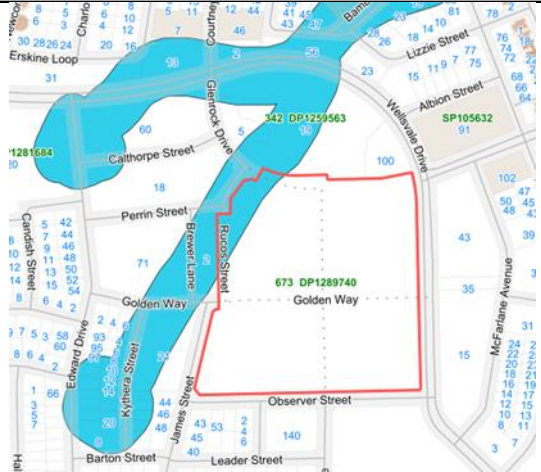
QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012		COMPLIES
COMMENTS		(Yes/No)
telecommunications connections are also being made progressively available to each stage of Googong Township.		
Clause 6.3 Development control plan		
The Googong Development Control Plan (GDCP) applies to the subject site and the proposed development. It is considered that the GDCP provides for the matters specified in Clause 6.3 subclause (3) of QPRLEP 2022. The GDCP provides for a staging plan outlining the timely and efficient release of urban land, transport movement, landscaping strategies, active and passive recreation areas, stormwater and water quality management, environmental hazards, urban design controls, appropriate controls for neighbourhood commercial and retail uses, and suitably located public facilities and services. Further assessment against relevant controls contained within the GDCP is provided below.		Yes
Clause 6.4 Development near Googong Dam foreshores		
Not applicable as the site is not located within an area mapped as being in the Googong Foreshore Buffer.		N/A
Part 7 Additional Local Provisions		
Clause 7.1 Earthworks		
Initial bulk earthworks to prepare the whole sites within NH2 were approved under DA 123-2017. Earthworks associated with the development are proposed and form part of this application. The site is relatively flat and undulating. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction.		Yes with condition
Clause 7.2 Terrestrial biodiversity		
This clause is considered relevant to the proposed development as part of the subject site is identified as "Biodiversity" on the Terrestrial Biodiversity Map. Development impact on Biodiversity was addressed as part of the land subdivision approved under DA123-2017 and was considered satisfactory. The subject site is entirely void of vegetation as a result of bulk earthworks previously undertaken upon the site under the DA123-2017.		Yes

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<p style="text-align: center;">QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012</p> <p style="text-align: center;">COMMENTS</p>	<p style="text-align: center;">COMPLIES (Yes/No)</p>
<p>No further clearing of native vegetation is proposed under this application. As such, the proposed development is unlikely have any significant impacts upon any threatened flora or fauna species or its habitat.</p> 	
<p>Clause 7.3 Drinking water catchments</p>	
<p>This clause is not considered relevant as the subject site is not identified as “Drinking water catchment” on the Drinking Water Catchment Map.</p>	<p>N/A</p>
<p>Clause 7.4 Riparian land and watercourses</p>	
<p>This clause is considered relevant to the proposed development as part of the site is identified as “Watercourse” on the Riparian Land and Watercourses Map”. Development impact on riparian corridor and watercourse was addressed as part of the land subdivision approved under DA123-2017 and was considered satisfactory. The proposed development does not include or require any extraction of water from Montgomery’s Creek. General Terms of Approval was issued by the DPI Water under DA123-2017.</p>	<p>Yes</p>

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012		COMPLIES (Yes/No)
COMMENTS		
		
Clause 7.5 Salinity		
This clause is not considered relevant as the subject site is not identified as "Salinity" on the Landscape Map.		N/A
Clause 7.6 Highly erodible soils		
This clause is not considered relevant as the subject site is not identified as "Erodible Lands" on the Landscape Map.		N/A
Clause 7.7 Slopes over 18 degrees		
This clause is not considered relevant as the subject site is not identified as "Slopes over 18 degrees" on the Landscape Map.		N/A
Clause 7.8 Airspace operations		
<p>The proposed development penetrates the 720.00AHD level on the Obstacle Limitations Surface (OLS) Map for the Canberra Airport. This is because the existing ground level of the majority of land within Googong Township is above 720.00AHD. The maximum permissible building height is 822m AHD. A controlled activity approval was issued for Neighbourhood 2 under DA 123-2017 on 12 October 2017 subject to the following conditions:</p> <ol style="list-style-type: none"> <i>The structures in the subdivision must not exceed a maximum height of 822 metres AHD or 20 metres AGL, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues etc.</i> <i>Separate approval must be sought under the Regulations for any construction equipment (i.e. cranes) or other structures within this</i> 		Yes

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012				COMPLIES								
COMMENTS				(Yes/No)								
<p><i>Googong site which will exceed the height of 822 metres AHD or 20 metres AGL.</i></p> <table><tr><th>Cl</th><th>Standard</th><th>Control</th><th>Proposed</th></tr><tr><td>7.8</td><td>OLS</td><td>720m</td><td>751m + 18m = 769m</td></tr></table> <p>The proposed development will not have any impact on the existing controlled activity approval as it still below the 822m AHD maximum permissible building height.</p> <p>The application was referred to the Commonwealth Department of Infrastructure & Transport and Canberra Airport for comment. A comment was received from Canberra Airport as follows:</p> <p><i>“These buildings will be covered under the Googong town centre approvals. However if cranes are to be used these will have to be assessed separately.”</i></p> <p>A condition will be imposed requiring further consultation with the Canberra Airport if cranes are used during the construction.</p>				Cl	Standard	Control	Proposed	7.8	OLS	720m	751m + 18m = 769m	
Cl	Standard	Control	Proposed									
7.8	OLS	720m	751m + 18m = 769m									
Clause 7.9 Development in areas subject to aircraft noise												
This clause is not considered relevant to the proposed development as the site is not located near the Canberra Airport or within an ANEF contour of 20 or greater.				N/A								
Clause 7.10 Aircraft noise—development in the South Jerrabomberra Urban Release Area												
This clause is not considered relevant as the subject site is not located in the South Jerrabomberra Urban Release Area.				N/A								
Clause 7.11 Development in areas adjoining national parks and nature reserves												
This clause is not considered relevant as the subject site is not mapped as adjoining national parks or nature reserves.				N/A								
Clause 7.12 Essential services												
Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:				Yes with conditions								
(a) the supply of water,												

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SOUTHERN REGIONAL PLANNING PANEL

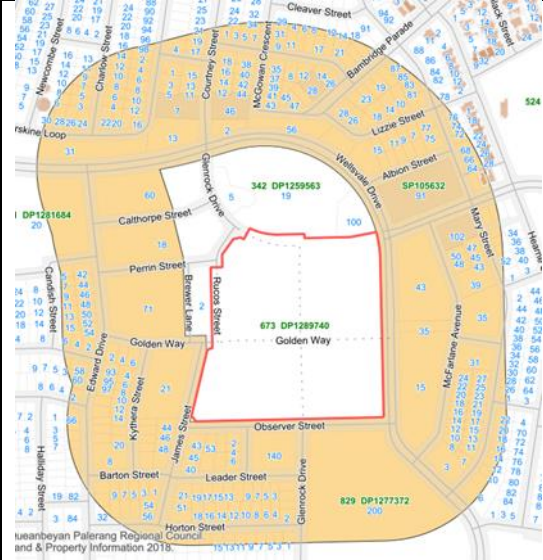
QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable vehicular access.</p> <p>Council's Development Engineer has assessed the proposed development and confirmed that adequate services are available or can be made available to the proposed development and the site does have suitable vehicle access.</p>	
Clause 7.13 Location of sex services premises	
This clause is not considered relevant as the proposal does not seek development consent for sex services premises.	N/A
Clause 7.14 Scenic protection	
This clause is not relevant to the proposed development as the site is not identified as "Scenic Protection Area" on the Scenic Protection Map.	N/A
Clause 7.15 Active street frontages	
This clause is not considered relevant to the proposed development as the site is not identified as "Active street frontage" on the Active Street Frontages Map".	N/A
Clause 7.16 Development near Cooma Road Quarry	
This clause is not considered relevant to the proposed development as the site is not identified as "Buffer Area" on the Quarry Buffer Area Map".	N/A
Clause 7.17 Development near HMAS Harman	
This clause is not considered relevant to the proposed development as the site is not located within 2 kilometres of HMAS Harman or within Zone E4 General Industrial.	N/A
Clause 7.18 Development near arterial roads	
This clause is not considered relevant to the proposed development as the site is not identified as "Arterial Road Area" on the Local Clauses Map.	N/A
Clause 7.19 Development near Hume Industrial Area and Goulburn to Bombala Railway Line	

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QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012	
COMMENTS	COMPLIES (Yes/No)
This clause is not considered relevant to the proposed development as the subject site is not located directly adjacent/opposite the Hume Industrial Area or the Goulburn to Bombala Railway Line. The site is not identified as being within the “visual and acoustic buffer land” on the Local Clauses map.	N/A
Clause 7.20 Animal boarding or training establishments	
This clause is not considered relevant as the proposal does not seek development consent for animal boarding or training establishments.	N/A
Clause 7.21 Restaurants, cafes, or function centres in Zone C4	
This clause is not considered relevant as the proposal does not seek development consent for the restaurants, cafes or function centres in Zone C4. The land is zoned E1.	N/A
Clause 7.22 Erection of rural worker’s dwellings on land in Zones RU1 and C3	
This clause is not considered relevant as the proposal does not involve the erection of rural worker’s dwellings on land in Zones RU1 and C3.	N/A
Clause 7.23 Replacement of Lawfully erected dwelling houses in Zones E1 and E4	
This clause is not considered relevant as the proposal does not involve the replacement of lawfully erected dwelling house in Zones E1 and E4. The proposal is for commercial development.	N/A
Clause 7.24 Development at 202 Goolabri Drive, Sutton	
This clause is not considered relevant to the proposed development as the site is not identified as Lot 3 DP 1074706, 202 Goolabri Dr, Sutton.	N/A
Clause 7.25 Development on certain land at Braidwood, Bungendore and Googong	
The site is not identified as ‘Additional Development Area 1’ on the Local Clause Map and is not zoned R1 General Residential.	N/A

COUNCIL ASSESSMENT REPORT SOUTHERN REGIONAL PLANNING PANEL

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
	
Clause 7.26 Development on certain land at South Jerrabomberra	
This clause is not considered relevant to the proposed development as the subject site is not located in the South Jerrabomberra Urban Release Area.	NA

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

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

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

GOOGONG DEVELOPMENT CONTROL PLAN 2010 AND QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012

The proposed development has been assessed in accordance with the relevant requirements of the Queanbeyan and Googong Development Control Plans.

The GDCP adopts Part 1, Section 1.8 and Part 2 Section 2.1, 2.2 with the exception of Clause 2.2.5(1)(c), 2.3, 2.4, 2.5, 2.6, 2.7, 2.9 and 2.12. of the Queanbeyan Development Control Plan 2012 (QDCP). However, Part 1 of the QDCP has subsequently been replaced by the QPRC Community Engagement and Participation Plan, which is addressed in a separate section of this report.

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QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 1 – ABOUT THIS DEVELOPMENT CONTROL PLAN		
1.8	<p>Public Notification Of A Development Application</p> <p>Part 1 of the QDCP has subsequently been replaced by the QPRC Community Engagement and Participation Plan.</p> <p>The application was notified to adjoining neighbours and was advertised on Council website in accordance with QPRC Community Engagement and Participation Plan from 15/12/2022 to 20/1/2023. No submissions were received.</p>	Complies
PART 2 – ALL ZONES		
2.2	<p>Car Parking</p> <p>The proposed development includes in the construction of three major carparking areas plus some on-street parking spaces, providing a total of 448 car parking spaces, as follows:</p> <ol style="list-style-type: none"> Undercroft car parking in proposed Lot 2, below the supermarket, accessed via Wellsvale Drive (providing 77 spaces), including: <ol style="list-style-type: none"> Six (6) click and collect spaces, Eighteen (18) electric vehicle charging stations, and Four (4) accessible spaces Trolley bays and bicycle racks also provided within the undercroft car parking area. At grade car park area 1 in proposed Lot 2, south of the retail and commercial centre, accessed via Glenrock Drive and Golden Way (providing 145 spaces), including: <ol style="list-style-type: none"> Eighteen (18) parent spaces. At grade car park 2 in proposed Lots 3 and 4, south-west of the retail and commercial centre, accessed via Glenrock Drive and Golden Way (providing 182 spaces – of which 42 spaces are allocated to the proposed pub for which concept approval is sought). It should be noted that car park area 2 is proposed as an interim solution until it is replaced by a multi-level car park in the same location in a future stage of development of the Town Centre. 	Complies/ conditions

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	<p>4. 44 on-street parallel parking spaces in proposed Lot 1, along the North-South extension of Glenrock Drive through the Town Centre (internal private road) (providing 32 spaces) and northern side of Golden Way (providing 12 spaces).</p> <p>5. 10 of the 448 car parking spaces listed above will be provided as accessible parking.</p> <p>The car parking will be managed as a single entity (under Community Title) to permit a balanced approach to times of peak demand for the various land uses across different hours of the day / days of the week.</p> <p>The submitted Transport Impact Assessment (TIA) prepared by PTC Consultants dated 11 October 2022 addressed the car parking, service vehicles and public transport requirements including traffic impact in the locality. The TIA concluded that the parking demand has been assessed against the requirements of the QDCP and the provision is found to be acceptable given that the development proposes no major new infrastructure above what has been approved previously. The TIA also stated that the proposal will not have any adverse impacts on local on-street parking and traffic movement. All car parking and service vehicle areas of the site have been assessed for their respective use cases and found to be generally compliant with relevant Australian Standards.</p> <p>The application has been referred to Councils Development Engineer who has found the car parking, access and street network to be satisfactory in this instance subject to conditions of consent.</p>	
2.3	<p>Environmental Management</p> <p>Detailed construction management plans (CMPs) will be required to be submitted for the development prior to the issue of the Construction Certificate. The CMPs will need to address such issues as (but not limited to): noise, dust, management of construction traffic, erosion and sediment control, and protocols for managing complaints. A condition of consent will be imposed to ensure a satisfactory waste collection service is provided in accordance with Council requirement to minimise any impacts on the public domain, amenity of the site and environment.</p> <p>Ecological Sustainable Development Report prepared by Stantec Australia Pty Ltd dated 11 April 2023 was submitted with the application to provide an overview of the ecologically</p>	Complies / conditions

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	<p>sustainable design (ESD) principles and greenhouse gas and energy efficiency measures that will be incorporated into the building design to minimise the consumption of energy, water and material resources, whilst maintaining a high indoor environmental quality for occupants. The project will be required to demonstrate compliance with the NCC 2022 Section J – energy efficiency provisions at the Construction Certificate stage.</p> <p>A Noise Impact Assessment (Acoustic Report) prepared by Stantec (Australia) Pty Ltd dated 19/9/2022 has been submitted with the application to identify and address the noise and vibration sources that will potentially affect the noise sensitive receivers surrounding the proposed development such as:</p> <ul style="list-style-type: none"> • Noise generated by the use of the loading dock; • Noise generated by the intermittent use of the waste compactor in the dock area; • Noise generated by vehicle movements associated with the on-site carpark; • Noise emission from external mechanical services. • Traffic noise generated by the development <p>The acoustic report concluded that noise levels during the proposed night-time operation of the development are unlikely to cause sleep disturbance. The report recommended measures to be undertaken to minimise construction noise and vibrations on surrounding development such as construction hours are limited to certain times. The report recommended that a detailed acoustic assessment of the mechanical plant noise is prepared and submitted to Council prior to Construction Certificate to ensure no adverse cumulative noise impacts from the development, including the external mechanical plant.</p> <p>Council's health officer has reviewed the application including the acoustic report and has raised no objection to the proposal subject to conditions of consent.</p> <p>Subject to the imposition of conditions of consent, the proposed development will not result in any significant environmental impacts and is not located within the vicinity of arterial roads, entertainment venues or the like.</p>	
2.4	<p>Contaminated Land Management</p> <p>The proposal is considered generally satisfactory with respect to State Environmental Planning Policy (Resilience and</p>	Complies

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	Hazards) 2021 and therefore also with respect to DCP clause 2.4.	
2.5	Flood Management The subject site is not within a flood prone area.	N/A
2.6	Landscaping Landscape plans prepared by TCL were submitted with the application showing the proposed landscaping works within the public domain surrounding the Googong Town Centre in Lots 1-4 which will form part of the approved plans. The landscaping works include: <ul style="list-style-type: none"> • Street tree planting along the length of the new extension to Glenrock Drive, • New tree planting and landscaping in the Town Square (Town Centre Plaza), • Planter boxes across the site, and tree planting strips and green verges on both at-grade car parking areas. A mixed of native and exotic tree species, groundcovers and climbers and combination of paving, lighting, furniture and other structures are generally consistent with the structure plan with a selection of plant species that are drought tolerant and low maintenance. The proposed high-quality landscaping is considered to be appropriate, and will make a positive contribution to the Town Centre and provide for attractive and vibrant streetscape. Refer to detailed comments later in this Report under Part 8 of the Googong DCP.	Complies
2.7	Erosion and Sediment Control Standard conditions relating to erosion and sediment control and site management will be imposed should development consent be granted. Sediment and erosion controls must be installed prior to any work commencing and be maintained throughout the course of construction works.	Conditions
2.8	Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land.	N/A
2.9	Safe Design The proposed development is not expected to have any significant negative impact with respect to crime prevention through environmental design considerations. The proposal generally satisfies the relevant provisions of this policy. The proposed development presents a safe and low risk	Complies

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	<p>environment which will reduce the potential for accidents and criminal activity. The application was supported by the Crime Prevention Through Environmental Design (CPTED) Assessment prepared by WSP dated 12/10/2022 which addressed the four key CPTED principles such as natural surveillance, access control, territorial reinforcement and space management. The CPTED assessment recommended the following:</p> <p><u>Natural Surveillance:</u></p> <ul style="list-style-type: none"> • Any landscaping in the site surrounds is well maintained and minimises the possibility of restricting views and does not provide areas for concealment. • Provision of lighting and emergency lighting across the site during times of limited visibility (early morning and night times). • The use of reflective materials and lighter coloured paint is recommended to enhance lighting where appropriate within the development itself increasing the ability for Natural Surveillance. • Lighting should be positioned in a way to maximise Natural Surveillance into the development and deter antisocial behaviour occurring within the site. • Lighting controls should be located within locked staff only locations and should not be accessible by any members of the public. <p><u>Access Control:</u></p> <ul style="list-style-type: none"> • Provision of signage at key entry and exit points to delineate public and private spaces. • Provision of a secure line of separation between the publicly accessible and staff areas with swipe card access control for staff members during and after business hours. • Provision of lockable entrances / exits to the Town Centre to restrict entry to certain areas during and after business hours. • Provision of boomed access to car parking and controlled pedestrian access. <p><u>Territorial Reinforcement:</u></p> <ul style="list-style-type: none"> • Provision of new emergency lighting, lighting and CCTV covering the site and surrounds. 	
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	<ul style="list-style-type: none"> • <i>Ensure that new emergency lighting, lighting and CCTV fixtures are sturdy and vandal-proof.</i> • <i>Locks for appropriate areas should be fitted with deadlock sets compliant with the BCA and Australian Standards.</i> • <i>Ensure high quality materials are used to create a sense of community ownership in the public domain.</i> • <i>Where appropriate provide attractive façade details / hanging gardens over blank walls which may be targets to potential graffiti.</i> • <i>Apply graffiti resistant coating to materials and centre elements where appropriate, especially along the wall between proposed Lot 2 and B until the future development is contracted to obstruct the large blank wall.</i> • <i>Ensure the maintenance of outdoor seating and dining spaces within the north of proposed Lot 4 adjoining Bunyip Park. Ensure that outdoor seating is removed during out of business hours or reinforced through locking / being secured to surfaces.</i> <p><u>Space Management:</u></p> <ul style="list-style-type: none"> • <i>Provision of new and enhanced lighting, CCTV, and emergency lighting across the site. This is particularly important for the:</i> <ul style="list-style-type: none"> ○ <i>Two-storey mixed-use development containing supermarket and commercial premises on Lot 2.</i> ○ <i>Basement carparking, loading dock and at grade parking on Lot 2.</i> ○ <i>Concept approval for use of Lot 4 as a pub.</i> ○ <i>At grade car parking on Lot 4 to service Lot 2, Lot 3 and future development on Lot 5.</i> ○ <i>Private road on Lot 1.</i> ○ <i>Outdoor seating and dining spaces within the north of proposed Lot 4 adjoining Bunyip Park.</i> • <i>CCTV network should ensure blackspots of coverage are not created.</i> • <i>CCTV network should cover the sites surrounding areas where appropriate.</i> • <i>CCTV footage should be stored for a minimum of 30 days.</i> • <i>That lighting of an appropriate scale and in line with Australia standard is provided throughout the site.</i> • <i>Signage be provided that outlines those activities such as loitering and consuming of alcohol or illicit substances are prohibited on the site and surrounds.</i> 	
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	<ul style="list-style-type: none"> • <i>Signage be provided outlining that the Site and surrounds are under continual CCTV surveillance.</i> • <i>Signage be provided outlined valuables are not to be left in vehicles.</i> • <i>Landscaping should be well maintained to prevent an overgrown and unmaintained look and prevent opportunities for possible concealment.</i> • <i>Anti-graffiti materials used where appropriate and especially in areas that are not always easily viable and on large expanses of wall are present.</i> • <i>Where vandalism or graffiti occurs, it should be removed or repaired promptly to maintain a 'cared for' image.</i> • <i>Establish effective Plans of Management for the overall mixed-use development and its future tenant spaces and the future pub operator specifically to work cooperatively with the Monaro Police District.</i> <p>The design of landscape elements, fencing, street lighting, car park and selection of planting within Googong Town Centre and civic plaza, buffer along Glenrock Drive and Green laneway and Wellsville Drive entry have been prepared with consideration to the provision of views and opportunities for surveillance.</p> <p>Groundcovers and low level planting are proposed to those areas with suitable tree species to the perimeter of the site, designed to provide shade, but have clear trunks at a lower level to allow for views through the gardens. Also the overall design promotes pride and a sense of place for the community, encourages walking and cycling and encourages local community involvement in the creation/conception of the public arts.</p> <p>Entry and exit points to the site and building are clearly defined through design features and directional signs and legible. The design of the building allows for adequate passive and natural surveillance to walkways and the surrounding public domain.</p> <p>The application was referred to the NSW Police Service for comment. Their assessment and recommended advisory notes have addressed the objectives and safe design controls in regards to common open space and recreation areas including ancillary facilities, car parks, landscaping, signage, fencing, access and lighting within public places. Refer to their comments later in this Report.</p>	
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2.10	Subdivision The proposal does not involve subdivision. Land subdivision to create the site was approved under separate DA.2022.1638.	N/A
2.11	Airspace Operations and Airport Noise The proposed development complies with the requirements prescribed for the site in Clause 7.8 Airspace Operations and 7.9 Development in areas subject to Airport Noise of the QPRLEP 2022 – see previous discussion in this assessment.	Complies
2.12	Preservation of Trees and Vegetation The proposed development does not require the removal of any existing vegetation.	N/A

The proposed development has been assessed in accordance with the requirements of the **Googong Development Control Plan (DCP)** and a summary of the relevant provisions is provided in the following table.

Googong DCP COMMENTS		
Section	Controls	Compliance / Conditions
PART 3 – THE MASTER PLAN		
3.3	<p>Master Plan, Infrastructure and Urban Release Staging Plan, and Neighbourhood Structure Plan</p> <p>The Master Plan outlines general objectives and controls for Neighbourhood Structure Plans. These Plans provide for the orderly and sequential development of Googong for the next 25 years by establishing infrastructure plan and Urban Release Staging Plan and the broad structure of each area of land within the context of the Master Plan.</p> <p>Development is to be generally in accordance with the Master Plan, Infrastructure and Urban Release Staging Plan, and relevant Neighbourhood Structure Plan.</p> <p><u>Master Planning for Googong Township</u></p> <p><i>The Master Plan features five walkable neighbourhoods surrounding a central parkland, the “Googong Common” and two low density neighbourhoods, north of Googong Dam. It sets out the general location of commercial centres, schools, the</i></p>	Complies

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	<p><i>open space and movement networks. The neighbourhood development pattern and character within Googong will generally be a transition from the lower density edges of the new township to the denser urban areas of neighbourhood activity centres and the highly urban environment at the heart of the town centre</i></p> <p>Objectives of Googong Master Plan</p> <ul style="list-style-type: none"> <i>Establish high quality liveable neighbourhoods within a sustainable township.</i> <i>Create a transition from lower density residential fringes to urban mixed use centres.</i> <i>Promote interconnectivity within and between neighbourhoods through safe and legible pedestrian paths, cycle ways and streets.</i> <i>Focus each neighbourhood around a 'neighbourhood centre' which is to be a hub of community, commercial and retail activity.</i> <i>Create a connected open space network catering for all ages with a range of civic, active, passive and civic spaces.</i> <i>Provide opportunities for future residents and visitors to meet their social, cultural and economic needs.</i> 	
3.6	<p>The proposal is generally consistent with the above aims and objectives of the master plan.</p> <p><u>Staging of Development in Googong</u></p>	
3.9	<p>The proposal is within Neighbourhood 2 of the Googong Urban Release Area.</p> <p><u>Neighbourhood Structure Plan</u></p> <p>The proposal does not create any inconsistency with the Neighbourhood Structure Plan contained within Appendix 8 of the Googong Development Control Plan.</p> <p>The proposal is to be carried out generally in accordance with the Master Plan, Staging Plan and the applicable Neighbourhood Structure Plan. The proposed development is considered to be generally consistent with these Plans subject to imposition of recommended conditions of consent.</p>	
PARTS 4 AND 5 – SUBDIVISION AND DESIGN		
PART 5 – DESIGN GUIDELINES AND CONTROLS FOR PUBLIC DOMAIN		

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5.2	<p>Street Network</p> <p>Controls</p> <ul style="list-style-type: none"> a) <i>Streets are to be designed in accordance with the Master Plan and Council's adopted QPRC Engineering Design and Construction Specifications.</i> b) <i>A development application must demonstrate that the proposed streets are appropriate for their role in the street network.</i> c) <i>All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in the QPRC Engineering Design and Construction Specifications.</i> d) <i>Streets are to include a stormwater drainage facilities as required. WSUD controls should be provided where possible in central medians.</i> e) <i>Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.</i> f) <i>Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on- street cycling.</i> <p>All major roads were approved and constructed under DA123-2017. An extension to Glenrock Drive (east towards the Town Square and then south towards Golden Way) including lane arrangement, other vehicular access point and landscaping along the proposed extension to Glenrock Dr are proposed as part of this DA.</p> <p>The proposed extension to Glenrock Drive will be located on a privately owned land (specifically Lot 1), but it would be publicly accessible. The extension of Glenrock Drive will permit vehicles, but is designed as a 'pedestrian-priority' road with on-street cycle paths. Under private (community title) ownership, this new section of Glenrock Drive can be closed to vehicles on special occasions, throughout the year, and used for community purposes.</p>	Complies
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	<p>Vehicular access to the retail and commercial centre will be provided via Wellsville Drive to the northeast corner of the Site (specifically proposed Lot 2) and through entries to the at-grade parking to the south of the retail and commercial centre via Golden Way and Glenrock Drive (refer to Figure 9 Ground level plan).</p> <p>Provision of wide paved verges and tree planting along the new extension to Glenrock Drive are to provide visitors and residents with a pedestrian friendly environment that encourage active transport options, and support the objective of creating a 'pedestrian-priority' road.</p> <p>The submitted Transport Impact Assessment (TIA) prepared by PTC Consultants dated 11 October 2022 addressed the car parking, service vehicles and public transport requirements including traffic impact in the locality. The TIA concluded that the parking demand has been assessed against the requirements of the QDCP and the provision is found to be acceptable given that the development proposes no major new infrastructure above what has been approved previously. The TIA also stated that the proposal will not have any adverse impacts on local on-street parking and traffic movement. All car parking and service vehicle areas of the site have been assessed for their respective use cases and found to be generally compliant with relevant Australian Standards.</p> <p>Development Engineer has reviewed the proposed roads extension, crossings, footpaths, street tree, cycle ways, bus shelters and the like as required in the QPRC Engineering Design and Construction Specifications including stormwater drainage facilities and has raised no objection to the proposal subject to conditions of consent.</p>	
5.4	<p>Public Open Spaces and Landscaping</p> <p>Relevant Controls</p> <p>e) <i>Civic spaces in the neighbourhood centres and town centre</i> - <i>Civic spaces in the neighbourhood centres and town centre shall:</i></p> <ul style="list-style-type: none"> i. <i>Provide one space central to each centre.</i> ii. <i>Provide vegetation or other buffering elements from NW to SE winds to provide protected enjoyable spaces.</i> iii. <i>Provide areas and facilities for both active and passive recreation and café/spill out zone from adjoining retail or community facility.</i> iv. <i>Provide entry and signage (park name) elements.</i> v. <i>Provide interpretive signage to reflect upon cultural and ecological landscape.</i> 	Complies

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	<p>vi. <i>Provide and integrate artwork.</i></p> <p>vii. <i>Provide and integrate cycle parking.</i></p> <p>viii. <i>Provide for and integrate water sensitive urban design elements.</i></p> <p>ix. <i>Be predominantly planted with a single identifier species.</i></p> <p>x. <i>Be generally oriented to optimise solar access.</i></p> <p>A concept landscape plan for the town centre and other neighbourhood park located near the lake, civic plaza and Sales and Information Centre was approved as part of DA123-2017.</p> <p>The proposal generally consistent with the controls above. Landscape plans prepared by TCL were submitted with the application showing the proposed landscaping works within the public domain surrounding the Googong Town Centre in Lots 1-4 which will form part of the approved plans. The landscaping works include:</p> <ul style="list-style-type: none"> • Street tree planting along the length of the new extension to Glenrock Drive, • New tree planting and landscaping in the Town Square (Town Centre Plaza), • Planter boxes across the site, and tree planting strips and green verges on both at-grade car parking areas. <p>A mixed of native and exotic tree species, groundcovers and climbers and combination of paving, lighting, furniture and other structures are generally consistent with the structure plan with a selection of plant species that are drought tolerant and low maintenance. The proposed high-quality landscaping is considered to be appropriate, and will make a positive contribution to the Town Centre and provide for attractive and vibrant streetscape. It is generally orientated to optimise solar access. The public domain has been designed to provide areas and facilities for both active and passive recreation and café/spill out zone from adjoining retail premises and the future Community Centre to the east. This will be a multifunctional space, with predominantly hard paved surface to maximise walking and cycling and shelter with outdoor seating for passive recreation. An iconic art/water element will create a focal feature and incidental play. Other interpretive art elements will be integrated into signage, paving and street furniture.</p>	
5.5	<p>Landscaping in the Public Domain</p> <p>A concept landscape plan for the town centre was approved as part of DA123-2017.</p>	Complies


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	<p>A satisfactory landscape plan has been submitted with the application which will form part of the approved plans. The landscaping works include:</p> <ul style="list-style-type: none"> • Street tree planting along the length of the new extension to Glenrock Drive, • New tree planting and landscaping in the Town Square (Town Centre Plaza), • Planter boxes across the site, and tree planting strips and green verges on both at-grade car parking areas. <p>A mixed of native and exotic tree species, groundcovers and climbers and combination of paving, lighting, furniture and other structures are generally consistent with the structure plan with a selection of plant species that are drought tolerant and low maintenance. The proposed high-quality landscaping is considered to be appropriate, and will make a positive contribution to the Town Centre and provide for attractive and vibrant streetscape. It is generally orientated to optimise solar access.</p>	
5.6	<p>Community Facilities</p> <p>A concept plan for the location of the Community Centre was approved as part of DA123-2017. Community Centre, childcare centre including recreation and sport facilities will be assessed separately. Existing Anglican School in Googong was approved under DA178-2013 and DA.2019.1227. Concept approval for medical centre is form part of this application, however internal fit out including signage will be assessed under separate DA.</p>	N/A
5.7	<p>Educational Facilities</p> <p>No new school is proposed as part of this application. Existing Anglican School in Googong was approved under DA178-2013 and DA.2019.1227.</p>	N/A
5.8	<p>Public Art</p> <p>Controls</p> <ol style="list-style-type: none"> <i>As part of the precinct planning/neighbourhood level subdivision layout, identify spaces suitable for public art.</i> <i>Where appropriate work with stakeholder's community, and Council to create a piece of work that enhances the public domain.</i> <i>Integrate the provision of public art into the staging program for the neighbourhood.</i> <p>A Public Art Strategy has been prepared for Googong, as a high-level visioning document that presents inspiration for the</p>	Complies

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	<p>number of ways public art can be integrated to give Googong a unique place identity. Many approaches and forms of art are possible, such as:</p> <ul style="list-style-type: none"> • Sculptural installations • Kinetic Art – using wind, solar, water • Interactive installations • Landform art • Ground paintings and wall murals • Integrated into functional elements: seating, walls, balustrades, lights, paths; • Digital / Light / auditory installations. <p>Public art is provided in accordance with the local planning agreement as part of the Neighbourhood 2 subdivision (DA123-2017).</p> <p>The proposal involves the installation of a sculpture within the Town Square area identified in the landscape plans below and its location is considered satisfactory. It will act as focal point of the Town Square, make a positive contribution to the Town Centre and provide for attractive and vibrant streetscape. and Further details relating to Public Art will be developed as part of detailed designs at the CC stage. Any new public art that requires approval will be assessed separately.</p> <p>Town Centre / Bunyip Park Interface</p> 	
<p>5.9</p>	<p>Signage in the Public Domain</p> <p>Controls</p> <ol style="list-style-type: none"> <i>That all signage be subject to a development application to Council, with the exception of those listed in Exempt and Complying State Environmental Planning provisions.</i> <i>Any application for signage must state that the proposal complies with State Environmental Planning Policy</i> 	<p>Complies</p>

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	<p><i>(Exempt and Complying Development Codes) 2008 under the Environmental Planning and Assessment Act 1979.</i></p> <ul style="list-style-type: none"> <i>c) Public domain signage is to be shown in applications for Construction Certificates and is to be consistent with the guidelines for public domain signage outlined in the Googong Landscape and Open Space Strategy (LOSS).</i> <i>d) Public signage is to clearly identify the local neighbourhoods.</i> <i>e) In respect of temporary banner signage, Council will consider applications for this type of signage in the following circumstances:</i> <ul style="list-style-type: none"> <i>i. All banners on poles are to be erected 'on Council's behalf' and subsequently gifted to the Council upon installation.</i> <i>ii. All banner signage advertising any land release or development is to be wholly located on land to which that land release or development relates.</i> <i>iii. No banner signage will be allowed along Old Cooma Road or Googong Dam Road.</i> <i>iv. The maximum size of any banners is to be 1500mm (h) x 300mm (w).</i> <i>v. All signage will be limited to 2 years from date of installation, or any other timeframe the Council considers appropriate in the circumstances. Banners are to be removed on Council's behalf by the respective developer when requested and at the developer's cost.</i> <p>The proposal involves the installation of building and business identification signs and entry signs to clearly identify the Googong Town Centre and public domain. The proposed signs have been designed to enhance and support the desired character of the Googong Township. The proposed signs are compatible with the amenity and visual character of the area and provide effective communication in a suitable location. The proposed signage is of a high quality design and finish.</p> <p>Further details of the public domain signage are to be shown in applications for Construction Certificates and to be consistent with the guidelines for public domain signage outlined in the Googong Landscape and Open Space Strategy (LOSS).</p> <p>The proposed signage has been assessed against the requirements under Chapter 3 of SEPP (Industry and Employment) 2021. Provided appropriate recommended conditions of consent are complied with, the proposed signage is considered generally satisfactory with respect to the above design objectives and controls and requirements of the SEPP.</p>	
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	Refer to SEPP (Industry and Employment) 2021 assessment for more details.	
PART 8 – ENVIRONMENTAL MANAGEMENT		
8.1	<p>Introduction</p> <p>The clauses in this part that are relevant to the proposed development are listed below:</p> <ul style="list-style-type: none"> • 8.2 Soils and Salinity • 8.3 Cut and Fill • 8.4 Stormwater Management and Flooding • 8.6 Aboriginal Heritage • 8.7 European Archaeological Heritage • 8.8 Tree Retention and Biodiversity • 8.9 Land Contamination Management • 8.11 Construction Waste • 8.12 Landfill/Earthworks <p>It must be noted that the majority of the above clauses simply reference compliance with related LEP clauses, or the controls reflect requirements contained in the LEP and SEPPs.</p>	Complies
8.2	<p>Soils and Salinity</p> <p>This clause was addressed under DA123-2017. A Geotechnical Report including a concept SWVM prepared by Calibre Consulting was submitted as part of DA123-2017 and Construction Certificate (Subdivision). The submitted Geotechnical report did not identify any salinity issues.</p> <p>Standard conditions regarding site management and erosion and sediment control to be imposed on the development consent to minimise any potential sediment loss and pollution, including siltation or any potential risk to any water reservoirs or vegetation.</p>	Complies / condition
8.3	<p>Cut and Fill</p> <p>Initial bulk earthworks were approved and carried out under DA 123-2017.</p> <p>Earthworks associated with the development for the construction of the commercial building, road, basement parking and at-grade parking are proposed and form part of this application. The site is relatively flat and undulating. It is not considered that the proposed earthworks will have a detrimental impact on drainage patterns and soil stability or the existing and</p>	Complies / condition

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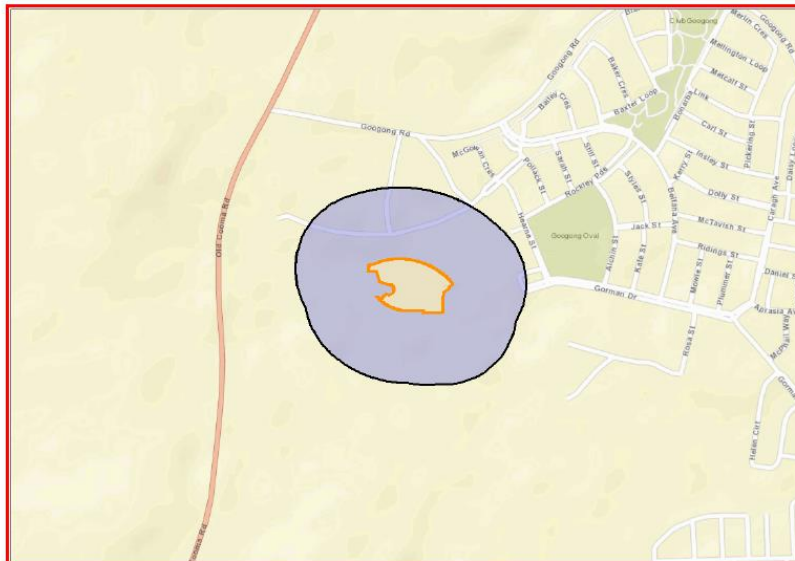
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	likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction.	
8.4	<p>Stormwater Management and Flooding</p> <p>The subject site is not identified as flood prone land on Council mapping system. Concept stormwater management plan for overall Neighbourhood 2 was submitted and assessed as part of DA123-2017 and Construction Certificate (Subdivision).</p> <p>Concept stormwater management plans were submitted as part of this application and have been reviewed by Council's Development Engineer who has raised no objection to the proposal subject to conditions. Further details will be provided at the Construction Certificate stage. It is not considered that the proposal will have any impact on the stormwater management.</p>	Complies / condition
8.5	<p>Bushfire management</p> <p>The subject site is not identified as bushfire prone land.</p>	N/A
8.6	<p>Aboriginal Heritage</p> <p>Issues relating to Aboriginal heritage has been satisfactorily addressed under DA123-2017. Aboriginal Cultural Heritage Assessment was previously submitted in support of DA 123-2017. The report identified that a previously recorded artefact was found in part of NH2 Town Centre. This artefact has been salvaged as part of an archaeological salvage and research program approved by Aboriginal Heritage Impact Permit (AHIP) (No. C0001687). This program identified that no further artefacts were visible at the location of the known artefact following the salvage operation.</p> <p>The Aboriginal Cultural Heritage Due Diligence process was followed as part of the assessment. A basic AHIMS search was carried out and no recorded or declared Aboriginal sites were found in or within 50m of No. 19 Glenrock Dr. However AHIMS search revealed that one site was found within 50m of No. 150 Wellsvale Dr as shown below. A condition of consent has been included requiring that the development proceed with caution and that if any Aboriginal objects are found then work should stop and the appropriate authority be notified of the find.</p> <p><u>AHIMS search result for 19 Glenrock Dr, Googong - Lot 342 DP1259563</u></p>	Complies / condition

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AHIMS Web Service search for the following area at Lot : 342, DP:DP1259563, Section :- with a Buffer of 200 meters, conducted by Mary Kunang on 09 May 2023.

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.



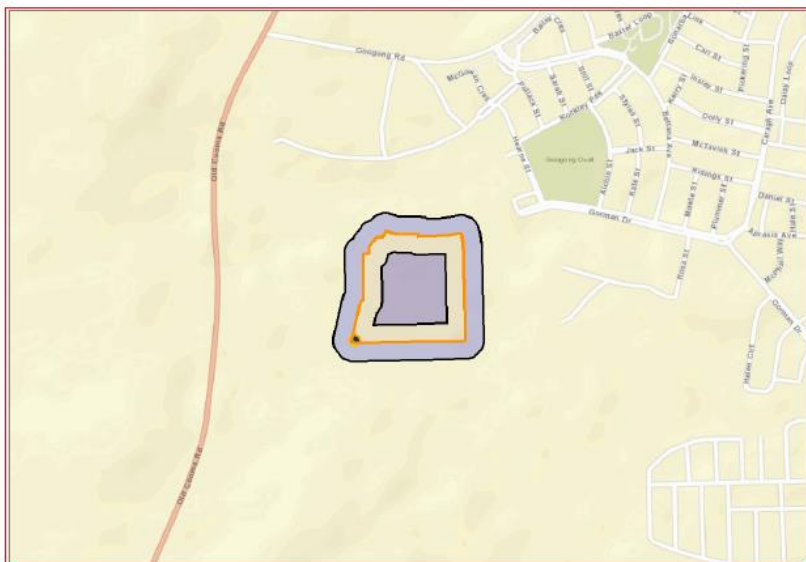
A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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

AHIMS search result for 150 Wellsvale Dr, Googong – Lot 673
DP1289740

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	<p><u>AHIMS Web Service search for the following area at Lot : 673, DP:DP1289740, Section : - with a Buffer of 50 meters, conducted by Mary Kunang on 27 June 2023.</u></p> <p>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.</p>  <p>A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:</p> <table><tr><td>1</td><td>Aboriginal sites are recorded in or near the above location.</td></tr><tr><td>0</td><td>Aboriginal places have been declared in or near the above location. *</td></tr></table>	1	Aboriginal sites are recorded in or near the above location.	0	Aboriginal places have been declared in or near the above location. *	
1	Aboriginal sites are recorded in or near the above location.					
0	Aboriginal places have been declared in or near the above location. *					
8.7	<p>European Archaeological Heritage</p> <p>The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area. Several archaeological heritage investigations have been conducted in recent years that include the area of land known as Neighbourhood 2 Googong. Heritage impact statement was previously submitted in support of DA 123-2017. The study shows the listed heritage items and archaeological sites in the locality were not impacted by the development in Neighbourhood 2 including the subject site.</p>	Complies				
8.8	<p>Tree Retention and Biodiversity</p> <p>The proposed development generally satisfies the relevant objectives and controls in this clause. Land clearing and bulk earthworks were approved under DA123-2017. No further clearing of native vegetation is proposed under this application.</p>	Complies				
8.9	<p>Land Contamination Management</p>	Complies				

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	The proposal is considered generally satisfactory with respect to State Environmental Planning Policy (Resilience and Hazards) 2021 and therefore also with respect to GDCP clause 8.9. The subject site is considered suitable for the proposed development.	
8.10	Odour The proposed subdivision lots are not located within the odour buffer area.	N/A
8.11	Construction Waste In accordance with this clause, a Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken. A Waste Management Plan will be required to be submitted as part of a broader Construction Management Plan and a condition imposed accordingly.	Complies / condition
8.12	Landfill / Earthworks Plans showing the gradient slope of the surface and the location of existing features on the property such as drainage lines and infrastructure, vegetation, roads etc have been submitted with the application. It is not considered that the proposed earthworks (excavation or filling) will have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land. The application will be conditioned to ensure that land fill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities. Also a condition will be imposed to ensure the landfill will not adversely affect the natural flow of drainage or runoff. Please refer to the assessment under clause 7.1 of the QPRLEP 2022 for detailed comments.	Complies / condition
8.13	Development near Googong Dam Foreshores This clause is not considered relevant to the proposed development as the site is not identified as "Googong foreshore buffer area" on the Local Clause map.	N/A

PART 9 – ADVERTISING SIGNAGE

This section of the DCP applies to all advertising signs erected or displayed outdoors, including those located outside or on the exterior of buildings, in residential areas,

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commercial areas, in open space areas and recreational areas. However this section of the DCP does not apply to directional signs such as road traffic and safety signs or informative signs such as street, suburb name signs or signs within reserves.

The proposal involves the installation of illuminated building and business identification signs and entry/exit signs. Building and business identification signs are fixed to the walls/entry feature wall and will not obscure the architectural feature of the building. The proposed signage is not considered to be out of context with surrounding residential properties and rural land in the locality. The signs are informative, contemporary and well suited for the purpose and to the location in which they are proposed. The scale, proportion and form is considered appropriate for the current and future streetscape. The proposal contributes to the visual interest of the streetscape, setting and landscaping on site. The proposal does not create or add to the visual clutter of the setting and will not require any ongoing vegetation management. The proposed signs do not protrude above buildings, structures or tree canopies within the area. The safety of road users and pedestrians will not be compromised by the sign. Provided appropriate recommended conditions of consent are complied with, the proposed signage is considered generally satisfactory with respect to the above design objectives and controls and requirements of the SEPP (Industry and Employment) 2021.

Individual business identification sign for each tenancy will be assessed separately as part of the future DA for the uses/internal fitout.

Refer to the assessment under Chapter 3 of the SEPP (Industry and Employment) 2021 and Clause 5.9 of the Googong DCP for more details.

PART 10 – TOWN CENTRE AND NEIGHBOURHOOD CENTRES

10.2	<p>Googong Town Centre</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To create a vibrant Town Centre that functions as the community and economic heart of the Googong Township.</i> 2) <i>To ensure that the detailed design of the Town Centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.</i> <p>The proposal is considered generally satisfactory with respect to this Part 10 of GDCP. The proposal involves the construction of commercial premises, access, associated car parking and essential services including active and passive recreation area within the Googong Town Centre. The proposal has been designed to supports the function of the town centre, promote activation of the public domain, creating linkages to key nodes of activity both within and out-with the centre, encourage pedestrian movement and responds to the local context and environmental condition. It is envisaged that the development within Town Centre will provide for higher order retail and</p>	Complies
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	<p>commercial, community and entertainment uses for both residents and visitors with access to sufficient car parking as well as public and active transport options.</p> <p>The Town Centre will become the most active and urban part of Googong and is intended to reflect the character of a modern rural neighbourhood. The Googong Town Centre will provide the heart of the Googong community, promoting walkability, supporting retail and commercial employment opportunities to service the local population and visitors, linking to community facilities and local parks, connecting with the school site, and providing a gateway to the broader township. In addition to the standard detached residential lots several super lots have been created under the previously subdivision DA123-2017 to allow for high density residential within the Town Centre and urban fringe areas. This will enhance walkability, safety and activity within and around the Town Centre by increasing the population living close to the Town Centre as well as providing passive surveillance of the public realm. The Town Centre will also function as the transport node for its immediate neighbourhoods and town as a whole. The proposed civic open space will create the township identity and allow for active and passive recreation and/or spill out zone from adjoining retail or other uses and a place for celebrations. High amenity, pedestrian streets with generous landscaped footpaths will be provided. The proposed street tree and open space planting will provide generous shade to pedestrians and the proposed signage are designed in a coordinated manner and will provide effective communication in a suitable location. The proposed development generally satisfies the relevant objectives and controls in this clause.</p>	
10.2.2	<p>Sustainable Development</p> <p>Ecological Sustainable Development Report prepared by Stantec Australia Pty Ltd dated 11 April 2023 was submitted with the application to provide an overview of the ecologically sustainable design (ESD) principles and greenhouse gas and energy efficiency measures that will be incorporated into the building design to minimise the consumption of energy, water and material resources, whilst maintaining a high indoor environmental quality for occupants. The Report stated that the development is capable of achieve a minimum Green Star certification rating of 5 or equivalent recognised rating tools. The development will connect to the Googong Township recycled water reticulation network for non-potable uses. The plans also show 18 electric vehicle charging stations within the basement</p>	Complies

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	<p>parking, consistent with Council's Public Electric Vehicle Charging Infrastructure Policy.</p> <p>The proposal will be required to demonstrate compliance with the NCC 2022 Section J – energy efficiency provisions at the Construction Certificate stage.</p>	
10.2.3	<p>Land Use and Indicative Layout</p> <p>Development is to be generally consistent with the indicative land uses and street layouts shown in Structure Plan within the E1 Local Centre Zone to provide a mixture of compatible commercial land uses that provide services and facilities to meet the day-to-day needs of local residents. The proposed and future uses will ensure the Town Centre delivers a vibrant and safe village feel to the future residents and visitors and ensure public open space will act as a focal point for community gatherings and activities. The Town Centre will also function as the transport node for its immediate neighbourhoods and town as a whole. Sufficient on-site parking with proper pedestrian access is also provided.</p> <p>The proposal is permitted with consent within the E1 Local Centre zone and is compatible with the zone objectives.</p>	Complies
10.2.4	<p>Access and Movement</p> <p>All major roads were approved and constructed under DA123-2017.</p> <p>An extension to Glenrock Drive (east towards the Town Square and then south towards Golden Way) including lane arrangement, other vehicular access point and landscaping along the proposed extension to Glenrock Dr are proposed as part of this DA. The street network is to be provided generally in accordance with Structure Plan. The proposal will provide a hierarchy of interconnected streets that give safe, convenient, and legible access, safe and convenient public transport, pedestrian, and cycleway network within and beyond the Googong Town Centre and visually attractive public domain.</p> <p>The proposed extension to Glenrock Drive will be located on a privately owned land (specifically Lot 1), but it would be publicly accessible. The extension of Glenrock Drive will permit vehicles, but is designed as a 'pedestrian-priority' road with on-street cycle paths. Under private (community title) ownership, this new section of Glenrock Drive can be closed to vehicles on special</p>	Complies

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	<p>occasions, throughout the year, and used for community purposes, making use of the town square and urban plaza to the north.</p> <p>Vehicular access to the retail and commercial centre will be provided via Wellsvale Drive to the northeast corner of the Site (specifically proposed Lot 2) and through entries to the at-grade parking to the south of the retail and commercial centre via Golden Way and Glenrock Drive (refer to Figure 9 Ground level plan).</p> <p>Existing and proposed roads within and surrounding the Town Centre are capable to cater for increasing and different types of vehicles and traffic movements. Bus stops and shelters will be provided within suitable locations in the close vicinity of the plaza to encourage walking, reduce travel distances and maximise the use of public transport. Conditions will be imposed to ensure all streets and roundabouts are to be designed and constructed in accordance with the minimum requirements set out in QPRC's Engineering Design Specification.</p> <p>Development Engineer has reviewed the application and submitted Transport Impact Assessment and has raised no objection to the proposal subject to conditions of consent. TfNSW has reviewed the application and has raised no objection to the proposal subject to recommended condition of consent related to bus stops and shelters.</p>	
10.2.4.1	<p>Public Transport</p> <p>It is not considered that the proposed development will have impact on the existing or future public transport in the locality particularly around the Googong Town Centre. The existing and proposed road network including bus routes were designed in accordance with Council requirements to accommodate bus manoeuvrability and to ensure clear and safe facilities to provide safe pedestrian links to public transport stops.</p> <p>TfNSW has reviewed the application and has raised no objection to the proposal subject to recommended condition of consent related to bus stops and shelters. Development Engineer has reviewed the application and submitted Transport Impact Assessment and has raised no objection to the proposal subject to conditions of consent.</p>	Complies
10.2.4.2	<p>Active Transport</p>	Complies

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	<p>The proposed development will not have impact on the existing and future shared road, pedestrian path, bicycle parking facilities, public transport stops, crossing and intersections. The road network including bus routes, crossing and intersections were designed in accordance with Structure Plan and Council requirements to accommodate bus manoeuvrability and to ensure clear and safe facilities to provide safe cycling paths and pedestrian links to public transport stops.</p> <p>The proposal was referred to Council's Development Engineer, Local Development Committee and TfNSW for comment. No objection has been received from any parties subject to recommended conditions of consent.</p>	
10.2.4.3	<p>Parking and Loading</p> <p>Car parking and loading/unloading area for the commercial premises within the Town Centre is provided as part of this application to cater for the demand generated by the development. Suitable landscaping is provided within the car park area, along the street and laneway area to minimise the impact of car parking areas on the appearance and amenity of the Town Centre. Loading/unloading area is located towards the rear near the carpark and will be screened by suitable fencing to minimal visual impact on the public domain, and any nearby sensitive uses. The proposal been designed and reconfigured to ensure vehicular access points will minimise pedestrian/vehicle conflicts. Laneway is proposed on the western and southern side of the Lot 3 to provide access for service vehicle and loading/unloading facility for the proposed pub on Lot 3.</p> <p>The application has been referred to Councils Development Engineer who has found the access, car parking and loading/unloading area to be satisfactory in this instance. Refer to the assessment under Clause 2.2 of the Queanbeyan DCP for more details.</p>	Complies
10.2.5	<p>Built form</p> <p>Development is to be generally consistent with the requirements under this Clause. The building fronting the street and public domain would have 2 storey levels with a basement parking located below the street level and is screened from public view. The design incorporates elements to break up the appearance of the roof and façade including varying external colours and finishes as shown on the plans. The proposed design includes articulated facades through the use of glass, vertical elements</p>	Complies

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	<p>and defined edges to break up long elevations. All facades are designed to ensure there are no blank walls greater than 10 metres. Entries to the mixed use and commercial buildings are emphasised through the addition of a tower element to the main entry and separations between building blocks for secondary entries to the commercial centre. Awnings are incorporated into the design to provide weather sheltered access for pedestrians and are compatible with the building architecture. Other features such as lighting and signage are considered compatible with the building form and design and will not unreasonably impact on adjoining land uses.</p> <p>Entries to underground parking, service vehicles entries and loading docks are located to the south-eastern and north-eastern corners of the commercial building where they have the minimal visual impact on the streetscape.</p> <p>The building has been designed to maximise solar access and also adequate level of solar access to key pedestrian streets. Based on the submitted shadow diagrams, it is not considered that the building will overshadow public open spaces or the private open spaces of any nearby residential dwellings.</p>	
10.2.6	<p>Waste Management</p> <p>Construction waste management is to be managed through conditions imposed on the consent (if applicable). A Waste Management Plan will be required to be submitted as part of a broader Construction Management Plan and a condition imposed accordingly. Waste management plan for the ongoing use of each commercial premises will be addressed separately.</p>	Complies
10.2.7	<p>Landscaping</p> <p>A concept landscape plan for the town centre was approved as part of DA123-2017.</p> <p>A satisfactory landscape plan has been submitted with the application which will form part of the approved plans. The landscaping works include:</p> <ul style="list-style-type: none"> • Street tree planting along the length of the new extension to Glenrock Drive, • New tree planting and landscaping in the Town Square (Town Centre Plaza), • Planter boxes across the site, and tree planting strips and green verges on both at-grade car parking areas. 	Complies

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	<p>A mixed of native and exotic tree species, groundcovers and climbers and combination of paving, lighting, furniture and other structures are generally consistent with the structure plan with a selection of plant species that are drought tolerant and low maintenance. The proposed high-quality landscaping is considered to be appropriate, and will make a positive contribution to the Town Centre and provide for attractive and vibrant streetscape. It is generally orientated to optimise solar access.</p>	
10.2.8	<p>Public Domain and Active Frontage</p> <p>Development is to be generally consistent with the requirements under this Clause. The proposal will provide attractive streetscape with a high-level of pedestrian amenity within the Town Centre to minimise opportunities for crime. The proposed high-quality landscaping is considered to be appropriate, and will make a positive contribution to the Town Centre and provide for attractive and vibrant streetscape. It is generally orientated to optimise solar access.</p> <p>The proposed commercial development would provide active frontages facing the public domain in order to maintain and enhance the vibrancy of local businesses with a high-level of pedestrian amenity within the Town Centre. The ground floor retail premises will provide direct access to/from the streets with direct visual sights into each premise. Entry points to buildings are visible from the public domain and building facades at ground level are consisting mostly of glass or similar transparent or translucent material to provide natural surveillance to/from the public domain. The civic plaza facing the lake will provide meeting areas, 'break out' spaces, outdoor cafes and the like at ground level to encourage pedestrian activity.</p>	Complies
10.2.9	<p>Safety and Security</p> <p>The proposed development is not inconsistent with the objectives and controls of this section of the DCP. The proposed development presents a safe and low risk environment which will reduce the potential for accidents and criminal activity. Buildings and public open space areas, including landscaping, have been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). The DA was referred to NSW Police for comment who has raised no objection to the proposal.</p>	Complies
10.2.10	<p>Stormwater Strategy</p>	Complies

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	It is not considered that the proposal will have adverse impact on the stormwater management. Stormwater management is to be managed through conditions imposed on the consent. Council Development Engineer has reviewed the application and has raised no objection to the proposal.	
10.2.11	<p>Signage and Advertising</p> <p>The proposal involves the installation of illuminated building and business identification signs and entry/exit signs. No flashing neon signs, billboards, and above awning signs are proposed as part of this application.</p> <p>Refer to the assessment under Chapter 3 of the SEPP (Industry and Employment) 2021 and Clause 5.9 and Part 9 of the Googong DCP for more details.</p>	Complies

4.15(1)(a)(iia) any planning agreement or draft planning agreement under Section 7.4 of the EP&A Act

The Googong Urban Development Planning Agreement applies to the subject site and more broadly land known as the Googong Urban Release Area. It was originally executed on 12 January 2012 between the then Queanbeyan City Council, Googong Development Corporation and CIC Australia Limited.

The objective of the Googong Urban Development Planning Agreement is to provide for the carrying out of works, the dedication of land, and the provision of other public benefits for the provision of residential lots, infrastructure, facilities and services.

The delivery of the estate has been progressing in accordance with the agreement. Public benefits include playgrounds, dog parks, playing fields, tennis courts, indoor pool, commercial facilities, child care centre, health services and schools.

On 16 February 2015 it was amended by a Deed of Novation. This changed one of the entities who was a party to the Voluntary Planning Agreement for Googong being the Googong Development Corporation Pty Ltd to a new entity known as Googong Township Pty Ltd.

On 13 January 2020 Variation (No. 1) to the Googong Urban Development Local Planning Agreement was executed by the parties. This updated and varied the original planning agreement to alter definitions to maintain the currency of the Agreement, include clauses relevant to the development and provision of public recreation land to the Queanbeyan Rugby Union Football Club, amendments to the Development Contributions to be provided by the Developer under Schedule 1 of the Agreement and alteration of indices used for the indexation of Contribution Values for Offsite Road Contributions and updates to the works schedule for Offsite Local Roads.

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On 14 May 2020 the Second Deed of Variation to the Googong Urban Development Local Planning Agreement was executed by the parties to dedicate approximately 5554m² of land to Council for a Council depot and carry out noise attenuation works to Stage D of the Googong Water Recycling Plant.

The proposal is consistent with this Planning Agreement as discussed in this report.

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

Clause 92(1) of the *Environmental Planning and Assessment (EP&A) Regulation* requires Council to take into consideration Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does not involve the demolition of any building for the purposes of AS 2601 – 1991: *The Demolition of Structures*. This clause is not applicable.

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

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

Council is not subject to a coastal zone management plan.

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

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above and the Key Issues section below.

The consideration of impacts on the natural and built environments includes the following:

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Likely Impacts	Comment
Aboriginal Cultural Heritage	The Aboriginal Cultural Heritage Due Diligence process was followed as part of the assessment of the application and one recorded or declared Aboriginal site was found within 50m of the subject site. Several heritage investigations have been conducted in recent years that include the area of land known as Neighbourhood 2 Googong. Archaeological Assessment and Aboriginal Cultural Heritage Assessment was previously submitted in support of DA 123-2017. Given the location of the subject site, it is not considered that the proposed development would have significant impacts on nearby aboriginal site. A condition of consent has been included requiring that the development proceed with caution and that if any Aboriginal objects are found then work should stop and the appropriate authority be notified of the find.
Context and Setting	The development will have a minimal impact on the scenic qualities and features of the landscape including views and vistas and is compatible with the established character of the locality. There will be minimal impact on adjacent properties in relation to overshadowing and privacy.
Access, Transport and Traffic	The proposed development's impact in relation to access, transport and traffic is considered to be acceptable. These matters have been addressed by Council's Engineering Officer's referral.
Public Domain	The proposed development will positively contribute to public recreational opportunities, pedestrian links or access to public space through the ongoing delivery of commitments under the local planning agreement including improvements to local roads, bike and pedestrian paths and the linkages through to the Town Centre.
Utilities	The site is able to be connected to water, sewer, electricity, roads, stormwater and communications infrastructure.
Heritage	The proposed development will have a minimal impact in relation to heritage. These matters have been further addressed under the assessment of Part 5 of the QPRLEP 2022.

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Likely Impacts	Comment
Other Land Resources	The proposed development will not affect the future use or conservation of valuable land resources such as a productive agricultural land, mineral and extractive resources, and water supply catchments with construction managed through appropriate conditions.
Water	The proposed development will have minimal impact on the conservation of water resources and the water cycle. Both potable and non-potable recycled water is available to the site. Water conservation and management strategies have been incorporated into the design, supported by Council's Engineers.
Soils	The proposed development will have minimal adverse impact on soil conservation where managed in accordance with appropriate soil and erosion control measures. The soils are suitable for the development.
Air and Microclimate	Construction activities have the potential for temporary impacts however are not anticipated to be ongoing. Following that, the proposed development will have minimal impact on air quality and microclimatic conditions. Conditions have been suggested to prevent air pollution (dust suppression) and soil and erosion control measures.
Flora and Fauna	These matters have been addressed under the assessment of Part 7 of the QPRLEP 2022.
Waste	Adequate waste facilities are available for the proposed development. Council's Waste Management Officer is able to support the proposal.

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Likely Impacts	Comment
Energy	<p>Ecological Sustainable Development Report prepared by Stantec Australia Pty Ltd dated 11 April 2023 was submitted with the application to provide an overview of the ecologically sustainable design (ESD) principles and greenhouse gas and energy efficiency measures that will be incorporated into the building design to minimise the consumption of energy, water and material resources, whilst maintaining a high indoor environmental quality for occupants. The Report stated that the development is capable of achieve a minimum Green Star certification rating of 5 or equivalent recognised rating tools. The project will be required to demonstrate compliance with the NCC 2022 Section J – energy efficiency provisions at the Construction Certificate stage.</p>

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Likely Impacts	Comment
Noise and Vibration	<p>The construction stage of the proposed development will likely cause the emission of noise and vibration from earthworks. Management of this issue is to be addressed by the submission of a Construction Management Plan prior to issue of a Construction Certificate.</p> <p>A Noise Impact Assessment (Acoustic Report) prepared by Stantec (Australia) Pty Ltd dated 19/9/2022 has been submitted with the application to identify and address the noise and vibration sources that will potentially affect the noise sensitive receivers surrounding the proposed development such as:</p> <ul style="list-style-type: none"> • Noise generated by the use of the loading dock; • Noise generated by the intermittent use of the waste compactor in the dock area; • Noise generated by vehicle movements associated with the on-site carpark; • Noise emission from external mechanical services. • Traffic noise generated by the development <p>The acoustic report concluded that noise levels during the proposed night-time operation of the development are unlikely to cause sleep disturbance. The report recommended measures to be undertaken to minimise construction noise and vibrations on surrounding development such as construction hours are limited to certain times. The report recommended that a detailed acoustic assessment of the mechanical plant noise is prepared and submitted to Council prior to Construction Certificate to ensure no adverse cumulative noise impacts from the development, including the external mechanical plant.</p> <p>Council's health officer has reviewed the application including the acoustic report and has raised no objection to the proposal subject to conditions of consent.</p>
Natural Hazards	<p>These matters have been addressed under the assessment of Part 4.14 of the EP&A Act. No natural hazards are known to affect the site.</p>

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Likely Impacts	Comment
Technological Hazards	No technological hazards are known to affect the site.
Safety, Security and Crime Prevention	The development is appropriately designed to ensure safety and security and to minimise crime prevention.
Social Impact in the Locality	The social impacts of the proposal are anticipated to be minimal.
Economic Impact in the Locality	The economic impacts of the proposal are anticipated to be minimal.
Site Design and Internal Design	The site design and internal design of the development has been assessed under the QDCP and GDCP and considered to be satisfactory.
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. These conditions are standard Council conditions of development consent.
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.

This development application has been supported by relevant expert consultants reports. The assessment has found that the likely impacts of the development can be managed through the imposition of conditions.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

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

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The subject site is relatively unconstrained and is considered to be suitable in its current state for the purposes of the proposed development. The land is appropriately zoned for the proposed development. The request to vary the building height will not compromise the delivery of the zone objectives.

Adequate services are able to be provided to service the development and to cater for resident's and tenants needs.

The natural hazards of the site have been substantially considered through previous investigations and approvals processes. The site attributes are now conducive to the proposed development. There are no adjoining uses that could constrain the development as proposed.

4.15(1)(d) *any submissions made in accordance with this Act or the regulations*

The application was notified in accordance with QPRC's Community Engagement and Participation Plan 2019 from 15/12/2022 to 20/01/2023, with **no** submissions received.

4.15(1)(e) *the public interest*

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is consistent with the relevant statutory controls, development controls and the master plan for the estate. A variation to the QPRLEP is able to be supported. It is anticipated that the development will ultimately progress both economic and social benefits to the area including through job creation, home ownership and belonging to a large master planned community.

It is considered to be in the public interest to approve the proposed development (with the recommended conditions). It is considered that the proposal will not have an adverse effect on the public interest. Any impacts likely to arise from the development stage are to be managed through conditions.

SECTION 64 CONTRIBUTIONS

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

Section 64 Contributions are not applicable to the proposed development.

SECTION 7.11 AND SECTION 7.12 CONTRIBUTIONS

Section 7.11 Section 7.12 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

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Section 7.11 Contributions are not applicable to the proposed development.

SECTION 7.12 CONTRIBUTIONS

Section 7.12 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent the payment of monies to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation).

Section 7.12 contributions are not applicable to the proposed development as the land is not in the mapped area where the 7.12 contributions plan applies.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for consideration as required by the EP&A Act and outlined below in Table 5.

There are no outstanding issues arising from these concurrence and referral requirements subject to the imposition of the recommended conditions of consent being imposed.

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Referral/Consultation Agencies			
Electricity supply authority – Essential Energy	SEPP (Transport and Infrastructure) Part 2.47 Development near electrical infrastructure	The proposal was referred to Essential Energy for comment. Most recent comment received from Essential Energy advised that the submitted plans were not satisfactory as they do not show Essential Energy's infrastructure. A condition of consent will be imposed requesting a written declaration from Essential Energy to be provided to Council prior to the issue of a Construction Certificate to ensure that all clearances from the electric infrastructure have been achieved and that the required electricity	Yes

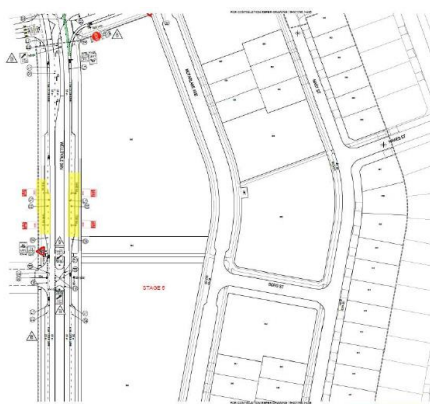
COUNCIL ASSESSMENT REPORT

SOUTHERN REGIONAL PLANNING PANEL

		infrastructure to service the development are provided on site.	
Transport for NSW	SEPP (Transport and Infrastructure) Part 2.122 Traffic generating development	<p>The proposal was referred to TfNSW for comment. TfNSW has raised no objection to the proposal subject to conditions of consent in relation to bus shelter(s). TfNSW comments as follows:</p> <p><i>TfNSW has reviewed the information provided and provides the following comments:</i></p> <ol style="list-style-type: none"> <i>1. Bus shelters are required at the stops highlighted in Attachment 2 below, due to the location of these stops in proximity to the town centre. Either the provision two shelters, or one single elongated shelter (to provide the same covered area and seating commensurate to two shelters) is considered appropriate.</i> <i>2. The existing bus stops (eg signage locations and line marking) will be required to be extended to allow for two buses to stop concurrently, at the locations highlighted in Attachment 2 below.</i> 	Yes

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NSW Police	Crime prevention	The proposal was referred to the NSW Police with a response received providing no objection to the development. NSW Police advised that the recommendations presented in the CPTED report prepared by Lawrence Fowle should be taken into consideration.	Yes
Commonwealth Department of Infrastructure and Regional Development and Canberra Airport	Airspace Approval	<p>The proposal was referred to Commonwealth Department of Infrastructure and Regional Development and Canberra Airport with a response received providing no objection to the development. Canberra Airport as provided a comment as follows:</p> <p><i>"These buildings will be covered under the Googong town centre approvals. However if cranes are to be used these will have to be assessed separately."</i></p> <p>A condition will be imposed requiring further consultation with the Canberra Airport if cranes are used during the construction.</p>	Yes
Department of Planning and Environment	Satisfactory Arrangements	Confirmed satisfactory arrangements certificate has been issued on 22/2/2023.	Yes

COUNCIL ASSESSMENT REPORT

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4.2 Council Referrals (Internal)

The development application has been referred to various Council officers for technical review as shown below.

Officer	Comments	Resolved
Engineering	Comments from Council's Development Engineering Team are provided below. Development Engineer has reviewed the application and has raised no objection to the proposal subject to the imposition of relevant conditions of consent.	Yes
Land Use Planning	Council's Land Use Planning team reviewed the application and has raised no objection to the proposal.	Yes
Building	Council's Building Surveyor has assessed the application and has raised no objection to the proposal subject to the imposition of relevant conditions.	Yes
Health	Council's Environmental Health Officer has reviewed the proposed development and has raised no objection to the proposal subject to the imposition of conditions to ensure compliance with the requirements of the acoustic report. A condition also will be imposed requiring a submission of additional report prior to the issue of a Construction certificate for plant equipment and then another report is required to be submitted 3 month after Occupation Certificate is issued.	Yes

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Waste	<p>Council's Waste Management Officer has reviewed the application and has raised no objection to the proposal subject to the imposition of conditions of consent.</p> <p>Waste management associated with future land uses will be assessed separately as part of development applications at that time.</p>	Yes
Trade Waste	<p>The application was referred to Council's Trade Waste for comment. Trade Waste officer advised that C4 & C5 Trade waste applications are required to be submitted for approval. A condition will be imposed to reflect this.</p>	Yes
Parks and Recreation	<p>The application was referred to Council's Parks Officer for comment. To date no comment has been received.</p>	Yes
Local Development Committee	<p>The application was referred to and discussed at the Local Development Committee (LDC) meeting on 4 April 2023. LDC offered no objection to the proposal.</p>	Yes

Table 8: Consideration of Council Referrals

There are no outstanding issues raised by Council officers.

Development Engineer's Comment

Sewer Available: Yes _____

Driveway Access: _____ Yes

COUNCIL ASSESSMENT REPORT **SOUTHERN REGIONAL PLANNING PANEL**

Water Available: Yes _____ **Kerb and Gutter:** Barrier K&G _____

Flood Category: N/A _____ **Footway Width:** 4m _____

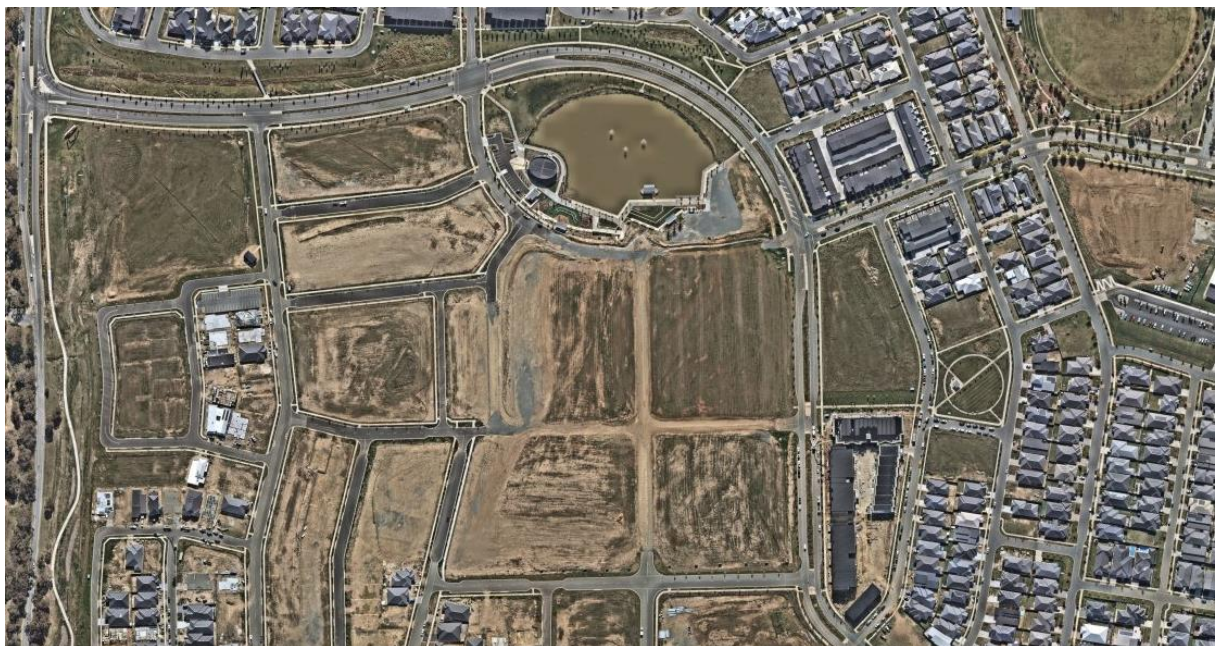
Natural Water Course: _____ N/A **Footway Grade:** __ 2%

Drainage Easements: ☐ existing easement over property or adjoining land

☐ easement required over property or adjoining land

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

Subdivision Works Construction Certificate required: ☐ Yes ☒ No



Commercial Development Site – 148 Wellsvale Drive, Googong

Proposal

Googong Township Pty Ltd (GTPL) has submitted two development applications, for a six (6) lot commercial subdivision (DA.2022.1638) and for a commercial development (DA.2022.1637) of the Googong Neighbourhood 2 Town Centre. GTPL has engaged WSP Australia Pty Ltd (WSP) to prepare the development submission for the following;

- Construction of three (3) x two-storey mixed-use buildings containing retail and commercial premises, a single-storey supermarket, cafes and restaurants, specialist retail outlets, and a medical centre, to provide for the day to day needs of the community.

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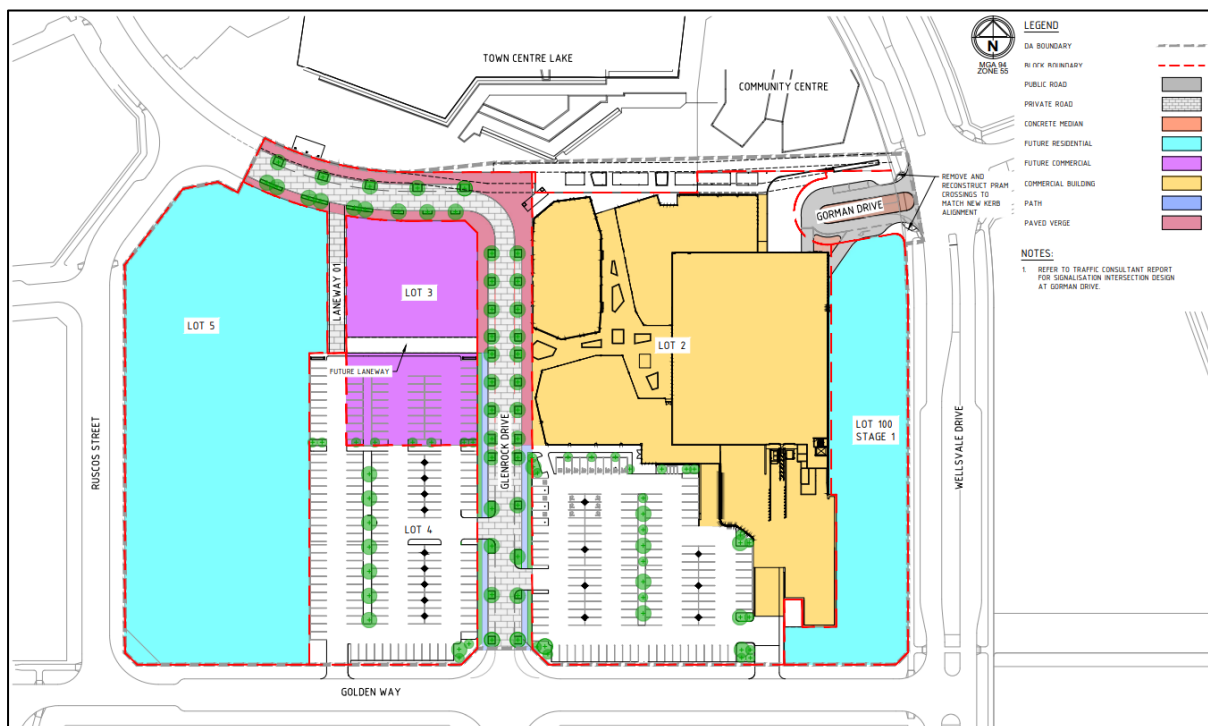
- Construction of undercroft car parking, mainly contained beneath the supermarket building, to the north-east corner of the site, to incorporate loading docks, 'Centre Management' offices and other facilities like bicycle parking.
- Construction of at-grade car parking areas to the south and south-west of the mixed-use buildings and supermarket with associated site works, landscaping and tree planting.
- Provision of outdoor seating and dining areas and a plaza to the north of the proposed mixed-use building, adjoining Bunyip Park.
- Road works, including the associated landscaping and amenities such as street furniture and pedestrian crossings, for a privately owned and managed north-south road connecting Glenrock Drive to Golden Way as a "main street" through the middle of the Town Centre.
- Provision of a variety of high-quality public domain, both in between the mixed-use buildings and in the open space area north of the mixed-use buildings and supermarket.
- Provision of business identification and wayfinding signage associated with and as necessary for the proposed development.
- Concept approval for a pub, subject to a separate application (by others) for the physical works.
- the concept approval for a proposed pub within NH2 Googong Town Centre (separate application by others).

The above components are referred to as the "Works DA" for DA.2022.1637.

The proposed works in NH2 include site preparation, road works, landscaping and the construction of retail and commercial and café premises, car parking and associated infrastructure on the site.

The concept approval for a pub that forms part of the Works DA does not itself include any physical construction and shall be subject to a separate application for physical works later in 2023.

COUNCIL ASSESSMENT REPORT SOUTHERN REGIONAL PLANNING PANEL



Commercial Development Proposal – 148 Wellsvale Drive, Googong

Water

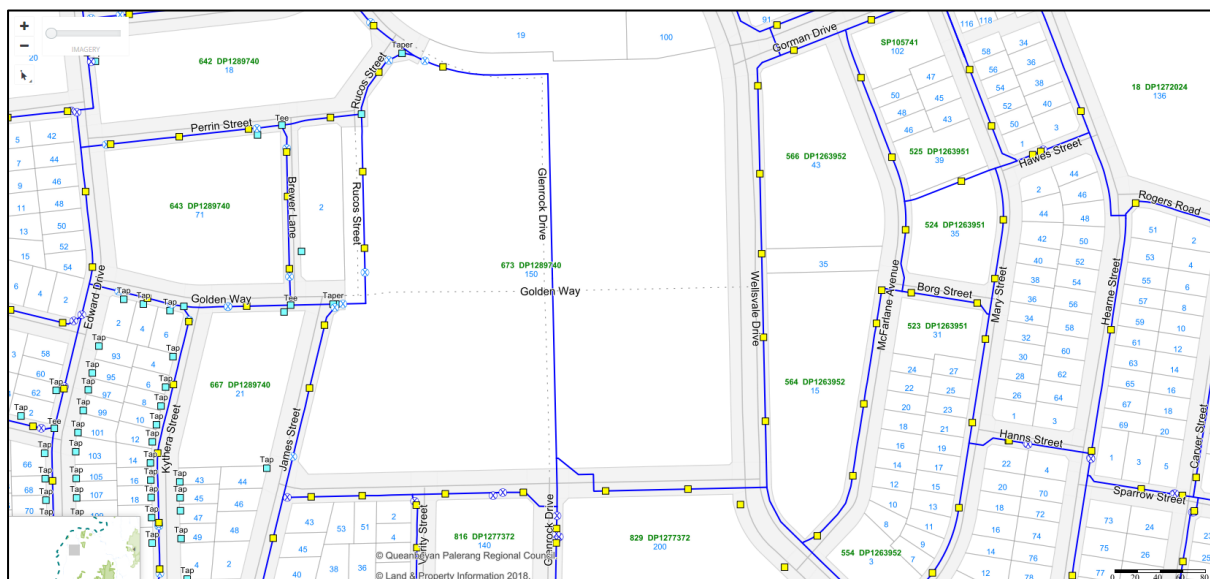
The commercial development site is within the Googong pressure zone and has potable water connectivity noting the following local water mains encompassing the location that draw from the 200mmØ AC trunk water main in Wellsvale Drive (east);

- Local Main 100mmØ PVC-M (Glenrock Drive),
- Local Main 150mmØ PVC-M (Rucos Street),
- Local Main 150mmØ PVC-M (James Street),
- Local Main 100mmØ PVC-M (Observer Street),.

The locations can be identified by the IntraMaps Utility mapping and Work-as-Executed plans from Googong Neighbourhood 2 subdivision works.

The size of future proposed water service required for the proposed commercial developments shall be calculated by a specialist hydraulic consultant specifying the required service size suitable for functionality and firefighting abilities.

COUNCIL ASSESSMENT REPORT SOUTHERN REGIONAL PLANNING PANEL



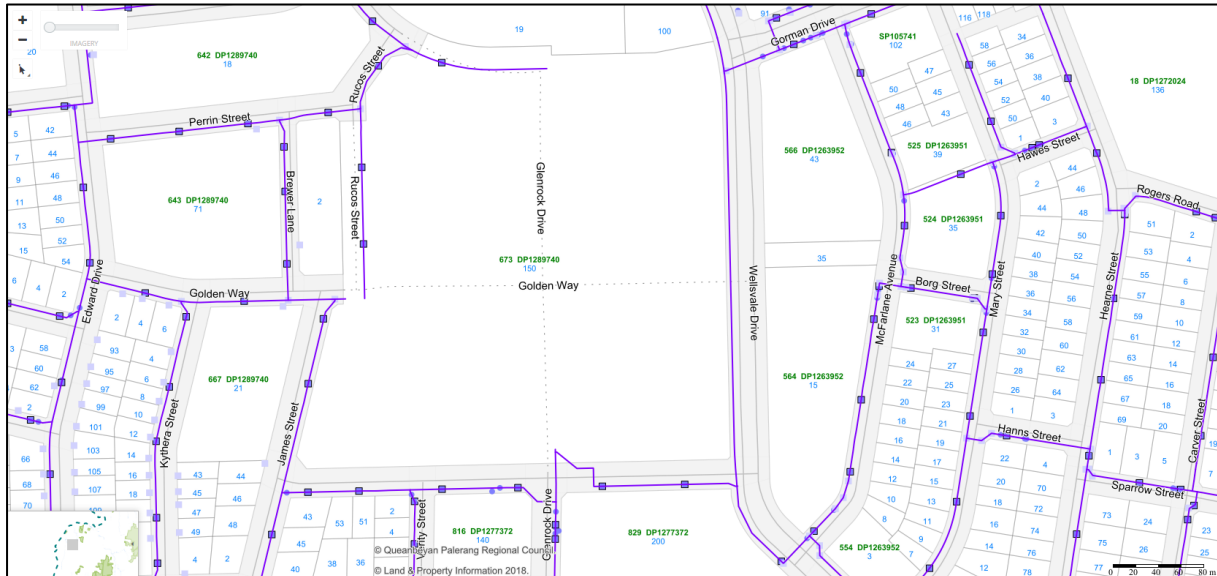
Existing Potable Water Plan – 148 Wellsvale Drive, Googong

The commercial development site is within the Googong pressure zone and has recycled water connectivity noting the following local water mains encompassing the location that draw from the 225mmØ AC trunk water main in Wellsvale Drive (west);

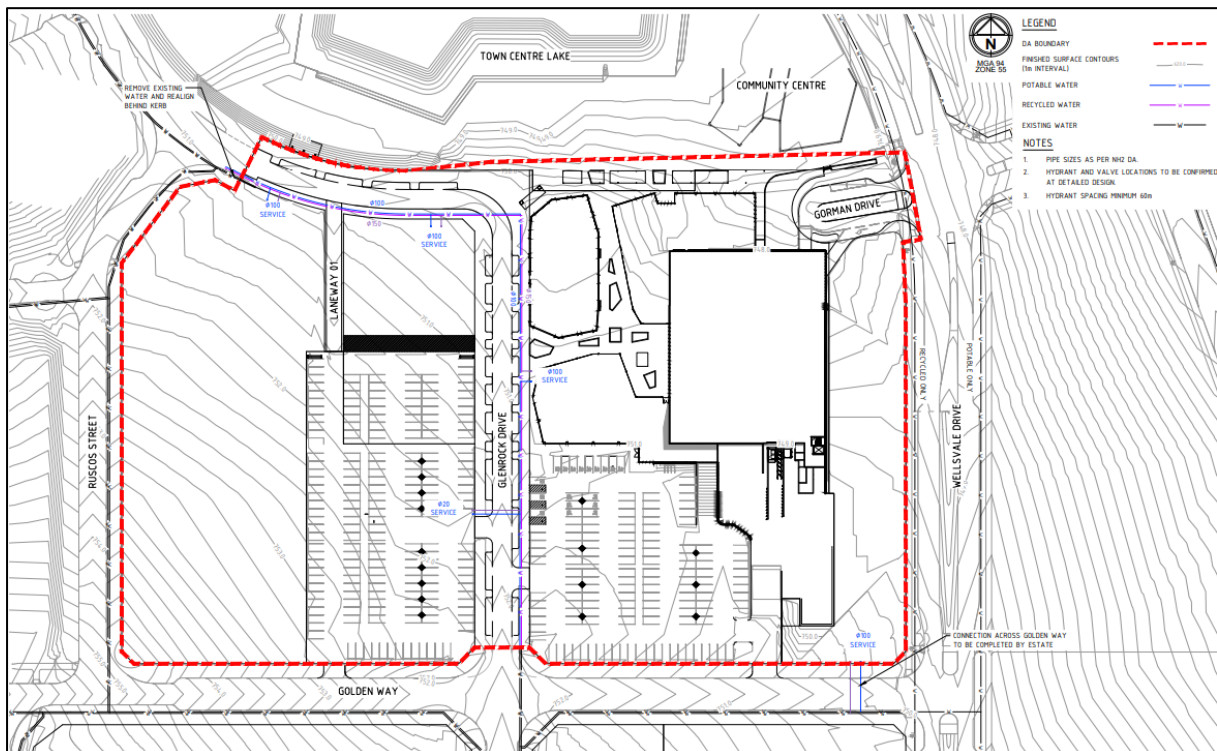
- Local Main 150mmØ PVC-O (Glenrock Drive),
- Local Main 150mmØ PVC-O (Rucos Street),
- Local Main 150mmØ PVC-O (James Street),
- Local Main 100mmØ PVC-O (Observer Street).

The locations can be identified by the IntraMaps Utility mapping and Work-as-Executed plans from Googong Neighbourhood 2 subdivision works.

COUNCIL ASSESSMENT REPORT SOUTHERN REGIONAL PLANNING PANEL



Existing Recycled Water Plan – 148 Wellsvale Drive, Googong



Potable and Recycled Water Concept Plan – 148 Wellsvale Drive, Googong

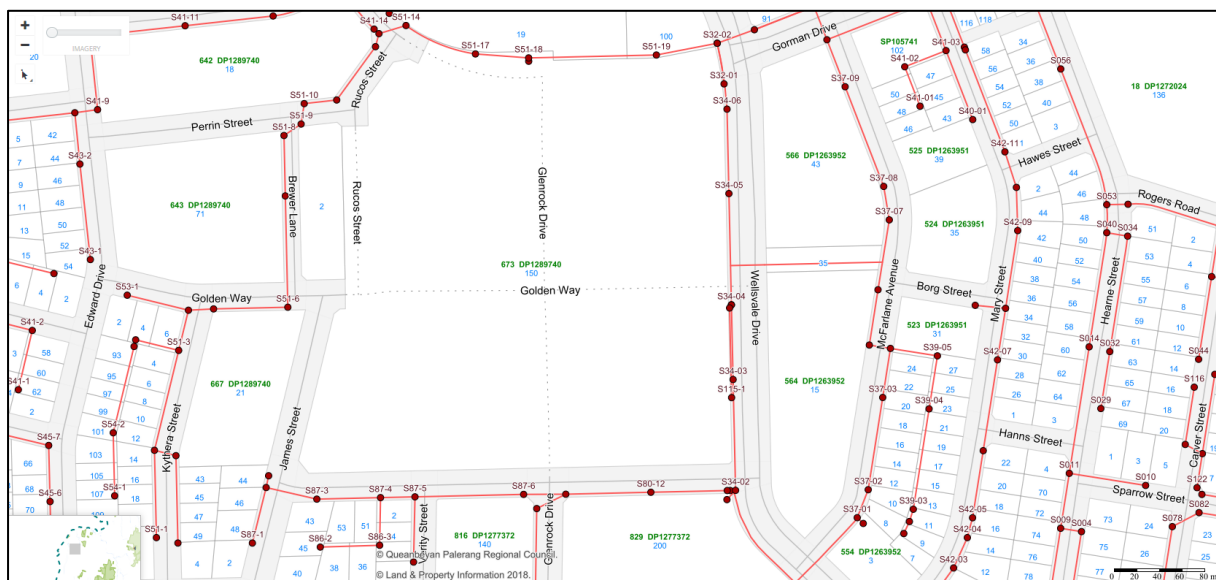
Sewer

COUNCIL ASSESSMENT REPORT **SOUTHERN REGIONAL PLANNING PANEL**

The commercial development site is currently serviced by a number of 150mm sewer ties, noting the following and currently existing local sewer mains in the vicinity of the site that eventually feed into the 225mmØ PVC trunk sewer main;

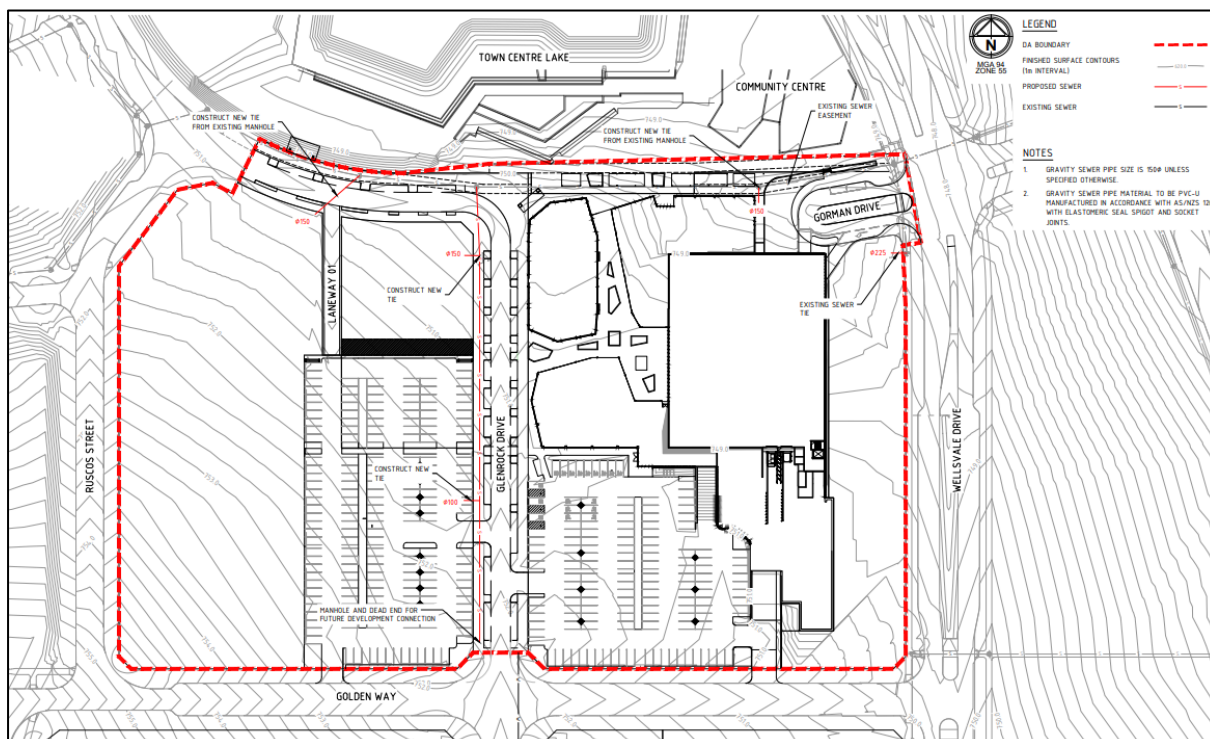
- Main 225mmØ PVC (Wellvale Drive – west),
- Main 150mmØ PVC (Glenrock Drive – north),
- Main 150mmØ PVC (Observer Street – south).

Sewer easements to drain sewer 3.0m wide to be created in Lot 103 and Lot 201 and to benefit Council for future development.



Existing Sewer Plan – 148 Wellvale Drive, Googong

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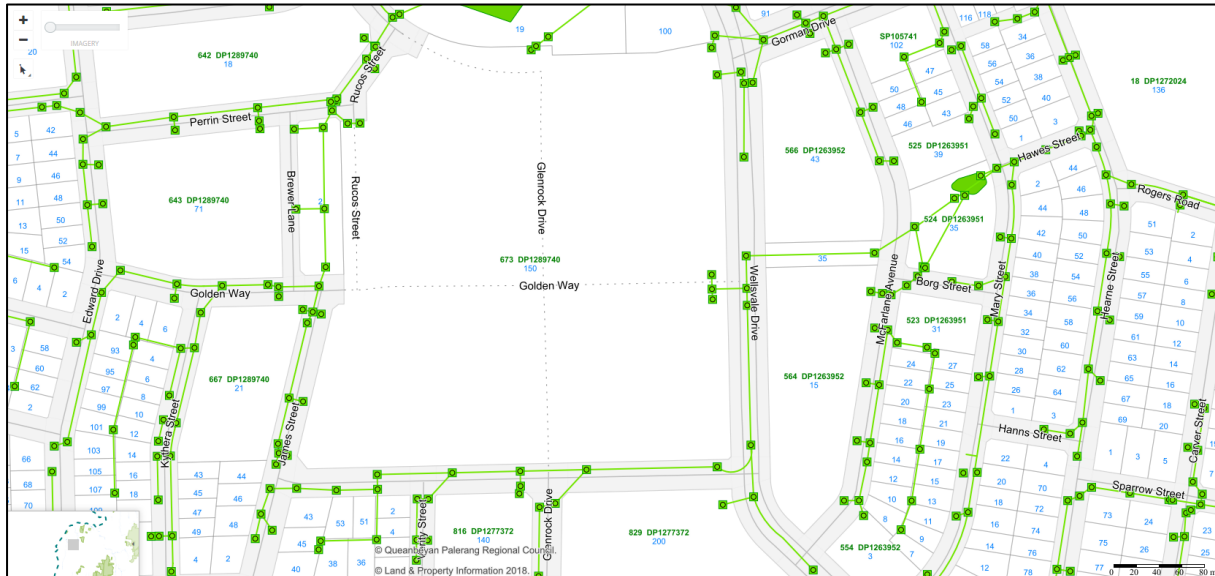
Sewer Concept Plan – 148 Wellsvale Drive, Googong

Storm Water

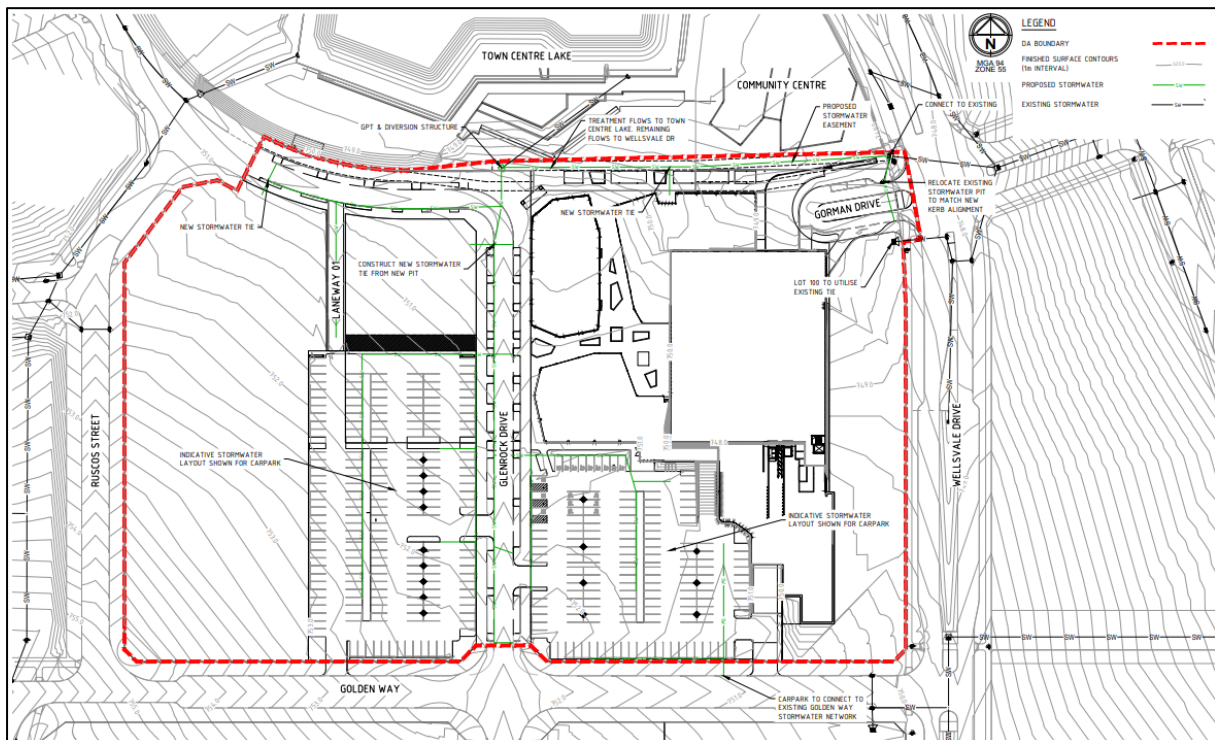
The proposed development of the site is likely to increase runoff, thus a stormwater management plan demonstrating the proposed development can maintain pre-development runoff flow for both 20% and 1% storm events is required in accordance with Council's D5 Stormwater Drainage Design specification, and and water quality in accordance with Council's D7 Erosion Control and Stormwater Management Design specification and corresponding computer modelling.

The commercial development site is serviced by multiple storm water connections. The locations can be identified by the IntraMaps Utility mapping.

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Existing Stormwater Plan – 148 Wellsvale Drive, Googong



Stormwater Concept Plan – 148 Wellsvale Drive, Googong

Erosion and Sediment Control

An Erosion and Sediment Control Plan (ESCP) will be required for any works causing surface cover disturbance. An ESCP will be required to be submitted with the construction certificate.

COUNCIL ASSESSMENT REPORT SOUTHERN REGIONAL PLANNING PANEL

A Soil and Water Management Plan (SWMP) will be required to be implemented by the applicant for any works causing surface cover disturbance.

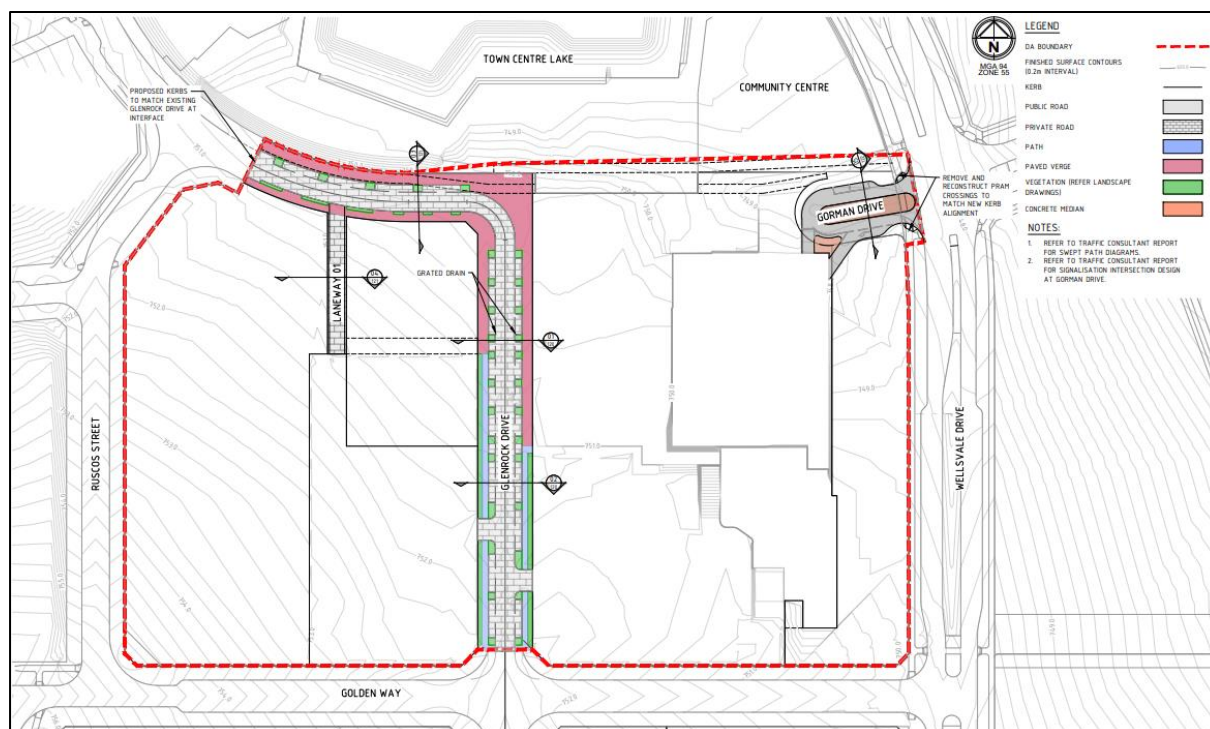
Roads, Traffic and Parking

Road hierarchy, alignment and intersections shall be designed and constructed in accordance with requirements specified in Council's Road Geometry and Pavement Design Specifications, and Council's Earthworks, Flexible Pavement and Asphalt Concrete Construction Specifications.

PTC Consultants was engaged by the project's primary consultant WSP to prepare a Traffic Impact Assessment Report for the Googong Neighbourhood 2 Town Centre.

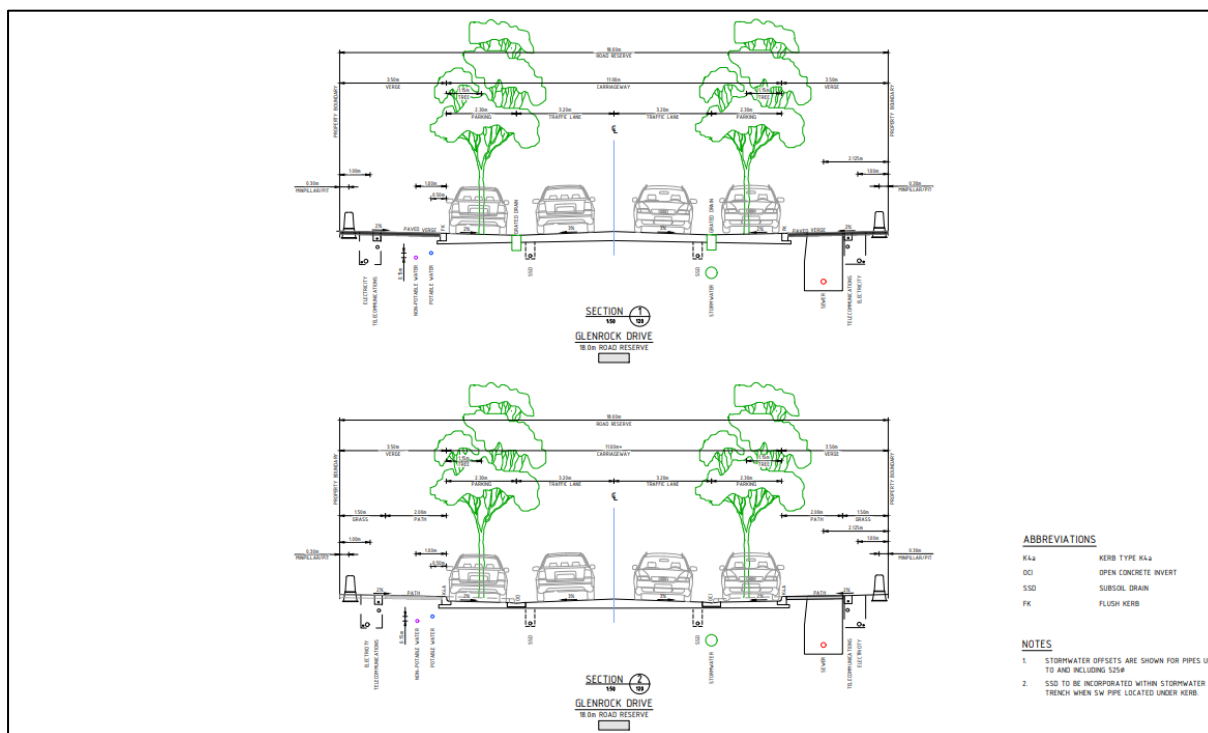
The Traffic Impact Assessment report dated 11 October 2022 focused on the following aspects;

- Peak traffic to be generated by the development,
- Parking demand of the development,
- Compliance of the development parking arrangements,
- Suitability of the proposed parking for the development,
- Impact of the Old Cooma Road/Wellsville Drive intersection,
- Impact of the Wellsville Drive/Gorman Drive/Car Park Access intersection.



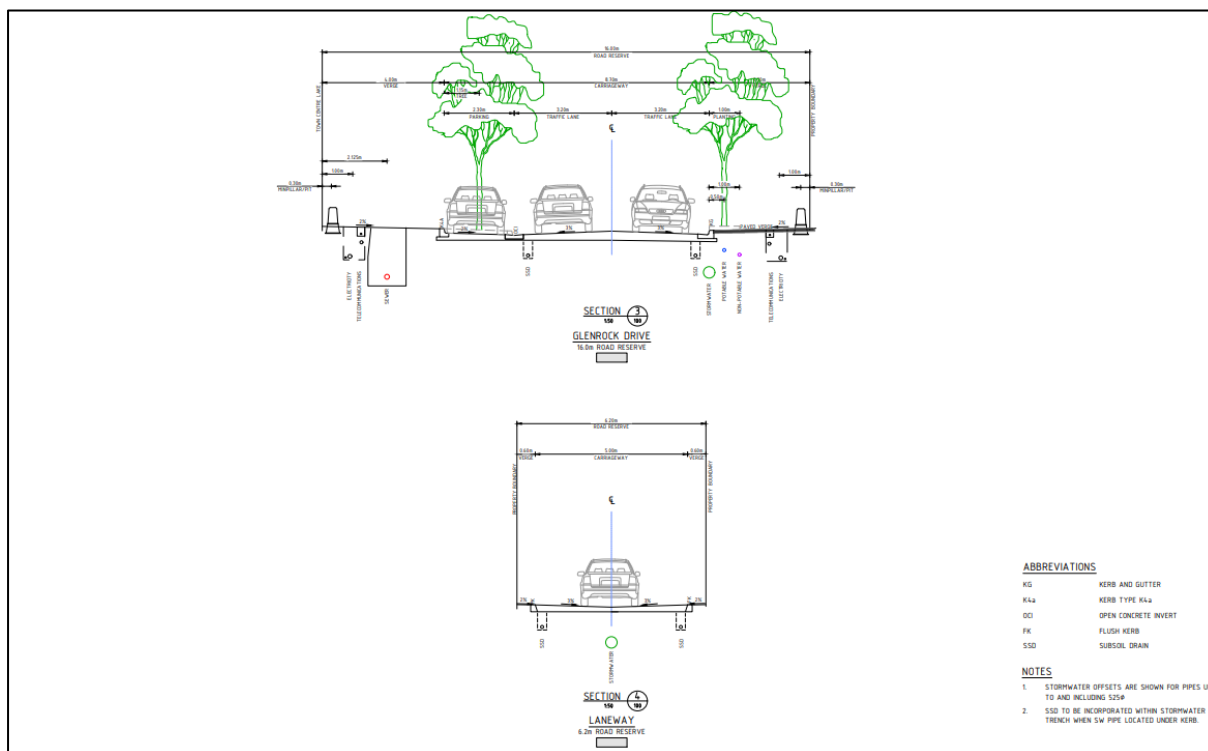
Proposed Road & Path Network Plan – 148 Wellsville Drive, Googong

COUNCIL ASSESSMENT REPORT SOUTHERN REGIONAL PLANNING PANEL



Typical Cross Sections Glenrock Drive – 148 Wellsvale Drive, Googong

COUNCIL ASSESSMENT REPORT SOUTHERN REGIONAL PLANNING PANEL



Typical Cross Sections Glenrock Drive & Laneway – 148 Wellsvale Drive, Googong

Gorman Drive

The proposed Local Sub-Arterial has been designed in accordance with D1.07.7 in Council's D1 Geometric Road Design Specification and is consistent with the existing cross sections of Gorman Drive and Wellsvale Drive in NH1 and NH2 respectively. Provision for width of on-street parking has been increased to 2.3m from 2.1m.

Car Parking

The proposed car parking spaces meet the functionality requirements with a total of 432 parking spaces have presented by PTC Consultants as a requirement for the development site and in accordance with RMS Guide to Traffic Generating Developments (2002), Queanbeyan Development Control Plan 2012 and Googong Development Control Plan 2010. The car parking has been distributed over three separate car parks, Golden Way and the internal road (Attachment B).

Land Use	GLA (m ²)	Licensed Area	GFA Factor	Queanbeyan DCP 2012	Spaces Required
Supermarket	3,371	-	90%	1 per 20m ²	151.7
Food	470	-	90%	1 per 60m ²	7.1
Take Away	304	-	50%	15 per 100m ²	22.8

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Restaurants and Cafes	656	169	50%	15 per 100m ²	74.6
Retail	1,431	-	90%	1 per 60m ²	21.5
Medical	1,245	-	80%	1 per 60m ²	16.6
Office	479	-	80%	1 per 40m ²	9.6
Gym	900	-	80%	1 per 26m ²	12.0
Hotel	774	-	100%	15 per 100m ²	116.1
Total (Stage 1)	9,630	169			432

In the Googong Master Plan and previous traffic reports, there is a provision for a future Community Centre. The RMS Guide to Traffic Generating Developments (2002) and Queanbeyan DCP 2012 states that the parking requirement for a Community Facility to be assessed on a needs basis.

Subsequently, PTC Consultants have provided a reasonable rate based on similar land uses in the order of 1 space per 10 staff and 2 spaces per 200m² for visitors. Assuming there is up to 10 staff and an approximate 1,000m² GFA would yield a requirement of 11 parking spaces.

The development proposes the following number of spaces in the relevant car parks, including 10 accessible car parking spaces.

Car Park	Spaces Provided
1	145
2	184
Supermarket	77
Internal Private Road	32
Golden Way	12
Total	450

All car parking and service vehicle areas of the site have been assessed for their respective use and found to be generally compliant with relevant standards including AS/NZS 2890.1-2004 Off-Street Car Parking, AS 2890.2-2018 Off Street Commercial Vehicle Facilities, AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities. Any relatively minor issues raised in the assessments are able to be addressed in detail through the design development process.

Traffic Impact Assessment

SIDRA analysis was conducted utilising NH2 2031 traffic volumes to assess the level of service (LoS) for the following intersections;

- Old Cooma Road / Wellsville Drive

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- Wellsvale Drive / Gorman Drive / Car Park Access

Old Cooma Road / Wellsvale Drive intersection, the SIDRA analysis demonstrated at the full occupancy of NH2, the longest queue would be 108.6m during the AM peak occurring on the approach from Wellsvale Drive and extends approximately half the distance from Old Cooma Road to Edward Drive. The spare capacity at the intersection ensures that it will operate with a LoS B. At full occupancy of the future NH5, the longest queue during the AM peak would occur on the southern approach of Old Cooma Road and the northern approach of Old Cooma Road during the PM peak and the intersection remains LoS B.

Wellsvale Drive / Gorman Drive / Car Park Access intersection, which is currently priority controlled (Give Way), performs well during both peak AM and PM periods, with the worst LoS B during the PM peak. The longest queue of 18.4m occurs on Gorman Drive during the AM peak. The exit from the proposed car park will have the longest queue during the PM peak.

The Traffic and Parking Assessment Report dated 11 October 2022 as prepared by PTC Consultants concludes;

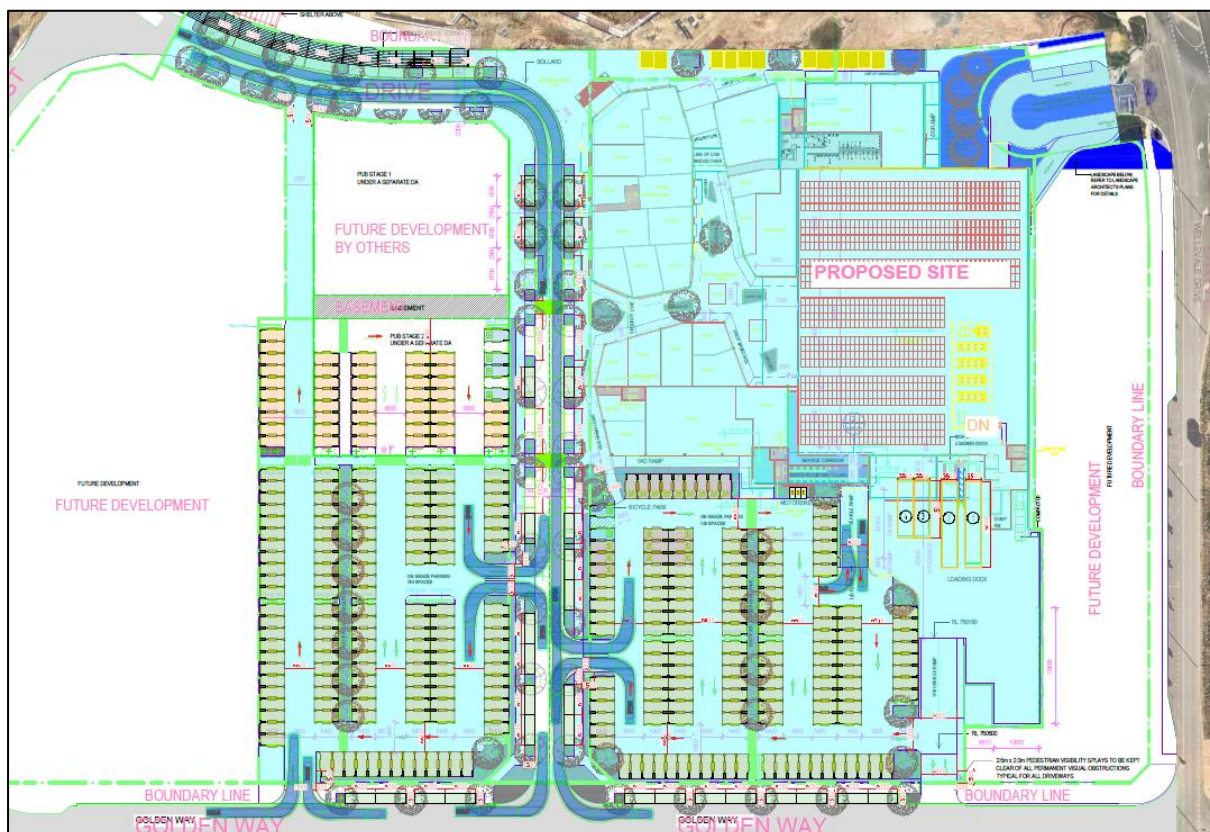
1. The parking demand has been assessed against the requirements of the QDCP and the provision is found to be acceptable given that the development proposes no major new infrastructure above what has been approved previously and is included in the LEP.
2. With consideration of the requirements of the future hotel and the requirements of the Community Centre, the potential for multiple, linked use parking by patrons visiting multiple land uses, and nonalignment of parking peaks for some land uses, the surplus of 185 spaces is considered to exceed the requirements and the proposed parking provision, satisfactorily accommodate the future parking demands, and will not have any adverse impacts on local, on-street parking.
3. Traffic surveys and modelling confirm the network has no existing congestion issues. The development site traffic is expected to behave in a similar fashion with similar volumes based on the assumption that no major new infrastructure or staffing increases are proposed.
4. All car parking and service vehicle areas of the site have been assessed for their respective use cases and found to be generally compliant with relevant standards including AS/NZS 2890.1 (2004) Off-Street Car Parking, AS 2890.2 (2018) Off Street Commercial Vehicle Facilities, AS/NZS 2890.6 (2009) Off-Street Parking for People with Disabilities. Any relatively minor issues are able to be addressed in detail through the design development process.

The Local Development Committee at its meeting held on Tuesday 4 April 2023, traffic treatments at access points are to be considered. Correct treatments to be installed and considered in future development proposals. Subsequently, any recommendations from the Local Development Committee will be considered for inclusion in the final assessment.

Entrance and Access

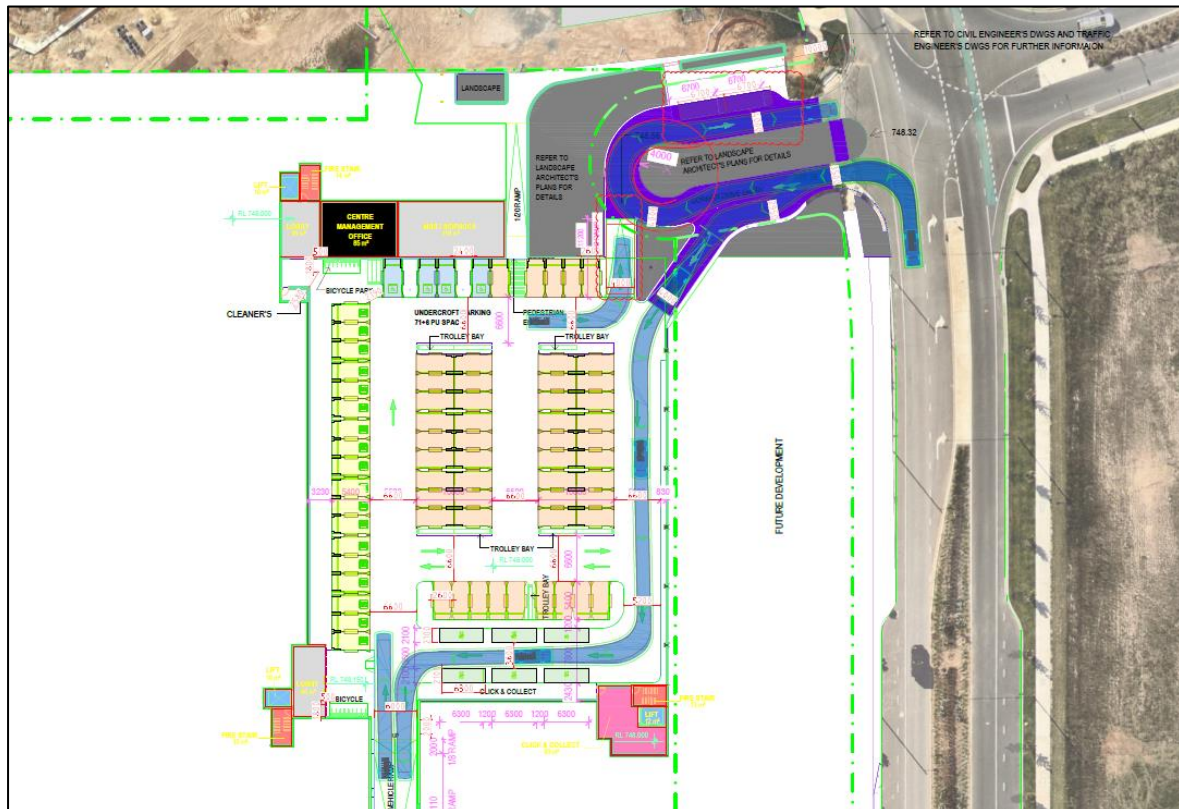
Right of Access to be created on Lot 200 to benefit Lot 201 for future development under DA.2022.1638 Subdivision DA application.

All car park areas have been assessed for compliance with AS/NZS 2890.1 requirements for access and circulation with swept paths for B99 and B85 vehicles in various condition. Swept path assessment for the western and eastern car parks is provided below.



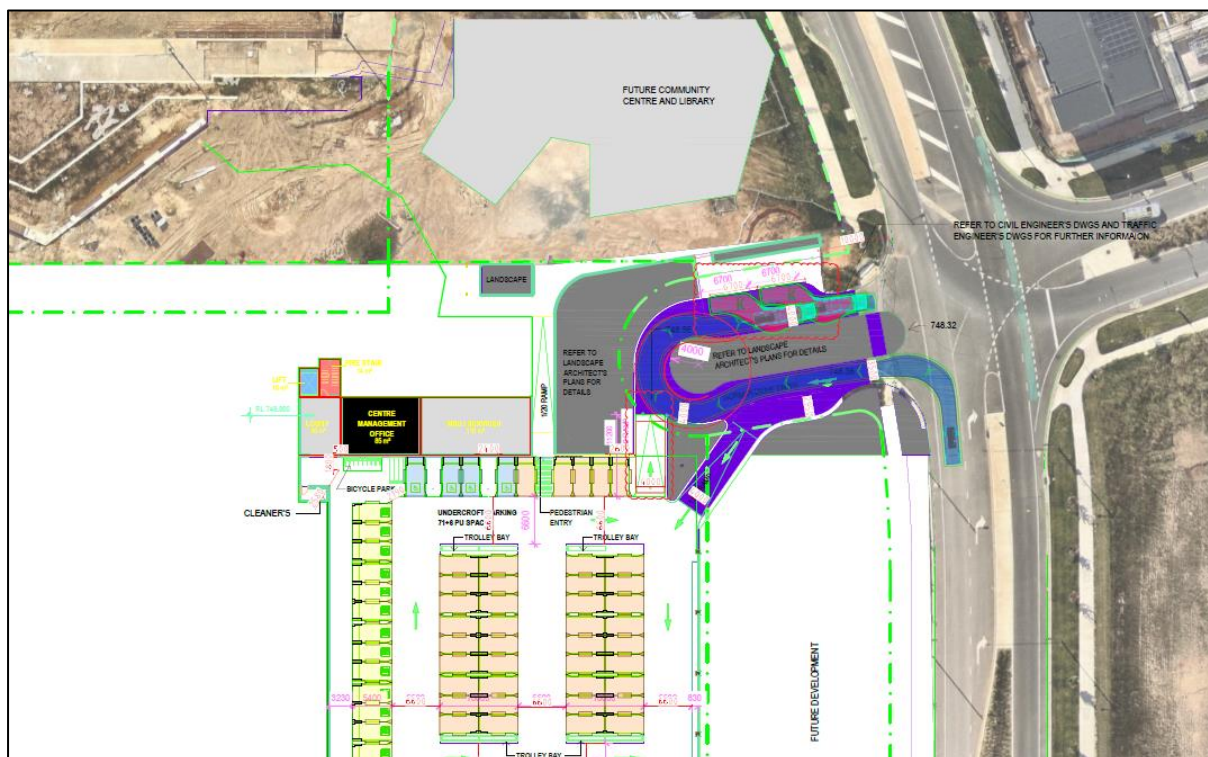
Swept Paths for B99 Passing B99 Vehicle for Enter/Exit Proposed Car Parks

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Swept Paths for B99 Passing B85 Vehicle for Undercroft Car Park

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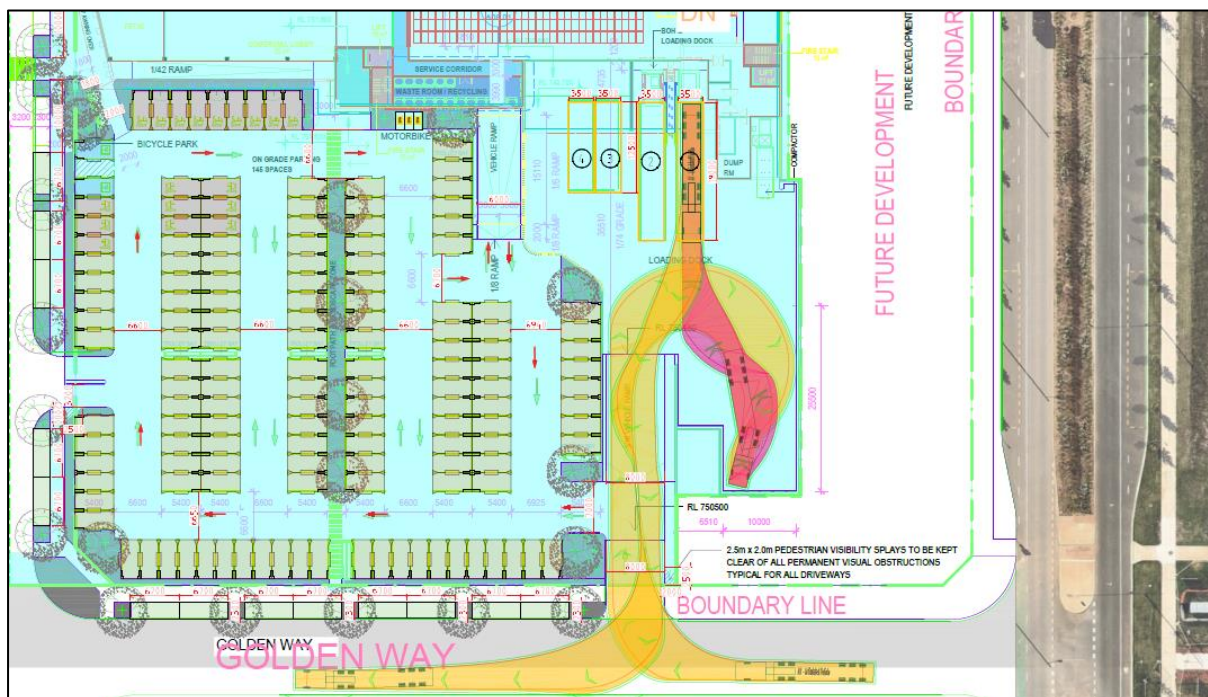


Swept Paths for B85 Vehicle for Pick-Up/Drop-Off Spaces for Community Centre

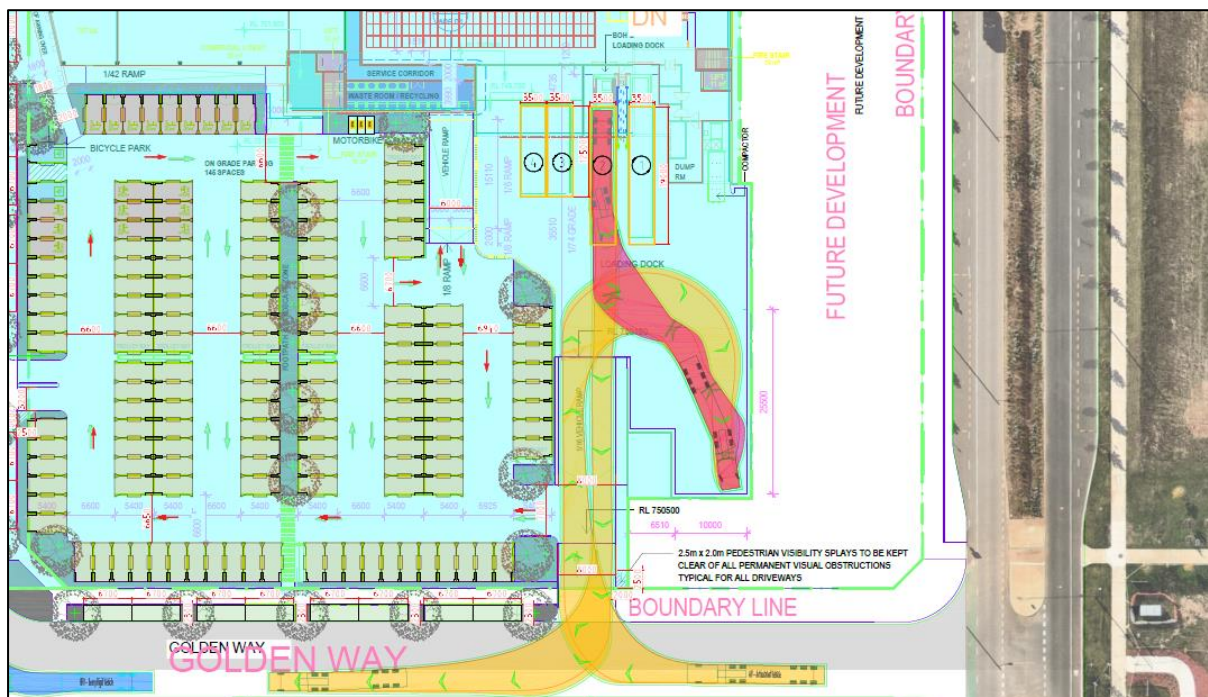
Loading dock

Access to the supermarket loading dock is proposed via Golden Way. This provides direct access to the supermarket hardstand and a turning area is provided within the loading area for a Medium Rigid, Heavy Rigid and Articulated Vehicles. Swept path assessment for the loading docks is provided below.

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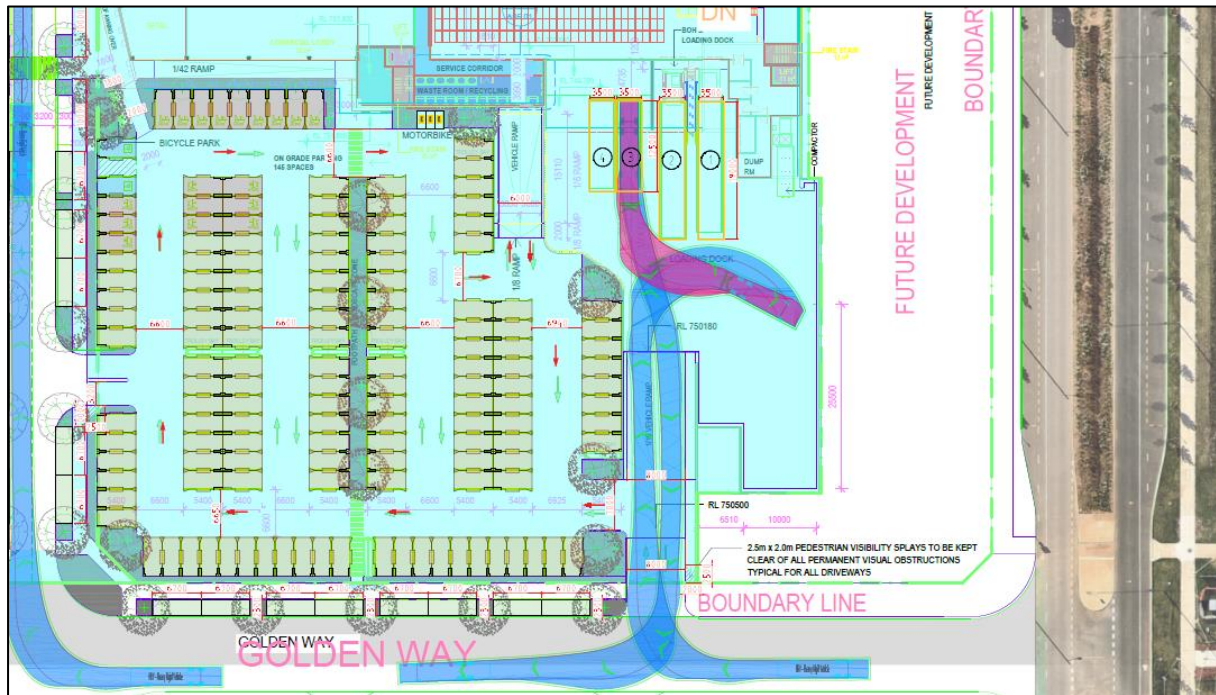


Swept Paths for Articulated Vehicle Loading Bay 1 - 148 Wellsvale Drive, Googong

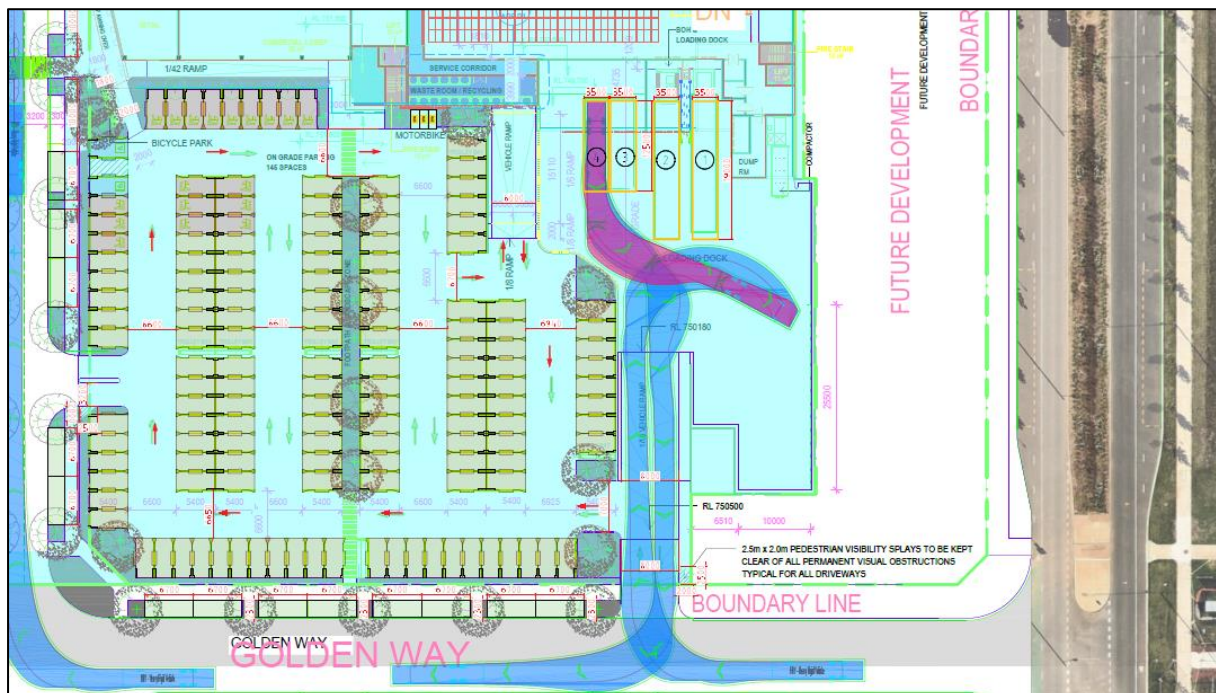


Swept Paths for Articulated Vehicle Loading Bay 2 - 148 Wellsvale Drive, Googong

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Swept Paths for Heavy Rigid Vehicle Loading Bay 3 - 148 Wellsvale Drive, Googong



Swept Paths for Heavy Rigid Vehicle Loading Bay 4 - 148 Wellsvale Drive, Googong

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Bushfire

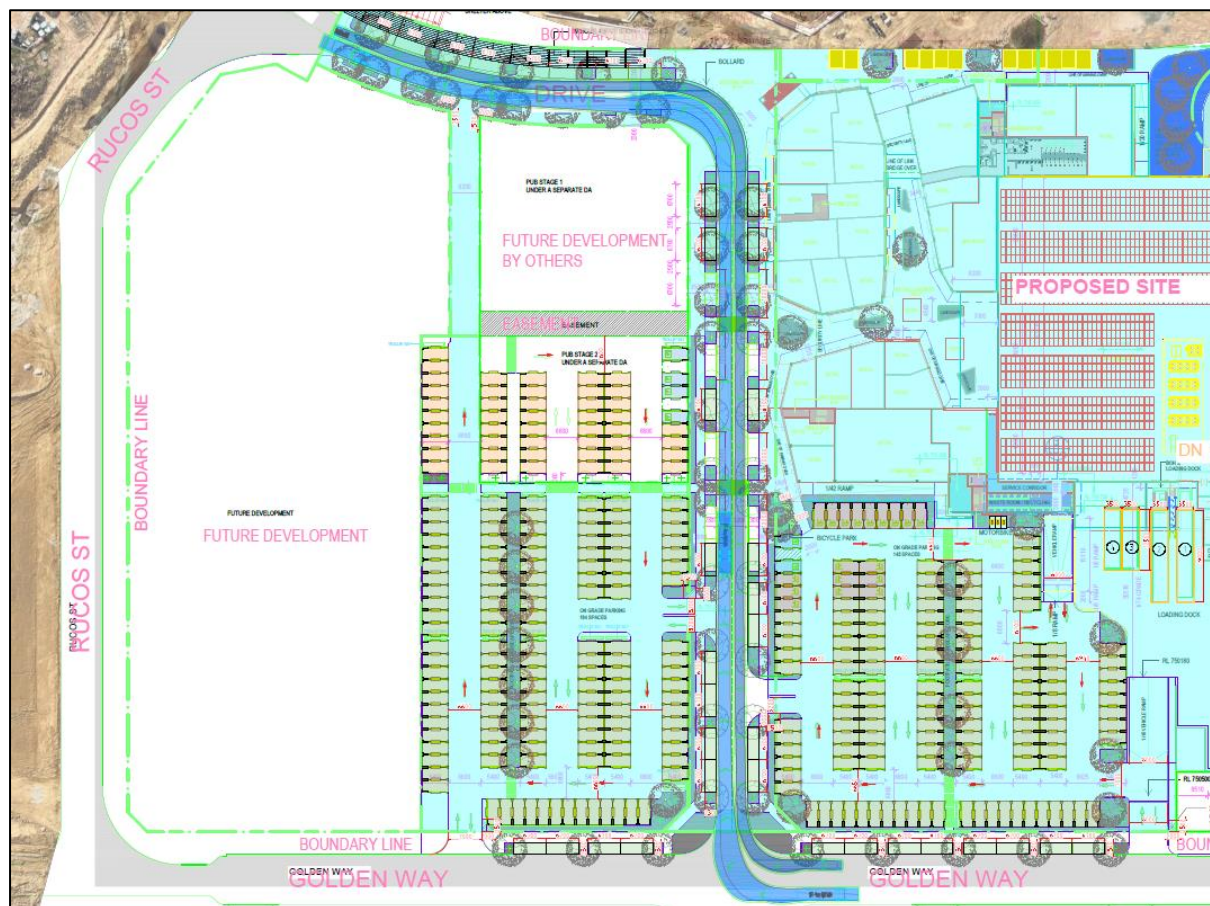
Not applicable.

Flooding

No land in Googong is identified as "Flood Planning Area" within the QLEP 2012 Flood Planning Map.

Waste Collection

Waste collection for the remainder of the tenancies is proposed via the Glenrock Drive and a common waste collection area to ensure separation from the public entry points. Swept path assessment for service vehicle access to Glenrock Drive is provided below.



Swept Paths for Heavy Rigid Vehicle Access to Glenrock Drive - 148 Wellsvale Drive, Googong

SECTION 64 CONTRIBUTIONS

The below table is based on the assumed initial 15ET loading per hectare (Ha) for commercial and industrial developments. These charges provide a base entitlement for each allotment at

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the time of subdivision. As the allotments are developed, additional charges may be applicable if the development is a higher water and sewer user than the assumed base entitlement.

143 Wellsvale Drive, Googong				
Lot		Gross Ha	ET (Water)	ET (Sewer)
100	Pond and Public Reserve	2.2560	N/A	N/A
101	Town Park (Community Centre and Neighbourhood Park)	0.3162	N/A	N/A
200	Town Centre	0.3638	5.457	5.457
201	Town Centre Road	0.4438	N/A	N/A
201	Town Centre (less 4,438m ² Road)	3.2234	48.351	48.351
103	Town Park	0.0363	N/A	N/A
104	Residual Lot (Commercial/Retail)	1.1830	17.745	17.745
105	Residual Lot (Commercial/Retail)	1.8390	27.585	27.585
			99.138	99.138

Contributions under Section 64 of the Local Government Act 1993 are not applicable to the Neighbourhood 2 Town Centre commercial development, as the Googong Local Planning Agreement (GLPA) applies.

DEVELOPMENT CONTRIBUTIONS SEC.7.11

Contributions under Section 7.11 of the Environmental Planning and Assessment Act 1979 are not applicable to the Neighbourhood 2 Town Centre commercial development, as the GLPA applies.

5. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls and the key issues identified in this report, it is considered that the application can be supported.

The internal fitout and specific land uses for the retail/business/office and other commercial tenancies other than the Coles supermarket will be the subject of future applications.

The development is "Regional Development" for the purposes of the State Environmental Planning Policy (Planning Systems) 2021 and the Southern Regional Planning Panel is the consent authority for the application.

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The development has been assessed under the relevant State Environmental Planning Policies, Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022), Queanbeyan Development Control Plan 2012 and Googong Development Control Plan. This assessment found that the development generally satisfies the controls and requirements of these instruments.

An exception to compliance with the QPRLEP 2022 is the building height for which a variation was sought by the Applicant under Clause 4.6 of the QPRLEP 2022. This assessment has found sufficient merit to support the variation.

The other relevant matters for consideration under Section 4.15 of the Act have also been considered and the development is considered suitable for the site, it will have an acceptable impact on the site, local area and neighbouring properties. The submissions from agencies have been considered and conditions recommended where appropriate. There are no significant public interest concerns resulting from the development.

The development is recommended for conditional approval.

6. RECOMMENDATION

That the Development Application for the construction of commercial premises, medical centre, recreation facility (indoor), signage, car park, road, associated earthworks, landscaping and infrastructure and concept approval for a pub (The Googong Hotel), on Part of: Lot 341 & Lot 342 DP 1259563 and Lot 673 DP 1289740 (Formerly Lot 641 DP 1281684) and is commonly known as No. 19 Glenrock Drive GOOGONG NSW 2620 and No. 100 & 150 Wellsdale Drive GOOGONG NSW 2620 be APPROVED pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent.

That Department of Planning & Environment (Satisfactory Arrangements), Commonwealth Department of Infrastructure and Regional Development and Canberra Airport, Transport for NSW and NSW Police and be advised of the outcome of the determination.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Approvals/ advisory notes from external referral agencies
- Attachment C: Architectural Plans
- Attachment D: Clause 4.6 Request