

State Environmental Planning Policy (Infrastructure) 2007

The relevant provisions of SEPP (Infrastructure) relate to vehicular access to the site and the likely traffic generation under Clauses 101 and 104 respectively.

The site has a frontage to Crawford Street, an unclassified road under the Roads Act. Clause 101 of SEPP (Infrastructure) states that *'where practicable, vehicular access to the land [be] provided by a road other than the classified road'*. The proposed development seeks to direct vehicular access to the site via the unnamed rear laneway from Rutledge Street and Crawford Street, which are both local roads.

The proposal includes the closure of an unnamed laneway from Crawford Street between the former Fire Station and Dutton's Cottage that previously provided access to an informal car park for Council staff. Traffic will be redirected on the site through a new access point and laneway off Crawford Street for service vehicles and general access off Rutledge Street. This access arrangement will satisfy the provisions of Clause 101(2) of SEPP (Infrastructure).

The vehicular access arrangements, via the laneway from Rutledge Street to the basement entry further than 90m from the intersection with Crawford Street. The laneway access from Crawford Street is less than 90m from the Rutledge / Crawford Street intersection however this access laneway is proposed to be used by service vehicles only. Therefore, the development does not require to be classified as 'traffic-generating' under Clause 104 of SEPP (Infrastructure). As such, it is not anticipated that the development will require referral to RMS.

Overall, the development will not impact the ongoing operation of the adjoining classified road and has satisfied the relevant provisions of SEPP (Infrastructure) 2007. A Traffic Impact Statement at **Appendix E** provides a detailed discussion of anticipated traffic movements and car parking demand associated with the proposed development. A discussion of traffic and parking impact is also provided in the likely impacts section of this report.

Queanbeyan Local Environmental Plan 2012

The Site is zoned B3 Commercial Core under the zoning provisions of the Queanbeyan Local Environmental Plan (QLEP) 2012.

The proposed development is most appropriately defined as a *public administration building* meaning: *"a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station"*. A public administration building is an innominate use, being a use that is neither specifically prohibited or permitted with consent in the B3 Commercial Core zone. As such, the use is deemed to be permissible with consent.

The objectives of the B3 Commercial Core zone seek to:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To recognise the Queanbeyan central business district as the main commercial and retail centre of Queanbeyan and to reinforce its commercial and retail primacy in Queanbeyan.*