

DATE OF DETERMINATION	Friday, 27 November 2020
PANEL MEMBERS	Renata Brooks (Chair), Tim Fletcher, Stuart McDonald, Chelsea Newman
APOLOGIES	None
DECLARATIONS OF INTEREST	Pete Harrison: I have declared a conflict of Interest in this matter as I have been involved in the planning for this development.

MATTER DETERMINED

PPSSTH-31 – QUEANBEYAN-PALERANG REGIONAL – DA.2020.1022 at 257 CRAWFORD STREET QUEANBEYAN 2620 – Public administration building including civic and cultural precinct, basement car parking, subdivision and ancillary infrastructure (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Application to vary a development standard

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Queanbeyan Local Environmental Plan 2012 (LEP), that has demonstrated that:

- a) compliance with cl. 4.3 Height of Buildings is unreasonable or unnecessary in the circumstances; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard

the panel is satisfied that:

- a) the applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- b) the development is in the public interest because it is consistent with the objectives of cl. 4.3 of the LEP and the objectives for development in the B3 Commercial Core zone; and
- c) the concurrence of the Secretary has been assumed.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined below:

- Subject to the application of recommended conditions, the proposed development is consistent with the:
 - Objects of the Environmental Planning and Assessment Act 1979
 - Objectives of the relevant environmental planning instruments
 - Aims of the Queanbeyan Local Environmental Plan 2012 and objectives of the B3 zone
 - Objectives of the Queanbeyan Development Control Plan 2012

and will not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties.

- The proposed building height exceedances impact a small portion of the site and the overall building design, including set backs from the front boundary, creation of civic spaces to the front and rear and variation in height of the two tower elements are appropriate to the heritage context and the unique nature of the development as the city's main public administration building.
- Concerns in relation to potential impacts on adjacent heritage items, car parking, maintenance of existing trees and security can be addressed through the imposition of conditions

CONDITIONS





The development application was approved subject to the conditions in the supplementary council assessment report with the following amendments to require:

- Relocation of the subdivision boundary and implement additional actions to mitigate potential impacts on adjacent heritage items (former fire station).
- An updated landscape plan which reflects the approved Ground Plan and adopts recommendations of the construction impact report to protect the existing mature London Plane Tree.
- Adopt NSW Police recommendations with respect to lighting and CCTV as conditions.
- Clarify the location of Service Vehicle Access Controls
- Remove redundant conditions and improve clarity and enforceability of conditions.

The amended conditions are attached (Attachment 1).

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Renata Brooks (A/Chair)	 Tim Fletcher
 Stuart McDonald	 Chelsea Newman

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-31 – QUEANBEYAN-PALERANG REGIONAL – DA.2020.1022
2	PROPOSED DEVELOPMENT	<ul style="list-style-type: none"> • Demolition of an existing substation that serviced the previous Council Administration building at 257 Crawford Street • Decommissioning and removal of existing substation adjacent to the previous Council Administration building • Construction of two new substations • Partial demolition relating to Bicentennial Hall & The Q Foyer / Link • Demolition of existing structures and buildings at 10 and 12 Rutledge Street • Construction of a seven-storey public administration building at 257 Crawford Street (including basement) • Establishment of a new service lane from Crawford Street • Construction of new ground floor linkage Bicentennial Hall / The Q Foyer • Construction of mezzanine level from Bicentennial Hall to the new public administration building • Establishment and landscaping of a Crawford Street Plaza • Establishment and landscaping of The Q Plaza • Subdivision of the site to reconfigure the current lot alignment from six allotments into two allotments.
3	STREET ADDRESS	257 Crawford Street, Queanbeyan
4	APPLICANT/OWNER	SMEC prepared the DA documentation on behalf of QPRC
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No.55 – Remediation of Land ○ State Environmental Planning Policy No.64 – Advertising and Signage ○ Queanbeyan Local Environmental Plan 2012 • Draft environmental planning instruments: Nil <ul style="list-style-type: none"> ○ Draft Queanbeyan Local Environmental Plan 2020 • Development control plans: <ul style="list-style-type: none"> ○ Queanbeyan Development Control Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations

		<ul style="list-style-type: none"> The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Assessment report and attachments: 29 September 2020 Supplementary assessment report and attachments: 27 October 2020 Supplementary assessment report and attachments: 18 November 2020 <p>Written submissions during public exhibition: Nil</p>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 25 September 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Renata Brooks (A/Chair), Tim Fletcher, Stuart McDonald, Chelsea Newman <u>Council assessment staff</u>: Liz Densley, Alex Glouftis, Michael Thompson Site inspection: 10 March 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Tim Fletcher Final briefing to discuss council's recommendation: Wednesday, 11 November 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Renata Brooks (A/Chair), Tim Fletcher, Stuart McDonald <u>Council assessment staff</u>: Liz Densley, Alex Glouftis, Michael Thompson
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the supplementary assessment report dated 27 October 2020.

CONDITIONS OF CONSENT

DA.2020.1022

Proposed development

Development Application for the approval for a public administration building, commercial office space, basement carparking, public domain elements, landscaping, public library, demolition and construction of a new public laneway.

Property Description

Lots 1, 2 and 5 DP 1179998, Lots 1 and 2 DP 748338, and Lot 18 548244 at 257 Crawford Street.

Date {INSERT}

GENERAL CONDITIONS

1. Scope of Consent

This 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:

DRAWING REFERENCE	DATE
Plans prepared by Cox Architects	
DA 10-01 Subdivision Plan Existing, revision 5	10.12.10
DA 10-02 Subdivision Plan New, revision 6 (amended in red)	10.12.19
DA 11-01 Site Plan, revision 3	20.10.20
DA 13-01 Staging Plan, revision 6	04.02.20
DA 15-01 Demolition Plan, revision 6	04.02.20
DA 21-01 Basement Plan, revision 8	10.12.19
DA 21-02 Ground Plan, revision 5	20.10.20
DA 21-03 Mezzanine Plan, revision 7	10.12.19
DA 21-04 Level 1 Plan, revision 7	10.12.19
DA 21-05 Level 2 Plan Revision 7	10.12.19
DA 21-06 Level 3 Plans, revision 7	10.12.19
DA 21-07 Level 4 Plans, revision 7	10.12.19

DA 21-08 Level 5 Plans, revision 7	10.12.19
DA 21-09 Plant – Mechanical + Services, revision 6	10.12.19
DA 21-10 Roof Plans, revision 6	10.12.19
DA 30-01 Elevations, revision 8	20.10.20
DA 30-02 Elevations, revision 8	20.10.20
DA-30-03 Elevations, revision 1	29.05.20
DA 31-01 Site Elevation, revision 5	10.12.19
DA 32-01 External Finishes Schedule, revision 4	10.12.19
DA 40-01 Sections, revision 6	20.10.20
DA 40-02 Sections, revision 7	20.10.20
DA 70-01 Solar Study, revision 5	10.12.20
DA 71-01 Shadow Diagram – Summer, revision 5	10.12.20
DA 71-02 Shadow Diagram Equinox, revision 5	10.12.20
DA 71-03 Shadow Diagram Winter Solstice, revision 5	10.12.20
DA 80-01 Perspective Views, revision 5	10.12.19
DA 80-02 Perspective View – Civic Plaza, revision 4	10.12.19
DA 90-01 GFA Schedules, revision 3	20.10.20
DA 94-01 Signage Schedule, revision 4	10.12.19
Taylor Thomson Whitting	
SK004 Bin Layout, revision B	02.06.20
Other Documents	
Statement of Environmental Effects prepared by SMEC	18.12.19
Landscape Plan	Appendix B
Preliminary Site Investigation	Appendix C
Geotechnical Report	Appendix D
Traffic and Parking Impact Assessment (including update from 26 June 2020)	Appendix E
BCA Ability Assessment	Appendix F

Heritage Impact Assessment	Appendix G
Sustainability Report	Appendix H
Preliminary Cost Estimate	Appendix I
Concept Stormwater Master Plan	Appendix J (C040-C)
Waste Management Plan	Appendix K (C020-B)
Noise Assessment	Appendix L
Preliminary Soil Contamination Assessment Report	Appendix M
Construction Impact Report prepared by Homewood Consulting Pty Ltd	17.9.19

2. Subdivision

The consent approves the consolidation of Lots 1, 2 and 5 DP 1179998, Lots 1 and 2 DP 748338, and Lot 18 548244 and subdivision into new lots to accommodate the development.

The proposed Lot 2 DP 1179998 be amended to include an additional 100m² of land at the rear of the Fire Station as shown marked up in in red on drawing DA-10-02 Subdivision Plan New Rev 6 10.12.2020.

Reason: To specify the documentation that is approved as part of this consent.

3. Obtain Subdivision Works Certificate and Construction Certificate

The applicant shall obtain a Subdivision Works Certificate from Queanbeyan-Palerang Regional Council before undertaking any subdivision construction work.

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

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

4. Obtain Occupation Certificate

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

Reason: Ensure that the building complies with relevant standards.

5. Comply with the Building Code of Australia

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

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

6. Unauthorised Use of Public Land

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

Reason: To prevent unnecessary disturbance to public land.

7. Work on Adjoining Land Is Limited

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

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

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

8. 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 pages 20-21 of the Preliminary Soil Contamination Assessment prepared by Ballpark Environmental Ref BPE19094-R01 dated 2 December 2019.

9. Sustainable Building Policy

The approved development is to achieve a Green Star rating of 5 star Best Practice Certification as required under Council's Sustainable Building Policy. The approved development must incorporate passive design strategies and active strategies to achieve the required rating. An external consultant must be appointed to coordinate the review and certification process. Internal review and consultation to include Council's Sustainability Officer.

Key objectives to be included include but are not limited to:

- a. Indoor Environment Quality
- b. Energy Efficiency
- c. Water Resources
- d. Stormwater Management
- e. Building Materials
- f. Transport
- g. Waste Management
- h. Urban Ecology
- i. Innovation
- j. Building and Site Management

Reason: To ensure compliance with Council's Sustainable Design Policy for Council Buildings.

10. Waste Storage Area

The waste storage area loading facility must provide sufficient ventilation at grade to the driveway which does not exceed 1:14 and with no steps and a concrete floor graded and drained to a sump connected to the sewer with a stop cock for wash down. **All work to the satisfaction of Council.**

Reason: To ensure the efficient use and management of the waste storage area.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

11. Acoustic Report

An Acoustic Report is to be prepared by a suitably qualified, experienced and independent person to be submitted to Queanbeyan-Palerang Regional Council. The report must demonstrate compliance with the recommendations of the Noise Impact Assessment prepared by WSP and dated August 2019 have been achieved.

Reason: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receivers.

12. Amended Landscaping and Ground Plan

Prior to the issue of a Construction Certificate, the Public Realm and Landscape Plan prepared by Oxigen and dated 9.12.19 shall be updated to:

- include Garden beds/raised planter beds around existing trees on Crawford Street (in accordance with advice from a suitably qualified arborist), and**
- replace the Eucalypt species indicated on the Landscape Plan with endemic species,**
- reflect the approved Ground Plan (changes to Bike Store and Substation) and be consistent with the construction impact report, including a Landscape Section for the proposed garden bed, seating and any other elements in the vicinity of the London Plane tree (Tree no.4).**

The plan shall be submitted to Councils Manager Urban Landscapes for approval. All landscaping, plants, verge treatment and/or irrigation are to be installed and thereafter maintained in accordance the approved plan.

Additionally an amended ground plan drawing number DA-21-02 Revision 5 20.10.20 is to be provided to indicate the location of the Service Vehicle Access Control and to demonstrate that it will not impede access to the Bike Store.

Reason: To ensure landscaping is appropriate and future maintenance of the development and access is not impaired.

13. Submit Flood Engineer's Certificate

Prior to the issue of any Construction Certificate (Building) a certificate from a practicing 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.

14. Water & Sewer Compliance Certificate - Design

Prior to the release of a Section 68 application for development works or a Subdivision Works Certificate a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

A Water and Sewer Compliance Certificate is to be applied for in conjunction with application for the Section 68 application or Subdivision Works Certificate.

Reason: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications.

15. Subdivision Works Certificate

The Subdivision Works Certificate or Section 68 Development Works Application and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works for the subdivision stage.

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

- a) A Certification Report in accordance with Council's DQS Quality Assurance Design Specification, Clause DQS.04,
- b) This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications,
- c) Detailed Pavement design conforming to the procedures set out in Council's Design and Construction Specifications and/or relevant RMS specifications,
- d) Compliance with the recommendations of the Geotechnical Report prepared by D & N Geotechnical dated 6 June 2019

Reason: To provide design certification of the subdivision works.

16. Submit a Construction Management Plan

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

- a) describe the proposed construction works and construction program and,
- b) set standards and performance criteria to be met by the construction works and,
- c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- d) identify procedures to receive, register, report and respond to complaints and,
- e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plans.
- 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 pages 20-21 of the Preliminary Soil Contamination Assessment prepared by Ballpark Environmental Ref BPE19094-R01 dated 2 December 2019

17. 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.

18. 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.

19. Protection of Council Sewer/Stormwater Easements

Prior to the issuing of a Construction Certificate (Building) structural plans must be provided to Council for approval 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.

20. Café Layout Plan

Prior to release of any Construction Certificate (Building) a "kitchen" location and base layout plan for the proposed café is to be submitted to Council and approved by the Service Manager Natural Landscapes and Health.

Reason: To ensure the food preparation areas comply with the Food Act 2003 and Regulations 2010, Food Standard Code and relevant Australian Standards.

21. Submit an Application for Trade Waste (C4)

Prior to the issue of the Construction Certificate (Building) 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.

22. Submit an Application for Trade Waste (C5)

Prior to the issue of the Construction Certificate (Building) a Trade Waste Application (C5) to install a waste treatment device or devices must be submitted to, and approved by Council. The waste treatment devices proposed must be able to cater for discharges from the following sources:

- a) Café
- b) Kitchen

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.

23. Detailed Schedule

Prior to the issue of a Construction Certificate a detailed schedule **demonstrating that all sustainability requirements have been satisfied** and these features are clearly and accurately documented in the building plans, specifications and working drawings / schematics before the project goes to tender.

This includes provision for recycled materials and non-toxic finishes to be used where appropriate in the construction of the development, with highest energy and water efficient equipment to be submitted to the Council prior to lodgement of an application for a Construction Certificate to the satisfaction of the Portfolio General Manager Natural and Built Character.

Reason: To ensure Green Star rating of 5 and compliance with Council's Sustainable Design Policy for Council Buildings

24. Dilapidation Report

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

25. Structural Assessment of Fire Station

Prior to the issue of a Construction Certificate, a structural assessment shall be undertaken of the former Fire Station. 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.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

26. Appoint Principal Certifying Authority (Building)

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

Reason: To provide for supervision of the building works.

27. Development Contributions to be Paid

The contributions specified in Schedule 1 of this consent must be paid to Council prior to the lodgement of the Notice to Commence Work and Appointment of a Principal Certifying Authority under the provisions of Section 7.11 of the Environmental Planning and Assessment Act 1979, Section 64 of the Local Government Act 1993 and Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000.

Reason: To provide for the funding of augmentation and provision of services and community facilities.

28. Traffic Management

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 Transport for NSW (TfNSW) for State Roads.

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

29. Submit Notice of Commencement of Subdivision Work

A notice to Commence Subdivision Works must be submitted to Council at least two (2) days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

Reason: To provide for supervision of the subdivision works.

30. Inspection and Test Plans

Prior to the commencement of works a Project Quality Plan shall be submitted to Council. The Project Quality Plan shall include inspection and test plans detailing witness points covering at least the following aspects of the works. Witness points shall be signed off by the site foreman or other nominated to do so in the Project Quality Plan:

- a) installation of sediment and erosion control devices,
- b) site clearing,
- c) site regrading,
- d) preservation measures installed for trees and vegetation,
- e) culvert location and installation including preparation of base, bedding and backfill,
- f) earthworks including longitudinal drainage and subgrade preparation,
- g) pavement materials and construction,
- h) sealing where applicable,
- i) fencing, signs, guideposts and line markings installation.

Advice: If Queanbeyan-Palerang Regional Council is nominated Principal Certifying Authority for the work include as a minimum the following hold points for inspection and release by the principal certifying authority:

- Culvert/drainage line location and bedding,
- Sewer main location and bedding,
- Water main location and bedding,
- Subgrade preparation prior to placement of pavement materials,
- Pavement prior to sealing,
- Final inspection of completed works.

Release of the above hold points prior to commencement of the next stage of the works will require that the work be acceptable on the basis of visual inspection by the Principal Certifying Authority and satisfactory test results supplied by the applicant's Project Superintendent.

Reason: To ensure that the works are carried in accordance with quality assurance principles.

31. Tree Protection

Prior to the commencement of works the Tree Protection Measures and accompanying Tree Protection Plan outlined in the Construction Impact Report prepared by Homewood Consulting Pty Ltd and dated 17 September 2019 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.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

32. 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.

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

33. 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 to different times 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.

34. 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.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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 Development Branch 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.

41. Electrical Services in New Buildings (Flooding)

All electrical power connections, switch boards and transformers must be installed at a level above RL576.02mAHD.

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.

42. Ground Floor Level above the 1% AEP Flood Level

The ground floor level of the building must be 500mm above the 1% AEP flood level (RL575.52mAHD) which for this allotment is at RL576.02mAHD. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR SUBDIVISION CERTIFICATE

43. Occupation Certificate

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

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

44. Sewage Connection

Prior to occupation connect the premises to Queanbeyan-Palerang Regional Council's sewerage infrastructure.

Reason: Premises are connected to available domestic sewerage system.

45. Sewage Reflux Valve

A sewer reflux valve shall be fitted in accordance with AS/NZS 3500 - Plumbing and Drainage to the internal sewer drainage system upstream of the property boundary trap / shaft so as to prevent the

backflow from the sewer from the 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.

46. Lighting in Car Parks and Public Spaces

Lighting throughout the car parking area and in public spaces must comply with AS/NZS 2890.1:2004 - Parking Facilities - Off-Street Car Parking, and AS/NZS 1158 - Lighting for Roads and Public Spaces.

Lighting of the underground car parking area must comply with AS/NZS 1680.2.1-2008 - Interior and Workplace Lighting - Specific applications - Circulation spaces and other general areas.

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

47. Stormwater Disposal Requirements

All stormwater from the site must be captured and piped to the street gutter/stormwater pit/other via limiting 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 and include a battery backup flood gate to restrict any flood water over the 1% AEP flood level.

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.

48. Car Parking to Comply with AS/NZS 2890

A total of 176 car parking spaces will be provided by the development. This includes the reinstatement of 91 car parking spaces and provision of an additional 85 spaces as follows:

- 51 car parking spaces generated by the public administration floor area
- 25 car parking spaces generated by the commercial floor area
- 2 car parking spaces for service vehicles.
- 7 car parking spaces for community floor area

A minimum of 6 off street parking spaces for people with disabilities.

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 and include a battery backup flood gate to restrict any flood water over the 1% AEP flood level.

Bollards to a minimum height of 1000mm and spaced 1000mm apart (or such other barrier approved by Council) shall be erected along the edge of the laneway to maximise the separation of the traffic using the laneway from the wall of the existing fire station building.

A car parking plan shall be provided illustrating the number and location of all car parking provided within the site including the number of accessible and service delivery spaces.

Reason: To provide adequate off-street car parking.

49. Bicycle Parking to Comply with AS/NZS 2890

A total of 68 bicycle parking spaces will be provided by the development. All bicycle parking must comply with AS/NZS 2890.3-2015 Bicycle Parking Facilities.

Reason: To provide adequate and appropriately sized bicycle parking.

50. Provide Water Service and Water Meter

A new main water meter and water service shall be installed by Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant..

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.

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

Note: The water meter configuration is to be an 'In-Series water meter layout' as shown in Attachment A of Council's 'Water Meters and Water Supply Policy' - available on the Queanbeyan Palerang Regional Council website.

51. Lighting/CCTV System

Outdoor lighting between dusk to dawn is to be provided to the public domain of the precinct. A CCTV system is to be installed to provide 24 hour monitoring.

Reason: To minimise the risk of crime and protection of assets.

52. Repair Damaged Public Property

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

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

53. 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.

54. Water & Sewer Compliance Certificate - Construction

Prior to the issue of any Occupation Certificate a compliance 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.

55. 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.

56. Application and Final Survey

An application to obtain a Subdivision Certificate must be made to Council. This must be accompanied by the following documentation:

- a) A final survey plan of subdivision and three copies;
- b) Any Section 88B instruments required by these conditions of consent
- c) A letter outlining how compliance with each condition of this development consent has been achieved; and
- d) Engineering Construction Certificate Report in accordance with specifications.

Reason: To enable registration of the subdivision and to ensure compliance with conditions of consent. To provide sufficient signed copies of the subdivision plan for Council, the applicant and the NSW Land and Property Information.

57. Statement from Surveyor

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority 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.

58. Water and Sewer Compliance Certificate - Service

Prior to the release of a Subdivision 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.*

59. Electricity Supply

Prior to Council issuing a subdivision certificate, a Notice of Arrangement (NOA) shall be requested from the electricity authority which states that satisfactory supply arrangements have been made for

the provision of electricity to the proposed development.

Reason: Ensures that satisfactory supply arrangements have been made and that all of the lots in the subdivision are suitably serviced.

60. Subdivision Works Defects Liability Period - Bond

The completed subdivision works are subject to a six months defects liability from the date of the issue of the relevant Subdivision Certificate.

The Subdivider must:

- a) Lodge a cash bond with Council with regard to the defect liability period for an amount as calculated from fees set by Council's Management Plan and current at the time of issue of the Subdivision Certificate; and
- b) Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council's Design and Construction Specifications (Version 3.2, dated January 2013) / Googong Design and Construction Specifications (Version 1, dated June 2011), Council may enter the subject land and undertake rectification work and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.

During the defects liability period the Subdivider will be liable for any part of the subdivision works which fail to perform in the manner outlined in Council's Design and Construction Specifications (or as would reasonably be expected under the design conditions).

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

61. Separate Connections & Services

A separate sewer connection, stormwater drainage connection, water service, electricity supply and communication service must be provided to each allotment within the subdivision.

Note: The Subdivider may, at their own expense, provide a gas connection to such allotment within the subdivision subject to its availability.

Note: The Subdivider is responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.

Reason: To provide access to services for each allotment.

62. Submission from Service Authority

Prior to the issue of any Subdivision Certificate written evidence from the relevant service authority or a suitably accredited person that satisfactory arrangements have been made for the supply of reticulated electricity, telephone services and natural gas to each lot must be submitted to Council.

Reason: To satisfy relevant utility authority requirements.

63. Covenant on the Land

Apply covenants under section 88B of the *Conveyancing Act 1919* to the new lots 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) All requisite sewerage easements;
- b) Drainage easements shall be created over all existing and proposed drainage lines including inter-allotment drainage;

- c) All easements specified below and contained in the subdivision must benefit Council as well as particular lots;
 - i. easements to drain water,
 - ii. easements to drain sewer,
 - iii. easements for water supply,
 - iv. easements which Council may require to provide or maintain other services, and
- d) Nominating Council as the name of the person/authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.
- e) Plantings on the entire site, including within the building envelopes, are to exclude species listed on the regional weeds lists.

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

64. All Surfaces to be Concrete or Asphalt Surfaced

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

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

65. Certification of Completed Works

At the completion of works the superintendent of works shall present to Queanbeyan-Palerang Regional Council a Certification Report for civil works and is to include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans, inspection test plans, and results are to be included in the report. The superintendent of works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in Council's Specification.

Reason: To ensure compliance of the works with the terms of the development consent and quality control requirements defects.

66. Work in Accordance with Engineering Specifications

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

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

67. Disposal of Material

All material removed from the site must be disposed of to a licensed disposal facility. Evidence of location, date and quantities of material disposed must be submitted to Council prior to issue of Occupation Certificate.

Reason: To ensure that material removed from the site are disposed in a safe and environmentally responsible manner.

68. External Cleaning of Fire Station

External cleaning of adjacent heritage building to be undertaken following completion of construction and prior to the issue of an Occupation Certificate.

Reason: To manage the impact from dust on the adjoining Heritage Item.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

69. 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.

70. 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	

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.

71. Equipment Storage below Flood Planning Level

All electrical and mechanical services and equipment that have to be installed below RL576.02mAHD 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.

72. Maintain Car Parking Areas and Driveway Seals

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

Reason: To ensure car park areas are useable.

73. 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.

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

All car parking spaces, loading and unloading areas, vehicle 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.

75. 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.

OTHER APPROVALS (Section 4.12(5) *Environmental Planning & Assessment Act 1979* as amended):

Section 68 Local Government Act 1993

CARRY OUT WATER SUPPLY, SEWERAGE & STORMWATER DRAINAGE WORK, CONDITIONS TO BE SATISFIED FOR PLUMBING AND DRAINAGE

76. 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.

77. 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.

78. 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.

79. Heated Water Not To Exceed 50 Degrees C

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

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

Reason: To prevent accidental scalding.

Advisory Notes:

NSW Police recommendations:

Due to the nature of the development, identified crime risks and issues, we recommend the following:

- Ensure all door locks and window locks are of excellent quality and complies with the Building Code of Australia.
- Consideration to the use of graffiti resistant paint or materials for the outer walls, in particular at the ground level of construction.
- Ensure the glass panels is of high quality and has shatter resistant qualities
- The development of a maintenance plan, incorporating a graffiti management plan, as research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally within a 48 hour period. In addition to the graffiti management plan, it is suggested to create a landscape maintenance & management plan.
- Furthermore on landscaping it should be noted and to be taken into consideration that although landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved in criminal behaviour and also restrict natural surveillance. Some predatory and opportunistic offenders seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment (ie. keep under 70cm of height). Street trees should not be placed directly under street lighting. When they mature they can block areas of light, creating shadows and dark spaces.
- It should be noted that there is a nearby taxi rank (intersection of Crawford and Monaro St). This taxi rank is often utilised by members of the public particularly after a night out at the local pubs and clubs. Crawford Street is also a main thoroughfare for pedestrian traffic from the pubs and clubs area to their place of residence. There is a high likelihood that these people will be intoxicated and therefore potentially be drawn to the outdoor area of this new precinct where street offences and other offences may occur. To counteract this possibility, it is suggested to have street lighting covering the building and all outdoor areas from dusk to dawn, taking care not to inadvertently cause shadows ie. areas of concealment. The presence of lighting will increase natural surveillance of the area which would lead to a higher likelihood of offences being reported to police thereby leading to a speedy resolution.
- Lighting between dusk to dawn will also deter offenders who wish to frequent the outdoor area to deal drugs. It is a well known fact that offenders do not want to be noticed and a good lighting system will definitely deter this from happening.
- It is also suggested that this whole precinct should be covered and motored by CCTV system. The Queanbeyan-Palerang Regional Council Office Building would be of a political and cultural significant importance to the Queanbeyan area. I feel that 24 hour monitoring, both in the form of static and roaming security guards would be instrumental in significant crime prevention of the protection of such an asset.
- Installation of bollards (or other structures that could service the same purpose of a bollard) on the Crawford Street side of the building frontage to prevent vehicular movement on the footpath area.
- Restricted hours for the public toilet (suggested for day time or special event only).

- Installation of skate stoppers on the street furniture or structures to prevent skateboards using them.
- Installation of an excellent quality back to base intruder system.
- Installation of 'Alcohol free zone' signs in the outdoor area.

Essential Energy

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and
3. In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location 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.
4. 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).
5. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Please Note:

Dial Before You Dig

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

Telecommunications Act 1997 (Commonwealth)

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

Schedule 1 – Notice of Contributions & Charges Associated with Development

PROJECT ADDRESS	257 CRAWFORD STREET QUEANBEYAN NSW 2620 Lots 1, 2 and 5 DP 1179998, Lots 1 and 2 DP 748338, and Lot 18 548244
PROJECT DESCRIPTION	Public administration building including civic and cultural precinct, basement car parking, subdivision and ancillary infrastructure
APPLICATION NO	DA.2020.1022
NAME OF APPLICANT	Smec Australia

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 Natural and Built Character section should be contacted to receive a current contribution notice of charges.

Fee Description	Fee Due
Section 64 Water and Sewer Contributions	
Water (Queanbeyan)	\$207,115.00
Sewer (East Zone)	\$69,488.00
Total Contributions Payable	\$276,603.00

Relevant Criteria on which these calculations were made:

46.28 equivalent tenements have been credited to this development.