

## 1. Plans and documents

This development consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent requiring amendments to the proposal:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
<b>Architectural Plans</b>			
00 – Cover Sheet Drawing Schedule	Kasperek Architects	Rev F / 11/7/2024	11/7/2024
04 – Planning Controls – Setbacks & Building Separation	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
05 – Planning Controls – Setbacks & Building Separation	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
06 – Planning Controls – Setbacks & Building Separation	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
07 – Planning Controls – Building Envelope Sections	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
08 – Planning Controls – Building Envelope Perspectives	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
09 – Site Plan – Ground	Kasperek Architects	Rev F / 11/7/2024	11/7/2024
10 – Site Plan – Level 1	Kasperek Architects	Rev F / 11/7/2024	11/7/2024
11 – Site Plan – Level 2	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
12 – Site Plan – Level 3	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
13 – Site Plan – Level 4	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
14 – Site Plan – Level 5	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
15 – Site Plan – Level 6	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
16 – Site Plan – Level 7	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
17 – Site Plan – Level 8	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
18 – Site Plan – Level 9	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
19 – Site Plan – Roof	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
20 – Street Elevations	Kasperek Architects	Rev F / 11/7/2024	11/7/2024
21 – Site Sections	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
22 – Project Statistics	Kasperek Architects	Rev D / 25/11/2022	29/09/2023

23 – Floor Plan – Basement Level - 2	Kasperek Architects	Rev E / 25/08/2023	29/09/2023
24 – Floor Plan – Basement Level - 1	Kasperek Architects	Rev E / 25/08/2023	29/09/2023
25 – Floor Plan – Building W – Ground	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
26 – Floor Plan – Building W – Level 1	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
27 – Floor Plan – Building W – Level 2	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
28 – Floor Plan – Building W – Level 3	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
29 – Floor Plan – Building W – Level 4	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
30 – Floor Plan – Building W – Level 5	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
31 – Floor Plan – Building W – Level 6	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
32 – Floor Plan – Building W – Level 7	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
33 – Floor Plan – Building W – Level 8	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
34 – Floor Plan – Building W – Level 9	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
35 – Floor Plan – Building W – Roof	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
36 – Floor Plan – Building E – Ground	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
37 – Floor Plan – Building E – Level 1	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
38 – Floor Plan – Building E – Level 2	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
39 – Floor Plan – Building E – Level 3	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
40 – Floor Plan – Building E – Level 4	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
41 – Floor Plan – Building E – Level 5	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
42 – Floor Plan – Building E – Level 6	Kasperek Architects	Rev D / 25/11/2022	23/01/2023

43 – Floor Plan – Building E – Level 7	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
44 – Floor Plan – Building E – Level 8	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
45 – Floor Plan – Building E – Level 9	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
46 – Floor Plan – Building E – Roof	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
47 – Floor Plans – Adaptable Units	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
48 – Floor Plans – Adaptable Units	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
49 – Elevation – A. North-East	Kasperek Architects	Rev F / 11/07/2024	11/07/2024
50 – Elevation – B. South-East	Kasperek Architects	Rev F / 11/07/2024	11/07/2024
51 – Elevation – C. South-West	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
52 – Elevation – D. North-West	Kasperek Architects	Rev F / 11/07/2024	11/07/2024
53 – Section 1-1	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
54 – Section 2-2	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
55 – Section 3-3	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
56 – Section 4-4	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
57 – Section 5-5	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
58 – Section 6-6	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
59 – Schedule – External Finishes	Kasperek Architects	Rev E / 25/08/2023	29/09/2023
60 – Schedule – Window	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
61 – Schedule – Door	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
70 – Perspective Views	Kasperek Architects	Rev F / 11/07/2024	11/07/2024
71 – Perspective Views	Kasperek Architects	Rev F / 11/07/2024	11/07/2024
72 – Typical Unit Floor Plans	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
73 – Typical Unit Floor Plans	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
74 – Typical Unit Floor Plans	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
75 – Typical Unit Floor Plans	Kasperek Architects	Rev D / 25/11/2022	23/01/2023
76 – Typical Unit Floor Plans	Kasperek Architects	Rev D / 25/11/2022	23/01/2023

79 – Water Well – Proposed Detail	Kasperek Architects	Rev F / 11/07/2024	11/07/2024
80 – Typical Unit Floor Plans	Kasperek Architects	Rev E / 25/08/2023	29/09/2023
<b>Landscape Plans</b>			
L000 – Cover Sheet + Site Plan	Place Logic	Rev B	29/09/2023
L100 – Tree Assessment Plan	Place Logic	Rev A / 25/7/2023	29/09/2023
L101 – Tree Management Plan	Place Logic	Rev C / 11/07/2024	11/07/2024
L401.1 – Landscape Plan – Ground Floor	Place Logic	Rev C / 25/7/2023	29/09/2023
L401.2 – Landscape Plan – Level 1	Place Logic	Rev C / 25/7/2023	29/09/2023
L401.3 – Landscape Plan – Level 8	Place Logic	Rev B / 25/7/2023	29/09/2023
L402.1 – Planting Palette	Place Logic	Rev C / 25/7/2023	29/09/2023
L402.2 – Planting Palette + Schedule	Place Logic	Rev D / 25/07/23	29/09/2023
<b>Civil Engineering Plans</b>			
Cover Sheet	Indesco		23/01/2023
001 – Drawing Schedule	Indesco	Rev 1 / 03/11/2022	23/01/2023
002 – Legend Abbreviation and Gen Notes	Indesco	Rev 1 / 03/11/2022	23/01/2023
003 – Basement 2 Stormwater Plan	Indesco	Rev 1 / 03/11/2022	23/01/2023
004 – Basement 1 Stormwater Plan	Indesco	Rev 1 / 03/11/2022	23/01/2023
005 – Ground Floor Stormwater Plan	Indesco	Rev 1 / 03/11/2022	23/01/2023
006 – Stormwater Details	Indesco	Rev 1 / 03/11/2022	23/01/2023
007 – OSD Details and Calculations	Indesco	Rev 1 / 03/11/2022	23/01/2023
010 – Proposed Site General Arrangement	Indesco	Rev 1 / 03/11/2022	23/01/2023
020 – Basement 2 Swept Path Analysis	Indesco	Rev 1 / 03/11/2022	23/01/2023
021 – Basement 1 Swept Path Analysis	Indesco	Rev 1 / 03/11/2022	23/01/2023

022 – Ground Floor Swept Path Analysis	Indesco	Rev 1 / 03/11/2022	23/01/2023
025 – Ramp Plan, Grades And Sections	Indesco	Rev 1 / 03/11/2022	23/01/2023
030 – Waste Collection Proposed Laneway Loading Zone	Indesco	Rev 2 / 09/12/2022	23/01/2023
031 – Proposed Basement 1 Bin Location	Indesco	Rev 1 / 09/12/2022	
E02– Electrical Services Site Plan – External Lightning Layout	BSE True Partners	Rev B / 17/11/2022	
E03 – Electrical Services Site Plan – Existing Lightning Layout	BSE True Partners	Rev A / 26/11/2022	
04 – Electrical Services Level 8 Courtyard Lighting Layout	BSE True Partners	Rev A / 17/11/2022	
05 – Electrical Services Site Plan – Power and Communication Layout	BSE True Partners	Rev A / 26/11/2022	
8795 – 01– 050 – Soil Erosion and Sediment Control Plan	Indesco	A1 / 28/07/2023	29/09/2023
8795 – 01– 051 – Soil Erosion and Sediment Control Plan	Indesco	A1 / 28/07/2023	29/09/2023
211543 – 000 – 20 – 01 – Hydraulic – Site Plan	Sellick Consultants	Rev 1 / 11/09/2023	29/09/2023
Waste Management Plan	Indesco	28/07/2023	29/09/2023
<b>Reports</b>			
8795 – Flooding Impact Statement	Indesco	Rev 1 – 4/11/2022	23/01/2023
10442 – Development Application Access Report	Purely Access	Rev 2 / 22/22/22	23/01/2023
210506 – Preliminary Site Investigation (Contamination)	Douglas Partners	Rev 1 / 24/11/22	29/09/2023
220273 – Rutledge Street Apartments, Lot 2 DP117998, Lot 31 DP771673, Queanbeyan – DA Acoustic Assessment	Pulse White Noise Acoustics	R0 / 4/11/2022	23/01/2023

229044 – Traffic Impact and Parking Assessment	TTW Structural Civil Traffic Façade	Rev D / 15/05/2023	29/09/2023
229044 – Response to Traffic for NSW TIA Comments	TTW	24/6/2024	11/7/2024
20220392 – Sustainable Management Plan	BSE True Partners	V3 / 19/07/2023	29/09/2023
220150 – BCA Compliance Report	BCA Certifiers	V1 / 28/10/2022	23/01/2023
PR-017588 – Shop Top Housing Development Capital Investment Report	WT Partnership	V1 / 9/11/2022	23/01/2023
<b>Others</b>			
BASIX Certificate – Rutledge Street, Queanbeyan Residential Apartments - Certificate Number 1357524M	BSE Building Services		23/01/2023

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.*

## **CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS**

The following conditions are to be satisfied prior to any site works associated with the proposed development commencing:

### **2. Plans and documents submitted for Council approval to address the following:**

- A. Revised Architectural Drawings that increases the height of the brick colonnade around the lower level of the buildings to two storeys to the satisfaction of Council's Heritage Advisor.

### **3. Padmount Substation and Electrical Clearances**

Updated Report and/or plans are required to be submitted for Council approval that demonstrates compliance with AS2067 and Essential Energy policy CEOM 7098. Works should also align with Safework Clearance requirements. Please see advice from Essential Energy relating to padmount substations and SafeWork clearances, attached at Schedule 3.

*Reason: To ensure referral agency advice is complied with.*

### **4. Affordable Housing Agreement**

An Affordable Housing Agreement with a Community Housing Provider must be provided to Council to ensure that 15% Affordable Housing (27 apartments) as part of the development will be owned/managed by the elected Community Housing Provider and will be made available as affordable housing for at least 15 years.

The obligations of the Agreement are to be fulfilled by the party having the benefit of the consent.

*Reason: To ensure development is consistent with statutory planning controls.*

### **5. Construction Noise and Vibration Management Plan**

Construction Noise and Vibration Management Plan prepared by a suitably qualified professional shall be submitted for Council approval.

*Reason: To ensure that suitable assessment of noise and vibration impacts are undertaken and all relevant mitigation measures are implemented to reduce impact to neighbouring properties.*

## **CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

*The following conditions are to be satisfied prior to issue of any Construction Certificate associated with the proposed development:*

### **6. Submission of Traffic Control Devices Plan**

A Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee. The plan must address:

1. The provision of a no-parking zone on the northern side of Rutledge Street from such that the access driveway has adequate sight distance for exiting traffic in accordance with AS/NZS 2890.1.
2. On-street parking control on western side of Crawford Street and northern side of Rutledge Street along the respective development frontages to the site limiting duration of parking to two (2) hours.

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.*

## **7. BASIX Certificate**

Prior to the issue of any Construction Certificate, the development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1357524M, and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Construction Certificate plans.

## **8. Stormwater Management Plan**

Prior to the issue of Construction Certificate, A stormwater management plan prepared by a qualified consultant must be submitted to, and approved by Council that demonstrates;

- the proposed development can maintain pre-development runoff flow for both 20% and 1% storm events in accordance with Council's D5 Stormwater Drainage Design specification,
- the provision for onsite stormwater detention (OSD) and water quality in accordance with Council's D7 Erosion Control and Stormwater Management Design specification and corresponding computer modelling.

## **9. Submit Flood Engineer's Certificate FLOODING**

Prior to the issue of the Construction Certificate, a certificate from a practising structural engineer must be submitted to the Principal Certifying Authority to certify that:

- (a) for a design criteria of 48 hours, ground saturation forces transmitted by the structure to the ground can be withstood by the foundations and ground conditions existing during a flood event and,
- (b) the design of the proposed works is structurally sound to withstand all flood events up to a least a 1% AEP flood.

*Reason: To ensure the structural stability of the building during a flood event.*

## **10. Water & Sewer Compliance Certificate of Compliance - Design**

Prior to the release of the 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.

Water supply charges will be based on 119.10 ETs and for Sewer supply charges based on 137.15 ETs.

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

## **11. Development Contributions**

Pursuant to section 7.12 of the Environmental Planning and Assessment Act 1979, and Council's section 7.12 Contribution Plan, pay contribution detailed at Schedule 1.



A contribution schedule is attached and must be paid to Queanbeyan-Palerang Regional Council towards the cost of works as outlined in the contribution plan. The amount to be paid is to be indexed at the time of the actual payment, in accordance with the provisions of the Section 7.12 Development Contributions Plan.

**Paying the Contribution -** In the case of a **development application**, applicants must pay their contributions **before obtaining a construction certificate**.

*Reason: To assist Council to provide appropriate public facilities required to maintain and enhance amenity and service delivery within the Queanbeyan urban area.*

## **12. Submit a Construction Impact Report**

Prior to the issue of the Construction Certificate, a Construction Impact Report prepared in accordance with Australian Standard 4970-2009 *Protection of Trees on Development Sites* including Tree Protection Measures and accompanying Tree Protection Plan must be submitted to and approved by Council.

*Reason: To ensure that trees indicated in Tree Management Plan to be retained are protected during and on completion of construction.*

## **13. Submit a Construction Management Plan**

Prior to release of any Construction Certificate, 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.
- (f) address the management of the following potential environmental hazards:
  - public safety, amenity and site security
  - operating hours
  - noise and vibration controls
  - air and dust management
  - stormwater and sediment control
  - vehicle tracking of mud onto roads
  - waste and materials reuse and
  - traffic management

**NOTE:** Particular emphasis should be made to control runoff and pump out from basement excavation during and after storm events.

The Construction Management Plan is also to include an “unexpected finds protocol” to assess potential unexpected sources of contamination encountered during the excavation of the site and in particular the basement car parking. This should include an asbestos and hydrocarbon finds protocol in the event that these materials are discovered. Any recommendations resulting from an investigation into finding these unexpected sources of contamination shall be implemented by the applicant.

*Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works and to implement the recommendations on page 17 of the Preliminary Site Investigation (Contamination) prepared by Douglas Partners Ref 210506.01.R.001.Rev0 dated 24 November 2021.*

#### **14. Submit a Waste Management Plan**

Prior to any demolition works or the release of a Construction Certificate for building works, a Waste Management Plan for the management of waste generated during the construction shall be submitted to, and endorsed by, Council. The plan must;

- (a) Demonstrate how waste will be separated into streams such as reuse, recycling and landfill.
- (b) Include the method for containment of litter on site during construction.
- (c) Provide for a Waste Storage Room
- (d) Include a detailed Waste Management Plan for the operational phase of the development that shall address:
  - (i) Details and location of waste stations
  - (ii) Management of commercial/office waste
  - (iii) How the operation waste management practices will be implemented with the tenants and end users of the building including education and training

*Reason: To ensure adequate waste management practices are in place to satisfy Council requirements.*

#### **15. Disposal of Contaminated Material**

All contaminated material removed from the site must be disposed of to a licensed disposal facility or as otherwise specified in the remedial action plan. Evidence of the location, date and quantities of material disposed of must be submitted to Council prior to the issue of a Construction Certificate.

*Reason: To ensure that contaminated material removed from the site is disposed of in an environmentally safe manner.*

#### **16. 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 the issue of a Construction Certificate. 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.

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

#### **17. Protection of Council Sewer/Stormwater Easements**

Prior to the issuing of a Construction Certificate, structural plans must be provided to Council for concurrence as the sewer and water authority. The plans are to demonstrate that the footings of the structure will not be located within the zone of influence of Council's sewer and stormwater easements.

*Reason: To allow for safe access and maintenance of services within the easements by Council personnel.*

#### **18. On-Site Detention System Design**

Prior to Construction Certificate being issued, an on-site detention system design conforming to Council's Development Design specification shall be submitted to Council. The design shall be accompanied by a certification from a suitably qualified hydraulics engineer.

*Reason: To ensure on site detention is designed in accordance with the Council's specification.*

#### **19. Submit an Application for Trade Waste (C4)**

Prior to the issue of the Construction Certificate, a Trade Waste Application (C4) for disposal of liquid trade waste of 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.*

#### **20. Submit an Application for Trade Waste (C5)**

Prior to the issue of the Construction Certificate, a Trade Waste Application (C5) to install a waste treatment device or devices may also be required to be submitted to, and approved by Council subject to the use of the proposed commercial premises.

The application must include the following details;

- a. Details and location of all processes, tanks, pits and apparatus associated with the generation of trade waste and,
- b. Specifications of the treatment system including capacity/dimensions, material of construction and lining of the proposed pre-treatment facilities and,
- c. Details of pipes and floor drainage conveying the waste and,
- d. A detailed sewage drainage plan.

*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.*

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

#### **21. Dilapidation Report**

Prior to the issue of a Construction Certificate, the applicant shall prepare a dilapidation report on adjacent heritage buildings situated on Lot. 2 DP1179998 to determine their existing condition which can be used to determine the extent of any potential damage caused by the proposed construction.

#### **22. Structural Assessment of Fire Station**

Prior to the issue of a Construction Certificate, a structural assessment shall be undertaken of the former Fire Station at 259 Crawford Street. The Assessment shall be undertaken by a suitably qualified person and include recommendations as to whether monitoring is required at any time during excavation or construction.

*Reason: To ensure measures are taken to determine and manage the impact of construction on adjoining buildings.*

### **GENERAL CONDITIONS**

#### **23. Comply with Supporting Reports**

Comply with the following reports submitted with the application and referred to in Condition 1:

- Access Report
- Acoustic Report
- Sustainability Management Plan

*Reason: To ensure measures proposed in the application are adhered to.*

#### **24. 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 the construction certificate/subdivision works 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: To ensure work is undertaken in accordance this consent & relevant construction standards.*

#### **25. 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: To ensure that the building complies with relevant standards.*

#### **26. Comply with the Building Code of Australia**

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

*Reason: To ensure all building work is carried out in accordance with relevant construction standards.*

#### **27. 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.

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 prevent unnecessary disturbance to public land and to minimise interference with the verge and its accessibility by pedestrians*

#### **28. Imported Fill**

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

*Reason: To ensure only clean and non-contaminated fill is used on site.*

#### **29. Disposal of Surplus Excavated Material**

Prior to the disposal of any surplus excavated material from the site, all soil requiring off site disposal must be assessed and classified prior to being transported to an appropriately licenced landfill in accordance with NSW EPA *Waste Classification Guidelines*.

*Reason: To implement the recommendations on page 17 of the Preliminary Site Investigation (Contamination) prepared by Douglas Partners Ref 210506.01.R.001.Rev0 dated 14 November 2021.*

### **30. Shopfront glazing to Commercial Premises**

Ground floor units for shops and businesses shall not have opaque glass or obstructed windows and doors fronting any public areas.

*Reason: to enhance active frontage streetscape and reduce potential anti-social behaviour*

### **31. Glazing to Residential Units**

All residential windows facing public areas are to be double or triple glazing.

*Reason: To reduce noise complaints from future residents.*

## **CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS**

### **32. Appoint Principal Certifying Authority**

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 two (2) days prior to any work being undertaken.

*Reason: To provide for supervision of the building works.*

### **33. Establish Construction and Demolition Waste Areas**

Establish construction and demolition waste areas in accordance with the approved Construction Waste Management Plan.

*Reason: To ensure that construction and demolition waste is effectively managed.*

### **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. Tree Protection**

Prior to the commencement of works the Tree Protection Measures and accompanying Tree Protection Plan outlined in the Construction Impact Report shall be implemented. The

recommendations of the Tree Protection Plan shall be satisfied prior to the commencement of construction works on the site.

*Reason: To ensure that trees to be retained are protected during and on completion of construction.*

### **37. Retain and Protect Trees on Public Land**

All trees located on Council owned or managed lands, including the verge between the property boundary and the street kerb and gutter, must be protected in accordance with 'AS4970-2009 Tree Protection on Development Sites' and the following measures:

- a) During construction, ensure retained trees are protected by cyclone/chain mesh fencing. The fencing must:
  - i. extend around the drip line of the tree,
  - ii. be a minimum of 1.8 metres high,
  - iii. consist of a minimum of 4 panels,
  - iv. be erected prior to commencement of any work; and
  - v. remain in place until all site works have been completed.
- b) Comply with the measures outlined within the approved Tree Management Plan (TMP) prepared by an AQF Level 5 Arborist (If applicable).

Please note that verge surfaces, including soft and hardscape areas, are subject to protection measures during construction according to other Council policies.

*Reason: To ensure that tree(s), including street trees, are protected from damage during construction.*

### **38. Buildings to be photographed**

Prior to the demolition of the dwelling-house, outbuilding and related structures, the complete exterior and interior must be photographed using a digital camera of no less than 8 megapixels and set at the highest possible resolution to record the images.

All images must be saved onto a USB in JPEG format, complete with the full address of the property and the date on which the photographs were taken.

The images must be re-named to include the property name and feature that has been photographed. If more than one image of the same object is supplied then it must be distinguished with a number to give it a unique file name.

Two copies of the photographs printed by a commercial photographic laboratory must be submitted to Council. The image size, to ensure all detail of the building is visible, must be no smaller than 10"x8" (25cmx20cm).

Note: Images printed on a home/office computer are not acceptable.

*Reason: To ensure the history of the site is adequately recorded.*

## **CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS**

### **39. 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.*

### **40. Sediment and Erosion Controls**

Install and maintain sediment and erosion controls, prior to and during construction activities, in accordance with the approved Sediment and Erosion Control Plan, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, 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.

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.*

### **41. 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.*

### **42. 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.*

#### **43. 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.*

#### **44. 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.*

#### **45. 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.*

#### **46. 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.*

#### **47. 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.*



#### **48. 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.*

#### **49. 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.*

#### **50. 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.*

#### **51. Storage of Dangerous Substances is Prohibited (Flooding)**

The storage of the following substances in quantities, other than for isolated or occasional household purposes, is prohibited for this development:

Acetone	Celluloid	Magnesium
Ammonia	Chlorine	Nitric Acid
Benzine	Petrol	Phosphorus
Sodium	Sulphur	Potassium
Carbon Disulfide	Hydrochloric Acid	

Where such substances are for domestic purposes they shall be stored above the flood planning level (RL 575.97m).

*Reason: To ensure that substances that are extremely vulnerable to flood conditions are not stored in quantities that will cause adverse impacts in the event of a flood as the land is located within a “designated flood” area as defined in Section 2.5 “Flood Management” of Queanbeyan Development Control Plan 2012.*

## **52. Electrical Services in New Buildings (Flooding)**

All electrical power connections, switch boards and transformers must be installed at a level above RL575.97mAHD.

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.*

## **53. Equipment Storage below Flood Planning Level (Flooding)**

All electrical and mechanical services and equipment that have to be installed below RL575.97mAHD must conform to the following:

- **Equipment**

All electrical and mechanical equipment must be capable of disconnection by a single plug and socket assembly.

- **Services**

A sign, advising that electrical and mechanical services must be thoroughly cleaned or replaced and be checked by a qualified electrical contractor before commencement of reuse, must be installed in close proximity to those services.

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.*

## **54. Ground Floor Level above the 1%AEP Flood Level (Flooding)**

The ground floor level of the building must be 500mm above the 1% AEP flood level (RL575.47mAHD) which for this allotment is at RL575.97mAHD. A survey plan that identifies the height of the finished ground floor must be prepared by a Registered Surveyor upon completion of the ground floor and then submitted to the Principal Certifying Authority.

*Reason: To ensure that the floor level of the building is set at or above the 1% AEP flood level so as to minimise the risk of flood damage to the building and its occupants.*

## **SPECIAL CONDITIONS - ENGINEERING**

### **55. Rutledge Street Sewer Main Relocation and Connection under Section 68 Approval**

The Developer shall carry out the following utility infrastructure construction work in Rutledge Street under a Section 68 Construction Certificate approval and at no cost to Council;

- The existing 150mmØ AC sewer main from manhole S433 to S434 is to be decommissioned.
- Re-grade the 150mmØ sewer main between manholes S432 and S433 at 2.0%, and re-grade the 150mmØ sewer main between manholes S433 to S442 at 1.0% along Rutledge Street.
- Reconstruct sewer manhole S433 and manhole S442.
- Re-grade 150mmØ sewer main between manholes S442A and new S442 at 1.74%.
- Construct new 150mmØ PVC SN8 sewer main connecting new manhole S442 to existing manhole S651, re-connecting to existing Rutledge Street sewer network.

*Reason: To ensure continuity of existing domestic sewer main infrastructure impacted by the development.*

**56. Connection to New 225mmØ Sewer Main**

The development shall connect to the new sewer manhole with a 225mmØ stub provided located adjacent to the north corner of 6 Rutledge Street which flows into a newly constructed 225mmØ PVC SN8 sewer main that connects into the existing 225mm Ø sewer trunk main at manhole S58.

The development shall not be connected to any 150mmØ sewer infrastructure in the vicinity.

*Reason: Premises are connected to available domestic sewerage system that can accommodate the fixture unit capacity of the development.*

## **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: To ensure development is safe & appropriate for occupation, and is completed in accordance with the consent.*

### **58. BASIX Commitments**

Comply with all commitments listed on BASIX Certificate No 1357524M, or any subsequent modifications, before occupying the premises.

*Reason: To ensure compliance with the requirements of the NSW BASIX certification process.*

### **59. Sewage Connection**

Prior to occupation connect the premises to Queanbeyan-Palerang Regional Council's new 225mmØ sewer main infrastructure.

*Reason: Premises are connected to available domestic sewerage system that can accommodate the fixture unit capacity of the development.*

### **60. Sewage Reflux Valve**

A sewer reflux valve shall be fitted in accordance with AS 3500 to the internal sewer drainage system upstream of the property boundary trap / shaft so as to prevent the backflow from the driveway authority's sewer entering the building.

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.*

### **61. 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 Set:2010 - Lighting for Roads and Public Spaces.

Lighting of the roofed car parking area must comply with AS/NZS 1680.2.1-2008 - Interior Lighting Part - Circulation spaces and other general areas.

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

### **62. Compliance with Acoustic Report**

All recommendations and specifications detailed in the acoustic report, No.220273 (dated 4 November 2022) by Pulse White Noise Acoustics for Rutledge Street Apartments 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.*

### **63. Stormwater Disposal 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.

Access to the underground car park to be above the 1% AEP flood level and freeboard.

The underground car park to have a battery backup hydraulics pump out system with a suitable discharge rate as determined by a hydraulics engineer, and have an external outlet above the 1% AEP flood level.

*Reason: To provide satisfactory stormwater disposal and water quality.*

### **64. 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.

Access to the underground car park to be above the 1% AEP flood level and freeboard.

*Reason: To provide adequate off-street car parking.*

### **65. Provide Water Service and Water Meter - Commercial/Large Multi-Level Strata**

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.

The development shall include Advanced Metering Infrastructure (AMI). AMI shall be designed, purchased from and installed by Council's nominated supplier and to the requirements and specifications of Council. Once installed, the installation will be reviewed by Council. If installation is acceptable to Council, the proponent shall arrange for the ownership of the AMI system to be novated to Council. Ownership of internal water supply mains does not transfer to Council. All costs related to design, supply, installation and novation of the AMI will be at no cost to Council. Once novated, Council will maintain and replace as necessary the AMI system only.

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: The water meter configuration is to be an 'In-Series water meter layout'. 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.

#### **66. Works as Executed - On-Site Detention System**

Prior to Occupation Certificate, Work as Executed drawings of the constructed on-site detention system certified by the designer are to be submitted to Council accompanied by evidence of restriction of land use of the land and positive covenant over the lot in favour of Council.

*Reason: To ensure on site detention is constructed in accordance with the designed system and that its ongoing maintenance is enforceable by law.*

#### **67. Driveway Requirements**

The development must include the construction of a new driveway over Council's footway at the location and design 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.*

#### **68. 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.*

#### **69. Accordance with Driveway Longsection**

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.*

#### **70. 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.*

#### **71. 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.*

## **72. Repair Damaged Public and Private Property**

All damage caused to public and private property during the construction operations and associated activities must be repaired or reinstated prior to Council accepting any Certificate of Completion.

The dilapidation report (required prior to issue of the Construction Certificate) will be used to determine the extent of any potential damage caused by the proposed construction.

*Reason: To ensure that all public and neighbouring private property in the vicinity of the development is maintained in its pre-development condition.*

## **73. 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.*

## **74. 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.*

## **75. 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.*

## **76. Flood Management Plan**

Prior to the issue of the any Occupation Certificate a detailed Flood Management Plan, incorporating flood protection measures for goods and equipment must be submitted to, and endorsed by, Council.

*Reason: To protect goods and equipment in the event of a flood.*

## **77. Statement from Surveyor**

Prior to the issue of any Occupation Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority stating that the laneway easement and the pedestrian easement created on the western boundary of the site, and stating that all water, sewer and stormwater pipelines are completely located within their easements.

*Reason: To ensure works are completed in accordance with Council's requirements.*

## **78. Easements and Covenant on the Land**

Create easements and apply covenants under section 88B of the *Conveyancing Act 1919* incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenants.

- (a) Pedestrian easement (1.5m wide, extend to western boundary with SP12593),
- (b) New laneway easement approx. 10m wide through midpoint of site (indicated as communal laneway on Plan 09, and
- (c) Nominating Council as the name of the person/authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.

*Reason: To ensure public utility services, access and restrictions are legalised over the land*

## **79. Unit Numbering and Street Addressing**

Prior to the issuing of an Occupation certificate, the applicant is required to obtain specific unit numbering and street addressing from Queanbeyan-Palerang Regional Council and display the approved unit and street numbers in accordance with Council's requirements.

*Reason: To ensure adequate property identification for the public and for emergency services.*

## **80. Landscaping Works Completed by an Accredited Contractor**

All landscaping must be completed by a Council accredited Category 1 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

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

## **81. 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.*

## **82. Retaining Walls**

All Retaining Walls are to be constructed to Australian Standard AS4678: 'Earth Retaining Structures'.

## **83. Landscaping Requirements**

Landscaping must be extended to include the levelling, topsoiling and turfing or grass seeded hydro mulching of the footway between the property boundary and the street kerb and gutter.

*Reason: To ensure that areas to the street frontage provide an attractive urban landscape.*



## **CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A SUBDIVISION/STRATA CERTIFICATE**

### **84. Consolidation**

Consolidate Lot 31 DP771673 Lot 2/DP748338, Lot 18/DP548244 and part Lot 2/DP 1179998, by a plan of consolidation into a single allotment. Provide proof of registration of this consolidation, with the NSW Land and Property Information, to Queanbeyan-Palerang Regional Council prior to the issuing of any occupation certificate.

*Reason: Satisfy the provisions of the LEP in relation to minimum lot size for the erection of a dwelling.*

### **85. Water and Sewer Compliance Certificate - Service**

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

*Reason: To ensure compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.*

Note: This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.

### **86. 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.

Car parking allocated to strata units must be clearly numbered prior to the occupation of the building.

Visitor car parks must be clearly labelled prior to the occupation of the building.

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

### **87. 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.*

### **88. Submission of Traffic Control Devices Plan**

A Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee prior to the installation of any traffic control devices. It must include line-marking and sign-posting.

*Reason: To authorise traffic control devices.*

### **89. Apply for Council Issued Bins**

The Proponent, on behalf of the Body Corporate, shall apply to Council for the required number and type of bins.

*Reason: To ensure that Council issued bins are in place before occupation.*

#### **90. Waste Management Plan – Post Construction**

A Waste Management Plan – Post construction shall be prepared by the Proponent on behalf of the Body Corporate and submitted to Council.

The Waste Management Plan – post construction shall include:

- all information required to safely operate and maintain any waste infrastructure installed at the site; and
- demarcation of management responsibilities; and
- cost estimates for ongoing maintenance and operation of waste infrastructure installed; and
- information on asset lives of waste infrastructure.

*Reason: To ensure that future residents have a comprehensive management plan to assist in ongoing management of the facility.*

#### **91. Enter into Access Agreement**

The Body Corporate shall enter into an Access Agreement with Queanbeyan-Palerang Regional Council for the provision of domestic waste management services.

*Reason: To ensure the effective, efficient and legal access for domestic waste collection.*

### **CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES**

#### **92. Noise and Vibration**

All recommendations set out in the detailed Construction Noise and Vibration Management Plan are to be implemented as listed in the plan in relation to the ongoing use of the premises.

#### **93. Waste Storage Area design**

The Waste Storage Area shall

- Provide general resident access through personal access doors; and
- Comply with the Disability (Access to Premises – Buildings) Standards and Building Code of Australia; and
- Provide sufficient space to store the required number and type of bins; and
- Be constructed to prevent rainwater entering the waste area (including providing roofs as necessary), effectively manage access and provide appropriate levels of ventilation and lighting; and
- Be generally consistent with the approved Operational Waste Management Plan and the Waste Management Plan

*Reason: To ensure that the waste storage areas are fit for purpose.*

#### **94. Comply with Operational Waste Management Plan**

The Body Corporate shall manage the development to comply with the approved Operational Waste Management Plan at all times.

*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 by 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 Body Corporate 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
- Only present Council-issued bins for collection; and
- Transfer bins as necessary between bin areas; and
- Present bins to the agreed location for collection on the nominated collection days; 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 Car Parking Areas and Driveway Surfaced**

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

*Reason: To ensure car park areas are useable.*

#### **99. 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.*

#### **100. 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.*

#### **101. 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**

### **102. 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.*

### **103. 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.*

### **104. 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.*

### **105. 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.

*Reason: To prevent accidental scalding.*

#### **General advisory notes**

- This deferred commencement consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.
- The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent. Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.
- A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

#### **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](http://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.

#### Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

**Approved plans and documents** means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

**Building work** means any physical activity involved in the erection of a building.

**Certifier** means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

**Construction certificate** means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

**Council** means Queanbeyan-Palerang Regional Council

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

**EP&A Act** means the Environmental Planning and Assessment Act 1979.

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2021.

**Independent Planning Commission** means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

**Local planning panel** Nil for Queanbeyan-Palerang Regional Council

**Occupation certificate** means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

**Principal certifier** means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Stormwater drainage system** means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

**Strata certificate** means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

**Subdivision certificate** means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

**Subdivision works certificate** means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

**Sydney district or regional planning panel** means Southern Regional Planning Panel (SRRP)

## Schedule 1

### NOTICE OF CONTRIBUTIONS & CHARGES ASSOCIATED WITH DEVELOPMENT

PROJECT ADDRESS	257 Crawford Street QUEANBEYAN NSW 2620
PROJECT DESCRIPTION	Demolition of 7 buildings and construction of shop top housing (178 units) including ground floor commercial space and basement car parking.
APPLICATION NO	DA.2023.0044
NAME OF APPLICANT	The Village Building Co Limited

#### **Important**

***The following contribution rates are those that apply at the date of issue of this consent. Rates are reviewed quarterly. Contributions will only be accepted at the rate applying at the date of payment. Council's Development and Environment section should be contacted to receive a current contribution notice of charges.***

Fee Description	Fee Due
<b><i>Contribution Plan</i></b>	
Queanbeyan 7.12 Fixed Levy Contributions Plan	\$860,000.00
Queanbeyan Water Supply Plan	\$541,407.00
Queanbeyan Sewerage Plan	\$207,575.00
<b><i>Total Contributions Payable</i></b>	<b><i>\$1,608,982</i></b>

#### ***Relevant Criteria on which these calculations were made:***

No equivalent tenements have been credited to this development.

Date Generated: 15 May 2024

Per :



## Schedule 2

### REFERRAL AGENCY ADVICE – TRANSFERT FOR NSW

Transport for NSW



Attachment 1

DA.2023.0044 (CNR-52658) – DEMOLITION OF BUILDINGS AND CONSTRUCTION OF 2 x 10 STOREY BUILDINGS (178 APARTMENTS AND GROUND FLOOR COMMERCIAL) WITH BASEMENT PARKING – LOT: 31 DP: 771673, LOT: 2 DP: 748338, LOT: 18 DP: 548244, PART LOT: 2 DP: 1179998 (NO.6-12) RUTLEDGE STREET, QUEANBEYAN

#### Context

For this DA:

- the key state classified road is Monaro Street;
- the development site gains access to and from the local road network (Rutledge Street);
- Council is seeking advice from TfNSW, based on the NSW Planning Portal referral, to assist in its assessment under Section 2.48 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*. TfNSW is of the opinion that the requirements of Section 2.48 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* do not require comments from TfNSW; and
- the requirements of Section 2.122 (Traffic-generating development) in *State Environmental Planning Policy (Transport and Infrastructure) 2021* are applicable (i.e. Schedule 3, Column 2, 200 or more car parking spaces).

#### Additional comments

- TfNSW notes that Council has a proposal to revitalise and transform the Queanbeyan Central Business District (CBD) which will result in changes to the layout of Monaro Street between Lowe Street and Collett Street.
- TfNSW notes that the submitted Traffic Impact Assessment (TIA) prepared by TTW with reference 229044, dated 18/11/2022 does not include an assessment of the developments traffic impacts factoring in a 10-year future growth scenario that includes the works that Council has planned for Monaro Street as detailed in the dot point above.
- Council will need to satisfy itself that the development will not adversely impact the works that it is planning for Monaro Street which would result in efficiency and safety impacts.
- TfNSW has reviewed the submitted TIA and provides the following comments:
  - it is unclear as to how the SIDRA modelling that has been undertaken has been properly calibrated, via on site observations, in terms of queue lengths and delays;

- the proposed daily generation rates for the residential component of the development are low (i.e. 1.93 trips per bedroom in Table 8 of the TIA). This is based on assumption that the development is close to public transport and exclusively residential in nature. Under the current scenario, the public transport share is quite low in Queanbeyan. Therefore for this analysis, TfNSW believes that the maximum trip rate of 2.26 should be adopted (refer to TDT 2013 04a – Page 2);
  - the trip rate per bedroom (as used in Table 8 of the TIA) is different to the trip rate per unit and when used will result in a lower number of trips. TfNSW believes that the maximum trip rate generator needs to be used in the TIA and its associated modelling as Queanbeyan is a large regional city that is in close proximity to the Australian Capital Territory (e.g. employment generator);
  - the trip rate used for the restaurant café is low (i.e. 60 trips per 100m<sup>2</sup> GFA). These trip rates are only applicable when the restaurant only serves dinner. Cafés usually see a large influx of trips in the AM peak which cannot be ignored. The values will be much higher since, as stated in the TIA, they will serve both lunch and dinner. It also should be noted that this is effective only with high public transport usage which is not in this case. Refer to the to Section 3.7.2 of the *Guide to Traffic Generating Developments* for additional details in relation to the above;
  - based on the values for the 'Proposed Trip Generation' in Table 10 in the TIA, the AM Peak is around 5% of daily trips and the PM peak is around 8% after the development. Whereas in the base case is close to 11% in peak hours. TfNSW believes the estimation of peak hour trips needs to be revised based on the trip generation numbers/comments in the dot points above;
  - the distribution of traffic from the development onto the road network is not presented in the TIA. A schematic diagram showing actual traffic flow post development and pre-development should be included in the report. The distribution should consider the Monaro Hwy intersections as well; and
  - no electronic copy of the calibrated SIDRA files has been provided for review. TfNSW believes that Council should review the electronic SIDRA file including the electronic files for the 10-year growth scenario that includes the changes that Council is planning to Monaro Street.
- Noting the comments above, should Council consider that further upgrades are required to the local road connections with Monaro Street that will impact upon the operation of the signalised intersections of Monaro Street/Lowe Street and Monaro Street/Crawford Street and/or result in changes to the Council planned upgrades to Monaro Street further comments should be requested from TfNSW.

## Schedule 3

### REFERRAL AGENCY ADVICE – ESSENTIAL ENERGY

Strictly based on the documents submitted, Essential Energy has the following comments to make as to potential safety risks arising from the proposed development:

- As the plans provided do not show the distances from Essential Energy's proposed padmounted substations and the development, there may be a safety risk. Minimum separation / clearances and segregation for fire risk from the substation to any building, fence, planting, retaining walls or other development must be maintained at all times. Refer to AS2067 and Essential Energy's policy *CEOM7098 Distribution Underground Design Construction Manual* and the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure* prior to any works being carried out in this location. This would need to be signed off by a suitably qualified person to confirm compliance.
- It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a [Request for Safety Advice](#) if works cannot maintain the safe working clearances set out in the [Working Near Overhead Powerlines Code of Practice](#), or [CEOP8041 - Work Near Essential Energy's Underground Assets](#).

Information relating to developments near electrical infrastructure is available on our website [Development Applications \(essentialenergy.com.au\)](#). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website [Encroachments \(essentialenergy.com.au\)](#) and provide supporting documentation. Applicants are advised that fees and charges will apply where Essential Energy provides this service.

Council's and the applicant's attention is also drawn to Section 49 of the Electricity Supply Act 1995 (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995 (NSW)*; the location of overhead and underground powerlines are also shown in the Look Up and Live app [essentialenergy.com.au/lookupandlive](#).

## Schedule 4

### REFERRAL AGENCY ADVICE – NSW POLICE

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#### Development Application Review

**WEBCOPS Event No:** E77495179

**RMS Reference:** N/A

**DA Reference No:** DA.2023.0044

**Council:** Queanbeyan Palerang Council

**Developer/Applicant:** The Village Building Co.

**Private Certifier:** N/A

**Property address:** 257 Crawford Street, Queanbeyan, NSW, 2620

**Proposed development/use of space:** Demolition, construction of two 10 Storey buildings with ground floor commercial premises, shop top housing (178 dwelling units) and basement care parking.

#### 1.Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application DA.2023.0044, Lot 31 DP 771673, Lot 2 DP 748338, Lot 18 DP 548244, Lot 2 DP 1179998, 257 Crawford Street, Queanbeyan, NSW, 2620.

#### 2.1 Current environment

The proposed development will be constructed in the central Business District of Queanbeyan. To the north of the proposed development is the under construction new council building. To the north west is The Q -Queanbeyan Performing Arts Centre and carpark. To the south is the Queanbeyan Uniting Church. To the west of the building is other commercial premises and to the south west is St Benedict's Community Centre.

The current area is Queanbeyan Palerang Regional Library and a number of detached buildings which have been previously used by community groups and services. This site is currently owned by the council. There are also two historic sites being a well and cistern in the area. These are covered in the Statement of Heritage Impact Report and there is a consultation in progress with the developer, the Council and the Queanbeyan Historic Society in regards to the preservation of these sites.

#### **Monaro Police District**

6-8 Farrer Place, Queanbeyan, NSW, 2620

**T** 02 62980599 **F** 02 62980517 **W** [www.police.nsw.gov.au](http://www.police.nsw.gov.au)

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

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## **2.2 Proposed development**

The proposed development is for the demolition seven 1 -2 storey buildings and the construction of two 10 Storey shop-top housing buildings, with ground floor commercial space. This is separated by a north -south pedestrian laneway, providing a link from Rutledge Street to the civic square currently under construction. There will also be an outdoor communal area with a clock tower attached to the outdoor communal area.

## **3. Crime risks and identified issues**

The current/ trending crimes that will be introduced to this space are break and enters, steal from motor vehicles, stealing of vehicles, malicious damage to property, stealing of items from storage cages which are contained in the underground carpark.

**3.1.** Current/trending crimes that impact the local area that should be considered within the design and building process include break and enters, steal from motor vehicles, stealing of vehicles, malicious damage to property, stealing of items from storage cages which are under the carpark. The Queanbeyan Central Business District experiences most of its crime on Friday and Saturday night from 6 pm onwards. Break and enters have increased in the CBD with Council and some commercial premises being targeted. There has also been a number of Non DV assaults located in public areas in the CBD which have an associated factor of alcohol. The CBD also has had a number of trespassing incidents with Young Persons and homeless people using areas and entering areas they have been banned from or are not authorised to use.

**3.2.** Crimes that the current proposed development application will introduce or facilitate within this space. See 3.1

**3.3.** Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space. There are a number of homeless people in the Queanbeyan Central Business District that use public and private spaces to sleep and congregate. It is possible that the spaces around the building may be used by homeless people, in particular the communal laneway and the outdoor communal area.

While a traffic management report has been completed, there still may be traffic flow issues. During the morning and afternoon school drop off/pick up times, the roundabout of Rutledge Street and Cooma Road experiences a significant amount of traffic. Increased traffic coming from the residential units above the housing my contribute to traffic flow issues during this time.

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Noise complaints may also increase from residents in the residential areas of the development. Walsh's Hotel and The 'Q' Performing Arts Centre have regular bands and performances that perform on Friday and Saturday nights. The noise can be heard through the Queanbeyan Central Business area and would be heard in the residential areas.

Skateboarding/Scooters activities may also increase in the area. While this riding these are not an offence, people consider riding scooters/skateboards in these area sometime anti-social behaviour. Clear signage that scooters/skateboards should be placed around the area in order to inform people that these are prohibited in the area. Police however are not responsible for the enforcement of these rules, however police often get called to enforce them, however have no legislation breach the persons if found in the area riding scooters.

#### **4. Recommendations**

The Statement of Environmental Effects and the Design Report both comment that the CPTED principles have been applied to improve safety for the occupants, residents and the future users of the Civic Space to the north.

The documents state that passive surveillance is being used in the building entrances carparking and in the carpark layout. The documents also state that as a result of increased pedestrian traffic, there will also be increased passive surveillance in this area.

While passive surveillance or natural surveillance is a CPTED principle that can help detect and deter criminal and anti-social behaviour, it should not be the only CPTED principle used.

Below are some recommendations that may be implemented to prevent crimes in the area.

##### **CCTV Cameras:**

CCTV footage needs to be installed in the carpark, building entries/exits, around the external areas of the building and along the communal laneway. The CCTV cameras should be vandal resistant and not easily breakable.

When placing CCTV Cameras in the carpark area, the cameras should be in areas that are not obstructed by pylons. The CCTV cameras should also be placed in areas which have a clear view of the carpark.

All CCTV cameras should be linked to a system that can be easily accessed and monitored to assure footage can be produced in a timely manner and also to ensure they are working and not obstructed by dust and cobwebs.

##### **Monaro Police District**

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The commercial areas should also install CCTV footage, ensuring that each business owner/manager knows how to work the system so footage can be produced if requested.

The Communal laneway area should also have CCTV footage covering the whole area. Offenders target locations where there is a likelihood of personal reward and a low risk of detection and apprehension. The communal laneway area can be considered a high risk area for offenders. While Rutledge Street, during the day see a high volume of traffic, at night time the area is less traversed. As a result, there may be an opportunity for offenders to use the area.

**Lighting:**

Internal/basement car park structures such as concrete columns, solid internal walls, service rooms and enclosed fire exits can create a significant visual obstruction. Sufficient lighting can help deter offenders as they have the fear of being seen.

External lighting has been addressed in the plans with lighting surrounding the building and in the communal laneway. Lighting in these areas should be vandal resistant.

Lighting should also be implemented in the external above ground carparking to ensure users and persons walking through can see the area where they are walking. If clearly lit offenders are less likely to commit criminal activities in the area as they have the fear of being seen.

**Commercial Premises:**

Shops and business's should avoid opaque glass or obstructed windows and doors. These environments are attractive for offenders as they feel that they can not be seen.

**Noise Complaints:**

There may be an increased number of noise complaints from the surrounding business's. Double or Triple glazing should be considered in order to help reduce the complaints received to police.

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#### **Vegetation:**

The large, high-branching trees, while provide shade and shelter for the area, can also obstruct people from viewing the Residential and Commercial buildings. These should be well trimmed and maintained to ensure that natural surveillance is maintained.

#### **Alcohol Free Zone:**

Council should consider making the area around the development and the communal area Alcohol Free Zone's. This will help reduce people walking from the hotel and the performing arts centre with Alcohol and also causing alcohol related issues at the outdoor communal area.

#### **Waste Area:**

The waste area should be swipe/key pad entry so that passer-by's on the service lane do not enter the area and place additional rubbish or use it as an area to vandalise or enter.

#### **Disclaimer**

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

- It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
- It is based upon the information provided to the NSWPF at the time the assessment was made.
- This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

#### **Monaro Police District**

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**NSW Police Force**

Should you have any questions in relation to the evaluation contact Senior Constable Emma Tubman, Crime Prevention Officer, Monaro Police District, Phone: 62980599

Yours sincerely,  
Senior Constable Emma Tubman  
Crime Prevention Officer  
8<sup>th</sup> March 2023

**Monaro Police District**

6-8 Farrer Place, Queanbeyan, NSW, 2620

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