

ATTACHMENT A

DRAFT CONDITIONS OF CONSENT DA.2022.1637

APPROVED DEVELOPMENT AND PLANS

1. Plans and Documents

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Architectural Plans			
A00.01 – Cover Sheet – Location Plan	BN	Rev P2 / 8/6/2023	9/6/2023
A02.02 – Site Plan	BN	Rev P2 / 8/6/2023	9/6/2023
A02.03 – 3D Isometric	BN	Rev P1 / 6/10/2022	7/11/2022
A02.04 – 3D Isometric	BN	Rev P1 / 6/10/2022	7/11/2022
A02.05 – 3D Perspective Overall View	BN	Rev P1 / 6/10/2022	7/11/2022
A02.06 – 3D Perspective View From Glenrock Drive	BN	Rev P1 / 6/10/2022	7/11/2022
A02.07 – 3D Perspective View From The Rear Carpark	BN	Rev P1 / 6/10/2022	7/11/2022
A02.08 – 3D Perspective View From Gorman Drive	BN	Rev P1 / 6/10/2022	7/11/2022
A02.09 - 3D Perspective View From The lake	BN	Rev P1 / 6/10/2022	7/11/2022
A02.10 - 3D Perspective View From The Lane	BN	Rev P1 / 6/10/2022	7/11/2022
A06.00 – Undercroft Plan	BN	Rev P3 / 8/6/2023	9/6/2023
A06.01 – Ground Level Floor Plan	BN	Rev P3 / 8/6/2023	9/6/2023
A06.02 – Level 1 Floor Plan	BN	Rev P2 / 8/6/2023	9/6/2023
A06.03 – Roof Plan	BN	Rev P2 / 8/6/2023	9/6/2023
A10.01 – North & South Elevations	BN	Rev P2 / 11/4/2023	17/4/2023
A10.02 – West & East Elevations	BN	Rev P2 / 11/4/2023	17/4/2023
A11.10 – Sections 1 & 2	BN	Rev P1 / 6/10/2022	7/11/2022
A60.01 – Signage Plan	BN	Rev P1 / 6/10/2022	7/11/2022

A70.01 – External Finishes	BN	Rev P1 / 6/10/2022	7/11/2022
Googong Town Centre Landscape plans			
Design Principles	TCL	19/9/2022	7/11/2022
Key Actions & Precedents	TCL	19/9/2022	7/11/2022
Key Opportunities & Public Realm Plan – Stage 1	TCL	19/9/2022	7/11/2022
Town Centre / Bunyip Park Interface	TCL	16/9/2022	7/11/2022
Bunyip Park Interface / Glenrock Drive	TCL	16/9/2022	7/11/2022
Green Laneway & Glenrock Drive	TCL	16/9/2022	7/11/2022
Glenrock Drive – North & Glenrock Drive - South	TCL	16/9/2022	7/11/2022
Wellsdale Drive Entry & Paving, Furniture & Materials Palette	TCL	16/9/2022	7/11/2022
Indicative Plant Palette – Trees & Indicative Plant Palette – Shrubs, Ground Covers & Climbers	TCL	16/9/2022	7/11/2022
Indicative Plant Palette – Shrubs, Ground Covers & Climbers	TCL	19/9/2022	7/11/2022
Civil Drawings			
Cover Sheet – 310451CA000	Spiire	Rev A / 14/9/2022	7/11/2022
General Arrangement Plan – 310451CA005	Spiire	Rev A / 14/9/2022	7/11/2022
Existing Service Plan – 310451CA020	Spiire	Rev A / 14/9/2022	7/11/2022
Road Details & Path Network Plan – 310451CA100	Spiire	Rev A / 14/9/2022	7/11/2022
Typical Cross Sections – 310451CA120	Spiire	Rev A / 14/9/2022	7/11/2022
Typical Cross Sections – 310451CA121	Spiire	Rev A / 14/9/2022	7/11/2022
Typical Cross Sections – 310451CA122	Spiire	Rev A / 14/9/2022	7/11/2022
Grading Plan – 310451CA200	Spiire	Rev A / 14/9/2022	7/11/2022
Drainage Catchment Plan – 310451CA300	Spiire	Rev A / 14/9/2022	7/11/2022
Drainage Catchment Plan – 310451CA310	Spiire	Rev A / 14/9/2022	7/11/2022
Drainage Concept Master Plan – 310451CA320	Spiire	Rev A / 14/9/2022	7/11/2022
Sewer Catchment Plan – 310451CA400	Spiire	Rev A / 14/9/2022	7/11/2022
Sewer Catchment Details – 310451CA410	Spiire	Rev A / 14/9/2022	7/11/2022

Sewer Concept Master Plan – 310451CA420	Spiire	Rev A / 14/9/2022	7/11/2022
Water Concept master Plan – 310451CA500	Spiire	Rev A / 14/9/2022	7/11/2022
Utility Concept Master Plan – 310451CA600	Spiire	Rev A / 14/9/2022	7/11/2022
Other Documents			
Noise Impact Assessment (Ref: AC-RPT-301350981 001-DA_001)	Stantec Australia Pty Ltd	15/9/2022	7/11/2022

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

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

SPECIAL CONDITIONS

2. Permissible Land Uses and Internal Fitout Require Separate Approval

Separate development consent is required to be obtained from Council for future land uses and internal fitout related to other commercial premises, medical centre and recreation facility (indoor) other than the approved supermarket.

Reason: To ensure that appropriate approvals are obtained for future uses and internal fitout.

3. Concept Approval for The Pub

As provided by section 4.22 of the *Environmental Planning and Assessment Act 1979*, this consent includes the concept approval for the pub.

Note: *This consent does not permit the construction of the proposed pub to occur on site except for the car parking associated with the pub.*

Reason: To ensure concept approval is included as part of this consent.

4. Operational Hours for Supermarket

Operating hours for the supermarket are as follows:

Day	Hours
Monday to Sunday (Including Public holidays)	6am to 12am

Operating hours for the supermarket loading dock are as follows:

Day	Hours
Monday to Sunday	Delivery is expected to occur any time of the day (24 hours a day)

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

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

5. Loading dock noise restrictions

All heavy vehicles accessing the loading dock area between the hours of 10pm to 7am must only use 'White noise' reversing alarms that are limited to 90dB Lafmax. The heavy vehicle engine must not be left to idle during loading and unloading of the vehicle.

Reason: To protect the night time amenity of the area for neighbouring residential properties and prevent sleep disturbance that may occurring during overnight commercial deliveries.

6. Compliance With Local Planning Agreement (LPA)

The Googong Local Planning Agreement (LPA) must be complied with. Details including payment of contributions shall accompany any application for a subdivision certificate.

Reason: To ensure compliance with the Googong Local Planning Agreement.

7. Dust Management

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

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

8. Consultation and Approval for Cranes (if applicable) from Canberra Airport

If cranes are used during construction, approval is required to be obtained from Canberra Airport prior to commencement of any building works.

Reason: To ensure appropriate approval is obtained.

GENERAL CONDITIONS

9. Obtain Construction Certificate

Obtain a construction certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

10. Obtain Occupation Certificate

Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.

Reason: Ensure that the building complies with relevant standards.

11. Comply with the Building Code of Australia

All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

12. Construction within Boundaries

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

Reason: Approved works are to be contained wholly within the subject site.

13. Copy to Owner

A copy of this consent is to be provided to the owner.

Reason: To ensure the owner is aware of the requirements imposed under the consent.

14. Batters

No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

15. Siting of retaining wall/s

Retaining walls for 'cut' sites are to be located such that the entire retaining wall, associated footings and drainage materials are located wholly within the boundary of the 'cut' allotment. The backfilled side of the retaining wall shall be no closer than 500mm to the property boundary.

Where filling is proposed or required, retaining walls are to be located such that the exposed side of the wall, any associated footings and drainage materials are located wholly within the boundary of the filled allotment. The exposed side of the retaining wall shall be no closer than 900mm to the property boundary.

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

16. Sequence of construction for retaining wall/s

Where retaining walls are required along a property boundary, they are to be constructed and inspected prior to any other construction works commencing.

Reason: To ensure that excavated or backfilled areas are adequately retained and that neighbouring properties are not impacted by the earthworks on this site.

17. Imported Fill

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

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

18. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

19. Work on Adjoining Land is Limited

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

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

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

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

20. Acoustic report for mechanical plant equipment

An acoustic report assessing the noise impact from proposed mechanical plant equipment at the site must be completed by a suitably qualified professional and submitted to Council prior to issue of a Construction Certificate. Any noise mitigation recommendations listed within the acoustic report must be implemented.

Reason: To ensure that mechanical plant noise impacts are assessed and mitigated where and when required to comply with the Protection of the Environment Operations Act 1997.

21. Bus Stops and Bus Shelters Requirement

Prior to issue of a construction certificate, a plan must be prepared and submitted to Council for approval demonstrating the location of bus shelter(s) at the two bus stops on the eastern and western sides of Wellsvale Drive, at the frontage of the Town Centre, as well as regulatory bus zone signage and line marking changes required to facilitate two buses stopping at both of these stops.

Reason: To ensure the provision of public transport infrastructure is provided within Googong Town Centre.

22. Submit Construction Waste Management Plan

A Construction Waste Management Plan, prepared by a suitably qualified or experienced professional, shall be submitted to Council for approval prior to issue of a construction certificate.

The waste management plan shall include:

- Estimated quantities of construction waste broken down into major waste streams
- Description of how construction waste will be avoided, reused, recycled or otherwise safely and legally diverted from landfill for the duration of construction works
- Estimated quantities of construction waste to be landfilled, reused, recycled, or otherwise safely and legally diverted from landfill
- Estimated quantities of excavated natural material (ENM), the expected classification of ENM and how ENM will be managed and disposed
- Generally addressing how this project is contributing to the *NSW Waste and Sustainable Materials Strategy 2041* (NSW DPIE, June 2021) target to achieve “80% average recovery rate from all waste streams by 2030”.

Reason: To ensure that that waste management is appropriately considered and managed during construction.

23. Waste Enclosure and Public Bins

Prior to issue of Construction Certificate, a plan detailing the actual dimensions of the waste enclosure that meet Council requirements to service the whole development on site and the location of public

bins throughout the site is required to be prepared and submitted to Council for approval. The plan to include the following information:

- a) Type of bins to be installed.
- b) Who will be responsible for maintaining them.
- c) Design of bins need to ensure no windblown litter or access from animals or birds and has suitable signage.
- d) If recycling bins are provided, they should only be for bottles and cans.

Reason: To ensure a satisfactory waste management and collection service is provided in accordance with Council requirement.

24. Develop Litter Management Plan

The person acting on this consent shall develop a Litter Management Plan and submit the proposed plan to Council for approval prior to issue of a construction certificate. The Litter Management Plan shall cover all external areas of the development site, including any parking areas or other public domain, and immediately adjacent public land where necessary. The Litter Management Plan shall detail:

- How litter will be managed
- The frequency of litter management activities, including triggers for ad-hoc collections
- Who will be responsible for funding, managing and implementing the Plan.

Reason: To protect local amenity and prevent litter impacts on the environment.

25. Develop Trolley Management System

The person acting on this consent shall develop a Trolley Management System and submit the proposed system to Council for approval prior to issue of a construction certificate. The Trolley Management System shall be consistent with the QPRC Shopping Trolley Management Policy.

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

26. Submission of Traffic Control Devices Plan

Prior to issue of a construction certificate, a Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee. The plan must address:

- a) The provision of a no-parking zone on the southern side of Golden Way from such that the loading access driveway has adequate sight and manoeuvring distance for entering and exiting heavy vehicles in accordance with AS/NZS 2890.1.
- b) On-street parking control on the northern side of Golden Way along the respective development frontages to the site limiting duration of parking to two (2) hours.
- c) Line-marking and sign-posting.

Traffic control devices are not to be installed prior to the endorsement of the Local Traffic Committee but must be implemented prior to the issue of any Occupation Certificate.

Reason: To authorise traffic control devices and ensure that they are appropriate.

27. Water & Sewer Compliance Certificate of Compliance - Design

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

Under Section 306 of the *Water Management Act 2000* Council, as the case requires, may, as a precondition to the issuing a Certificate of Compliance, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply and sewerage under Section 64 of the *Local Government Act 1993* and as specified in Schedule 1 of this consent.

Section 64 contributions shall be indexed in accordance with the respective plans and CPI All Groups - Sydney annually.

Reason: To ensure that supply is available, and/or the hydraulic design is in accordance with the relevant specifications.

28. Submit Approval by Essential Energy

Prior to issue of a construction certificate, a written declaration from Essential Energy that all clearances from the electric infrastructure have been achieved and that the required electricity infrastructure to service the development are provided, must be submitted to Council.

Reason: To ensure development does not interfere with electricity supply and required services provided.

29. Retaining Walls

Any retaining wall greater than 1000 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

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

30. Section 68 Works Certificate

The Section 68 Works Certificate application and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works on utility infrastructure for which Council is the Water and Sewer Authority.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage -

- a) A Certification Report in accordance with Council's DQS Quality Assurance Design Specification,
- b) This general note - *All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications.*

Reason: To provide design certification of the utility infrastructure works.

31. Submit a Construction Management Plan

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

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

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

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

32. Appoint PCA (Building)

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

Reason: To provide for supervision of works.

33. Driveway Application Form

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

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

34. Site Identification

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

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

Reason: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000.

35. Traffic Management and Section 138 Consent

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*. Where occupancy of the road reserve is required, a Section 138 application shall accompany the Traffic Management Plan for Local Roads or an approved Road Occupancy Licence (ROL) from the Transport for NSW (TfNSW) for State Roads.

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

36. Sediment and Erosion Control Plan

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to work commencing. The plan is to cover all measures to control erosion and sediment transport in accordance with the

NSW Landcom publication *Managing Urban Stormwater - Soils and Construction (4th Edition 2004 - "Blue Book")*.

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

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

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

37. Submit an Application for Trade Waste (C4 & C5)

Prior to the commencement of any building work or the approved land use a Trade Waste Application (C4 & C5) for disposal into sewer must be submitted to, and approved by, Council.

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

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

38. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

39. Haulage Trucks Hours of Operation

Haulage truck operations on all public roads shall cease during the period when school busses may be encountered on public roads, between the hours of 7.00 am - 9.00 am and 3.00 pm - 5.00 pm on school days.

Reason: To avoid potential conflict with existing local traffic.

40. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

41. Inspections - Water & Sewer Authority

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

- a) immediately prior to connection of new sewer pipes to the existing sewerage system,
- b) immediately prior to connection of new water pipes to the existing water reticulation,
- c) immediately prior to the backfilling of sewer drainage trenches, and

- d) immediately after installation of any on-site stormwater management system.

Council's Environment, Planning and Development section must be given 24 hours notice of the need for these inspections.

Note: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.

Reason: To ensure that hydraulic services are constructed in accordance with Council requirements.

42. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

43. Unexpected Finds

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and NSW Office of Environment and Heritage (OEH) notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW OEH are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

44. Driveway Requirements

The development must include the construction of a residential type driveway over Council's footway at the location shown on the approved plans. The driveway must be;

- a) Constructed by a Council approved contractor, at no cost to the Council,
- b) Constructed using plain concrete, or 3% black oxide coloured concrete,
- c) Constructed with a 2% grade falling to the gutter,
- d) At minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area,
- e) Constructed to a minimum width of the 6m Vehicle Kerb Crossing,
- f) The driveway crossover shall be a minimum of 6m for the two-way access,
- g) In accordance with Council's D13 Vehicular Access Design Specification as a minimum.

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

45. Internal Road Requirements

The detailed engineering plans for the internal road must comply with the requirements of Council's Design and Construction Specifications which shall be designed and constructed to the minimum standard of a dense graded AC14 asphalt mix and in accordance with Council Design Specifications for GEOMETRIC DESIGN and PAVEMENT DESIGN and Council's Construction Specifications for FLEXIBLE PAVEMENTS and ASPHALTIC CONCRETE. As a minimum, a 7mm prime seal shall be indicated on the Drawings below the asphalt surfacing.

Reason: To ensure road design, construction and ancillary work is in accordance with Council's standards and requirements.

46. Accordance with Driveway Long section

The driveway within the property and across Council's footway must be constructed in accordance with the approved driveway long section.

Reason: To provide an adequate standard of vehicle access.

47. Driveway Location from Water Meter, Sewer and Stormwater Connections

The driveway within the property must maintain a clearance not less than one metre (1.0m) from the water meter.

The driveway verge cross-over is not permitted to be constructed over the water service, sewer tie point connection or stormwater tie point connection.

Reason: To ensure such service is not damaged by vehicle movements or difficult to access.

48. All Works to Be Confined to the Site

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

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

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

49. Disposal of Construction Waste Management

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

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

50. Protection of Adjoining Structures

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

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

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

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

51. Excavation and Backfilling

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

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

52. Maintenance of Erosion Control Measures

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004 - "Blue Book") and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

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

53. Works Sites to Be Fenced

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

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

54. Temporary Vehicle Access

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

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

55. Submit Survey Plan Showing Boundary Setbacks and Floor Levels

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

Reason: To ensure the building is sited and constructed in accordance with the approved plans.

56. Protection of Works on Public Roads

Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council's Queanbeyan Design and Construction Specifications (Version 3.2, dated January 2013) / Googong Design and Construction Specifications (Version 1, dated June 2011).

Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

Reason: To ensure an adequate level of public safety and convenience during construction.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION/COMPLETION CERTIFICATE

57. Occupation Certificate

The occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

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

58. Three (3) Month Operation Acoustic Report After Occupation of Premises

An acoustic report assessing the operational noise generated from the site must be completed by a suitably qualified professional and submitted to Council. Any noise mitigation recommendations listed within the acoustic report must be implemented.

The acoustic report must be submitted no sooner than 3 months and no later than 6 months after the occupation of premises.

Reason: To ensure that real-time noise impacts are assessed and mitigated where and when required for the benefit of neighbouring properties and to comply with the Protection of the Environment Operations Act 1997.

59. Installation of Bus Shelter(s), Regulatory Bus Zone Signage and Associated Line Marking

Prior to issue of any occupation certificate, install the bus shelter/(s), regulatory bus zone signage and any associated line marking changes, for the two bus stops on the eastern and western sides of Wellsvale Drive, at the frontage of the Town Centre.

Reason: To ensure the provision of public transport infrastructure is provided within Googong Town Centre.

60. Submission of Community Management Statement

Prior to issue of any Occupation Certificate, a Community Management Statement for the development approved under this consent must be submitted to Council for approval and shall include the management and maintenance of the private road and car parking associated with this development.

Reason: To satisfy the provisions of the Community Land Management Act 1989 and the Community Land Development Act 1989.

61. Sewage Connection

Prior to issue of any occupation certificate, connect the premises to Queanbeyan-Palerang Regional Council's sewerage infrastructure.

Reason: Premises are connected to available domestic sewerage system.

62. Colours and Material Finishes

The building is to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

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

63. Lighting in Car Parks and Public Spaces

Lighting throughout the car parking area and in public spaces must comply with AS/NZS 2890.1:2004 - parking facilities - off-street car parking, and AS/NZS 1158 - lighting for roads and public spaces.

Lighting of the undercroft car parking area must comply with AS/NZS 1680.2.1-2008 - interior and workplace lighting - specific applications - circulation spaces and other general areas.

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

64. Construction and Fitout Requirements for Supermarket

Food handling and storage areas must be constructed and fit out in accordance with:

- a) AS 4674-2004 - Construction and fit out of food premises
- b) AS/NZS 1668.2-2012 - The use of ventilation and air-conditioning in buildings - mechanical ventilation in buildings

Reason: To ensure safe and hygienic food preparation/storage and compliance with Food Act 2003 and Regulations 2015, Food Standards Code and relevant Australian Standards.

65. Plant and Equipment Noise

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

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

66. Compliance with Acoustic Report

All recommendations and specifications detailed in the acoustic report, Report No.AC-RPT-301350981 001-DA_001, by Stantec Australia Pty Ltd dated 15 September 2022, for Googong Town Centre must be implemented and adhered to.

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

67. Stormwater Disposal and Water Quality Requirements

All stormwater from the site must be captured and piped to the street gutter/stormwater pit/other via an on-site detention system to limit the discharge from the site to the pre-development rate in accordance with Council's D5 and D7 Design Specification.

Reason: To provide satisfactory stormwater disposal and water quality.

68. Car Parking to Comply with AS/NZS 2890

All car parks must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking, AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bays.

Reason: To provide adequate off-street car parking.

69. Provide Water Service and Water Meter - Commercial

A new master water meter and water service shall be provided at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to

Council. All water meters shall be purchased from Council and any connection to live water mains must be undertaken by Council's Utilities Branch at the Applicants cost.

The main meter shall be installed in an easily accessible position in the common property at the front of the site, or other accessible position approved by Council.

A minimum 20mm electronic water meter (sub-meter) shall be purchased from Council and installed at the front of each unit, or other accessible position approved by Council, at no cost to Council.

Each sub-meter and all irrigation and fixtures for the common property must be serviced by the main meter.

Where recycled water is supplied to the property, this condition should be read as applying to both the potable water supply and recycled water supply.

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

Note: Further detail and information on Advanced Metering Infrastructure can be provided through Council's Utilities branch.

Note: To arrange a quote for the supply and installation of the master water meter and water service, please contact Council's Utilities Branch.

70. Repair Damaged Public Property

All damage caused to public property during the construction operations and associated activities must be repaired or reinstated prior to the issue of any Occupation Certificate.

The dilapidation report details the comprehensive record of the condition of public properties adjoining the development site must be prepared by a practising structural engineer and must be submitted to, and approved by, Council.

Reason: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition and to ensure that the condition of buildings, structures and/or public infrastructure on adjoining premises is accurately recorded following the completion of work on the development site.

71. Fire Safety Certificate

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

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

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

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

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

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

72. Submit Annual Fire Safety Statement

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

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

73. Street Numbering

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

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

74. Landscaping Works Completed By an Accredited Contractor

All landscaping must be completed by a Council accredited Category 2 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

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

75. Statement of Completed Landscape Works

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

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

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

76. Water & Sewer Compliance Certificate - Construction

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

Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications.

77. Works as Executed Plans of Dedicated Infrastructure

Prior to the issue of a Certificate of Completion, a Work-as-Executed package must be provided to Council. This information and engineering data is used to confirm the quality of works, indicate relative asset locations and survey alignments while also noting any other approved changes in asset types or construction details that may have occurred during the construction phase when compared to the originally approved design.

The final Work-as-Executed drawings, reports and digital data shall accurately reflect material types, specifications and other asset-specific information. The Work-as-Executed package must include:

- a. Marked up and red-lined Council stamped approved engineering plans depicting all new civil infrastructure and assets dedicated to Council,
- b. An accompanying compliant ADAC XML digital file,
- c. Other reports and information provided in accordance with the relevant approval(s).

Work as Executed (WAE) Drawing DWG and PDF Files

The presentation and content of Work-as-Executed drawing submissions shall be completed in accordance with Queanbeyan-Palerang Regional Council's Engineering Design and Construction Quality Specifications.

The Work-as-Executed drawings are to be provided to Council in both DWG and PDF file formats being printable to A3 size. The Work-as-Executed plans are to be clearly marked up (red-lined) showing all variations from design including changes to levels, alignments and material types. Drawings are to be clearly stamped "WORKS AS EXECUTED" and noted as the "WAE Version" in the revision title block.

Signed Certifications are to be completed on each and all pages of the submitted drawings by the Registered Surveyor certifying the locational accuracy with regard to physical features and assets, cadastral information, contours, levels and the applicable survey datum information.

Asset Design as Constructed (ADAC) XML Files

A compliant ADAC XML file is required to be submitted as an accompaniment to the Work-as-Executed drawings and package of supporting information. The ADAC XML data shall align with the corresponding Work-as-Executed drawings.

On acceptance of the Work-as-Executed information package, Council will undertake data format and conformance checks of the ADAC XML file to confirm validity and completeness with the accompanying Work-as-Executed drawings. Should significant anomalies, errors or missing information be identified during these checks, the files will be returned to the provider for correction and resubmission, potentially delaying the issue of the Certificate of Completion and acceptance of assets.

Queanbeyan-Palerang Regional Council require ADAC XML file to be formatted to V5.0. Refer to <https://www.ipweaq.com/adac> for additional information on preparing a ADAC compliant file submission.

Reason: To provide a record of completed works as accurate asset information.

78. All Surfaces to be Concrete or Asphalt Surfaced

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

Visitor car parks must be clearly labelled prior to occupation.

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

79. Work in Accordance with Engineering Specifications

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Queanbeyan-Palerang Regional Council's current Design and Construction Specifications.

Reason: To ensure design, construction and restoration work is in accordance with Council's standards and requirements.

80. Disposal of Waste Materials

Prior to the issue of any Occupation Certificate written evidence that all demolition/waste materials removed from the site have been disposed of at an approved site must be submitted to the Principal Certifying Authority.

Reason: To ensure that all demolition/waste materials are disposed of in a proper manner.

81. Fibre-Ready Facilities

Prior to the issue of any Occupation Certificate satisfactory arrangements are to be made for the provision of fibre-ready facilities to enable fibre to be readily connected to the premises.

Reason: To satisfy relevant utility authority requirements.

Note: Under the Telecommunications Act 1997 fibre-ready facilities for an individual premise includes ducting from the street pit to the proposed location at the premises of the network termination device.

82. Implement Trolley Management System

The person acting on this consent shall implement the approved Trolley Management System as per Condition 25, including installing all infrastructure required by the System prior to the issue of any Occupation Certificate.

Reason: To ensure the approved Trolley Management System is implemented.

83. Implement Litter Management Plan

The person acting on this consent shall implement the approved Litter Management Plan as per Condition 24, including installing all infrastructure required by the Plan prior to the issue of any Occupation Certificate.

Reason: To ensure the approved Litter Management Plan is implemented.

84. Install and Commission all Waste Infrastructure

The person acting on this consent shall install, and commission as necessary, all waste infrastructure required to service the development as detailed in the approved Operational Waste Management Plan.

Reason: To ensure all required waste infrastructure is commissioned prior to occupation.

85. Submit Construction Waste Records

At the conclusion of construction works, the person acting on this consent shall submit to Council the following information:

- Quantities of construction waste broken down into major waste streams, the facility the waste was sent to and the end use (landfilled, reused, recycled)
- Quantities of excavated natural material (ENM), the classification of ENM, the ENM disposal site(s) and the volume of ENM deposited at each site

Reason: To verify that waste has been legally managed.

86. Insulate Heated and Cold Water Service Pipes

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

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

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

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

87. Maintain Car Parking Areas and Driveway Seals

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

Reason: To ensure car park areas are useable.

88. Vehicle and Goods Storage Confined to the Site

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

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

89. Car Parking Spaces to be Kept Free at all Times

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

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

90. Community Management Statement

The approved Community Management Statement must be implemented and adhered to with by all tenants or other occupants of the development for the life of the development.

Reason: To ensure compliance with the Community Management Statement.

91. Continuous Maintenance of Signs

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

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

92. Remove Damaged or Obsolete Signs

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

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

93. Commercial waste management

The person acting on this consent shall be responsible for disposing of waste from this development. Disposal shall be to an appropriately licenced facility at the person acting on this consent's cost.

Reason: To ensure that commercial waste is appropriately managed and disposed.

94. Comply with Operational Waste Management Plan

The person acting on this consent shall ensure that the requirements of the Googong Central NSW Operational Waste Management Plan (Elephants Foot Consulting Pty Ltd, Revision C or later revision as appropriate) is complied with by all tenants or other occupants of the development.

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

95. Waste collection from within the Site

Collection of waste generated in connection with the ongoing operation of the development must be carried out wholly within the site. All receptacles, storage areas and vehicles required for the collection of waste from development must be accommodated wholly within the site. Bins are not to be transferred to, collected from, or stored on, the public street at any time.

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

96. Waste collection vehicles to enter and exit the Site in a forward direction

Waste collection vehicles entering or exiting the site shall only do so in a forward direction.

Reason: To ensure the risks associated with reversing heavy vehicles onto a public road is eliminated.

97. Ongoing management of waste

The person acting on this consent shall:

- Manage access to the waste areas to ensure that only authorised users can access the area; and
- Keep waste areas free of debris, vermin and otherwise in a safe state for the collection of waste; and
- Manage waste storage areas to minimise negative impacts to adjoining properties; and
- Store bins within the waste areas in areas that do not impede access to other bins, fire safety features, emergency exits or other structures required to be accessed; and
- Generally undertake waste management in accordance with the Waste Management Plan approved by Council.

Reason: To ensure the effective and safe ongoing management of waste areas.

98. Maintain and Operate Trolley Management System

The person acting on this consent shall maintain and operate, for the life of the development, the approved Trolley Management System.

Reason: To ensure the approved Trolley Management System is implemented.

99. Maintain and Operate Litter Management Plan

The person acting on this consent shall maintain and operate, for the life of the development, the approved Litter Management Plan.

Reason: To ensure the approved Litter Management Plan is implemented.

100. Surface Water

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties.

SECTION 68 APPROVAL – PLUMBING AND DRAINAGE CONDITIONS

101. Plumbing and Drainage Installation Regulations

Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

Reason: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005.

102. Inspection of Plumbing and Drainage

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

Reason: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule.

103. Floor Level to Be 150mm Above Yard Gully

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

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

104. Heated Water Not To Exceed 50 Degrees C

All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

All heated water installation for any accessible facility must deliver hot water at a temperature not exceeding 45° Celsius.

Reason: To prevent accidental scalding.

Please Note:

Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

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 matter for investigation of incidents. Uniformity in CCTV cameras would also be ideal so that there 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 persons 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 possibly 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 deterrence many offenders where 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 through out 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 grow 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.