

ATTACHMENT B - Approvals/ advisory notes from external referral agencies

Satisfactory Arrangement Certificate

Department of Planning & Environment

Department of Planning and Environment



IRF 23/277

Secretary's Concurrence Development Application DA.2022.1637

For the purposes of clause 6.1 of the *Queanbeyan-Palerang Local Environmental Plan 2022*, I, Kate Speare, as the delegate for the Secretary of the Department of Planning and Environment, grant concurrence regarding the provision of State public infrastructure in relation to:

Development application number:	DA.2022.1637 lodged with Queanbeyan-Palerang Regional Council
Address:	148 Wellsvale Drive, Googong Lot 641 DP 1281684
Development application description:	Construction of commercial development, medical centre, recreation facility (indoor), signage, car park, earthworks and associated infrastructure.

A handwritten signature in black ink that reads "KSpeare".

Kate Speare
Director
State Infrastructure Policy and Agreements
(as delegate for the Secretary)

Date 22 February 2023

Department of Planning and Environment



IRF23/277

Rebecca Ryan
General Manager
Queanbeyan-Palerang Regional Council
256 Crawford Street,
QUEANBEYAN NSW 2620

Dear Ms Ryan

I write in relation to DA.2022.1637 which seeks consent for the construction of a commercial development, medical centre, recreation facility (indoor), signage, car park, earthworks and associated infrastructure on Lot 641 DP 1281684.

The Department has considered the above development application as it relates to clause 6.1 of the *Queanbeyan-Palerang Local Environmental Plan 2022* and I have attached my concurrence as the Planning Secretary's delegate

Should you have any further questions in relation to this matter, please contact Danika Smith, Infrastructure Planning Officer, State Infrastructure Policy and Agreements, at the Department on 9995 5329 or danika.smith@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "K. Speare".

Kate Speare
Director
State Infrastructure Policy and Agreements
(as delegate for the Secretary)

End.: *Planning Secretary's Concurrence*

ADVISORY NOTES

NSW Police

Recommendations that are suggested for the development are as follows:-

- Security bollards between the roads and foot paths in order to protect pedestrians from vehicles that may intentionally or accidentally mount the footpath where pedestrians are walking.
- CCTV footage in all areas and making sure staff can use and have access to the footage so that it can be viewed in a timely manner for investigation of incidents. Uniformity in CCTV cameras would also be ideal so that there are no different systems through the centre.
- CCTV footage in the underground carpark should also be placed in areas where there is a clear line of sight to the carparks and not placed near blind spots as this can also create opportunities for crime.
- Clear guidelines for the use of skateboards and scooters in the area with the recommendation that NO scooters, skateboards or bicycles are allowed in the area. This would help protect mainly older customers due to a higher risk of them falling and losing their balance if a scooter, skateboard or bicycle should come too close to the customer or worst case scenario a person gets injured by a person using a wheeled device.
- Gates to be installed in the entry and exit areas that are open to the west side of the development. Due to the inner area of the retail areas not being enclosed there is the possibility that persons can enter these areas. Due to the middle area having no natural surveillance, the area could provide an opportunity for offenders to enter the space without being detected and damage and break into the shops in this area. While CCTV footage can be a deterrent many offenders wear clothing, masks and head wear that prevents a clear view of the face and thus identification of the offender can often not be determined.
- Security patrols should be considered after hours to ensure security of buildings.
- Lighting should be vandal resistant and maintained. Lighting areas not intended for night use is not desirable. Lighting such areas may provide a false sense of security for people during the night. Lighting should be directed on nature strips and possible entrapment spaces and should take into account the trees and vegetation that will be placed around the shopping centre.
- During the development of the shopping centre, security cameras and patrols should be conducted throughout the construction phase to ensure tools and equipment are not stolen.
- All tools, equipment left at the location should have serial numbers recorded so that if they are stolen and located the owners can be found. Consideration should be given to have GPS locators for Excavation equipment so that they can be tracked if stolen.
- There are 450 allocated parking spots allocated to the shopping complex. Concerns are that in the future there may be a shortage of car space. The projected population growth of Googong is to grow from 7035 (2021) to 22593 (2041). A number of these spaces will be used for staff parking thus leaving a further reduced amount for customers. Due to a lack of public transport most people will drive to the shopping centre as the shopping centre. The shopping

centre will not only service Googong but the surrounding rural areas of Royalla, Burra, and Old Googong areas such as Fernleigh Drive and surrounding roads as this will be closer and more convenient for persons to attend then travelling into Queanbeyan/Jerrabomberra Precincts. If this is the case there may be future traffic management issues and complaints from surrounding residents from the extra vehicles in the area.

- In regards to proposed pub all comments in regards to this will be contained in the Development Application for the pub, however at this stage the concept for the Pub is supported.

I have no objections to development and the recommendations presented in the report prepared by Lawrence Fowle should also be taken into consideration.