



Statement of Environmental Effects

Mixed Use Development 50 Morriset Street Queanbeyan

Client: Lockbridge Pty Ltd

Date: 02 December 2023, Amended 16 February 2024

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- O. BCA Compliance Statement
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Appendices and other supporting documents have been uploaded to the planning Portal under separate cover.

Executive summary

The Statement of Environmental Effects has been prepared to support a Development Application (DA) for the mixed-use development of land at 50 Morrissett St Queanbeyan. The site spans the corner of Morrissett and Collett Streets, activating the street frontage of both. The site is zoned E2 Commercial Centre under the provisions of the *Queanbeyan-Palerang Local Environmental Plan 2022* (QPRLEP).

The development proposal incorporates two towers, atop a ground floor podium. The site area is 5978 sqm. The total GFA proposed is 13,203sqm resulting in an FSR of 2.21:1.

The application involves the following key elements:

Ground floor

- » Activation at Street Level, 8 retail/commercial tenancies -627 sqm
- » Residential access lobbies
- » Car parking at grade and undercroft (213 in total)
- » Parking for 15 bicycles
- » Waste and utilities

Level 1

- » Car parking

Levels 2-9

- » Residential Towers accommodating development as follows
 - North Tower – 80 dwellings; 40 one bedroom, 40 two bedroom
 - South Tower - 80 dwellings; 40 one bedroom, 40 two bedroom

Architectural Plans are provided at **Appendix A**.

The application is supported by a number of technical reports and documentation that demonstrate the suitability of the proposal.

The proposal has been assessed under the provisions of the *Environmental Planning and Assessment Act, 1979*. The proposal is consistent with the objectives of the E2 Commercial Centre zone under the *Queanbeyan Palerang Regional Local Environmental Plan 2022* (QPRLEP).

The proposal has a floor space ratio (FSR) of 2.1:1 which is less than the maximum 3:1 in the QPRLEP.

The building has a height of between 29.25 and 29.91m, however, a parapet has been proposed to minimise the visual impact of the roofline which brings the overall height to between 30.26-30.9m. While this is within the 2m articulation zone anticipated in the *Queanbeyan Development Control Plan 2012* (QDCP), it has triggered a requirement for a written request to vary a development standard under clause 4.6 of the QPRLEP.

The site is identified as being flood prone land under the QPRLEP. An assessment of the flood risk has been undertaken having regard to the requirements of the planning controls as noted in the *Queanbeyan Floodplain Risk Management Study and Plan (QFRMSP)*. The proposal is consistent with the relevant planning controls for development on flood prone land.

The site is in the vicinity of a state listed heritage item, *Hibernia Lodge* to the north and the *Millhouse* on the southern side of Morisset Street. The proposal has been developed in consultation with QPRC Heritage Officer and includes a Statement of Heritage Significance addressing the heritage context and relationship between the proposal and the adjoining site. The assessment concludes that the development is sited and articulated in a manner that would limit heritage impacts whilst providing increased density in the Queanbeyan CBD.

State Environmental Planning Policy 65 and the accompanying Apartment Design Guidelines (AGD) apply. The application is supported by a Design Verification Statement demonstrating compliance. The proposal complies with the QDCP.

The site has been identified in the Queanbeyan CBD Master Plan as a development site. The proposal aligns with the vision for the site under this plan.

The proposal will deliver much needed housing within central Queanbeyan, contributing 160 dwellings. The location is close to services, open space and transport and the proposal will provide a positive contribution to the Queanbeyan CDB.

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared for Lockbridge Pty Ltd to accompany a Development Application (DA) for the mixed use development on land at 50 Morisset Street, Queanbeyan.

The SEE has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EPA Act), the *Environmental Planning and Assessment Regulation 2021* (EPA Reg).

Table 1 Summary

Proposal	Mixed use development – shop top housing Two residential towers on a podium accommodating 160, 1 and 2 bedroom apartments, 8 ground floor shops and 2 levels of carparking for 213 cars. The building is 10 storeys. Height 29.91m (30.9 including articulation), FSR 2.1:1
Applicant	Lockbridge Pty Ltd
Land owner	Riverside Morisset Development Pty Ltd
Property description	50 Morissett Street Queanbeyan Lot 7, Section 9 DP 758862, Lot A DP 162373, Lot 2 DP 349095, Lot 1 DP 124593. <i>A plan of consolidation has been prepared for the site awaiting registration.</i>
Site Area	5,978sqm
Application type	Development Application – Regionally Significant Part 2.4 Section 2.19(1) Regionally significant development of State Environmental Planning Policy (Planning Systems) 2021. Development exceeds CIV \$30M
CIV	\$57,115,811.00 (exc GST)
Key SEPP/LEP/DCP	<i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy 65 – Design Quality of Residential Buildings and Apartment Design Guidelines</i> <i>SEPP (Industry and Employment) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>Queanbeyan Palerang Local Environmental Plan 2022 (QPRLEP)</i> <i>Queanbeyan Development Control Plan 2012 (QDCP)</i>
Permissibility	E2 Commercial Centre, (QPRLEP). Shop top housing is permissible with development consent.
Key Planning Controls (QPRLEP)	Clause 4.3 Height of Building 30 m Cause 4.4 Floor Space Ratio 3:1 Clause 4.6 Variation to Development Standard (Height) Clause 5.10 Heritage Conservation – adjoins a Heritage Item Clause 5.21 Flood Planning – flood prone land Clause 7.15 Active Street Frontages – Morisset Street

The SEE is based on and to be read in conjunction with the accompanying documentation listed in the appendices.

Table 2 Accompanying documentation

Document	Prepared by	Date	Appendix
Architectural Plans	DZT Design Team	10/11/2023	A
ADG Design Verification Statement	DZT Design Team	10/11/2023	B

Landscape Plan	Space Lab	23/11/2023	C
Civil Drawings Package	ACT Consulting Engineers	29/11/2023	D
Statement of Heritage Impact	Philip Leeson Architects	29/11/2023	E
Flood Impact Statement	Rienco Consulting	22/11/2023	F
Traffic Impact Assessment	Quantum Traffic	29/11/2023	G
Noise Assessment Report	SLR	20/11/2023	H
Accessibility Compliance Report	Indesign Access	16/11/2023	I
Natural Ventilation Report	Windtech	22/11/2023	J
Waste Management Plan	ACT Consulting Engineers	-	K
Section J Report	ACT Sustainable Systems	-/11/2023	L
BASIX	ACT Sustainable Systems	29/11/2023	M
CPTED	8 Mile Planning	29/11/2023	N
BCA Compliance	Steve Watson and Partners	-/11/2023	O
Survey Plan	Scott D McNiven & Associates	31/3/2022	P
DCP Compliance Table	8MilePlanning	29/11/2023	Q
4.6 Variation	8MilePlanning	16/02/2024	R

Appendices and other supporting documents have been uploaded to the planning Portal under separate cover.

2. Site

The land is the corner of Morisset and Collett Streets, Queanbeyan.

Address: 50 Morisset Street Queanbeyan

Titles: Lot 7, Section 9 DP 758862, Lot A DP 162373, Lot 2 DP 349095, Lot 1 DP 124593. A plan of consolidation has been prepared for the site awaiting registration (**Appendix P**).

Figure 1 Development Site



Source: Six Maps, 2023

The Site is an existing at grade asphalted carpark at the corner of Morisset and Collett Streets in the Queanbeyan CBD. The subject site has an area of 5,978sqm and accommodates approximately 198 car spaces.

The site is located 200m to the north of Monaro Street at the north eastern extent of the retail and commercial area of Queanbeyan and acts as a transition between the retail and commercial area and residential development to north and east. The substantial Riverside Plaza shopping centre is located between the site and Monaro Street. Adjoining the site on the western elevation is the external wall of the large commercial building that accommodates K-Mart. There is a roundabout at the intersection of Morisset and Collett Streets. There is a three storey residential flat building on the north western corner of Morisset and Collett Streets and the Queen Elizabeth Park is located diagonally opposite the site on the river. The Collett Street Carpark is a public carpark located opposite the site in Collett Street. The carpark has been developed through the centre of the block with access via Collett Street.

The site is a rectangular shape with a spur to the north extending along the western boundary of the adjoining *Hibernia Lodge*.

Figure 2 Site Context



Source: Six Maps, 2023

Figure 3 Corner Morisset and Collett Streets



Source: Google Maps.

Figure 4 Site – Collett Street looking North



Source: Google Maps

The site is located on the north eastern fringe of the retail and commercial area of the Queanbeyan CBD.

Figure 5 Corner Morisset and Collett Streets – looking West



Source: Google Maps

Figure 6 Queen Elizabeth Park



Source: Google Maps

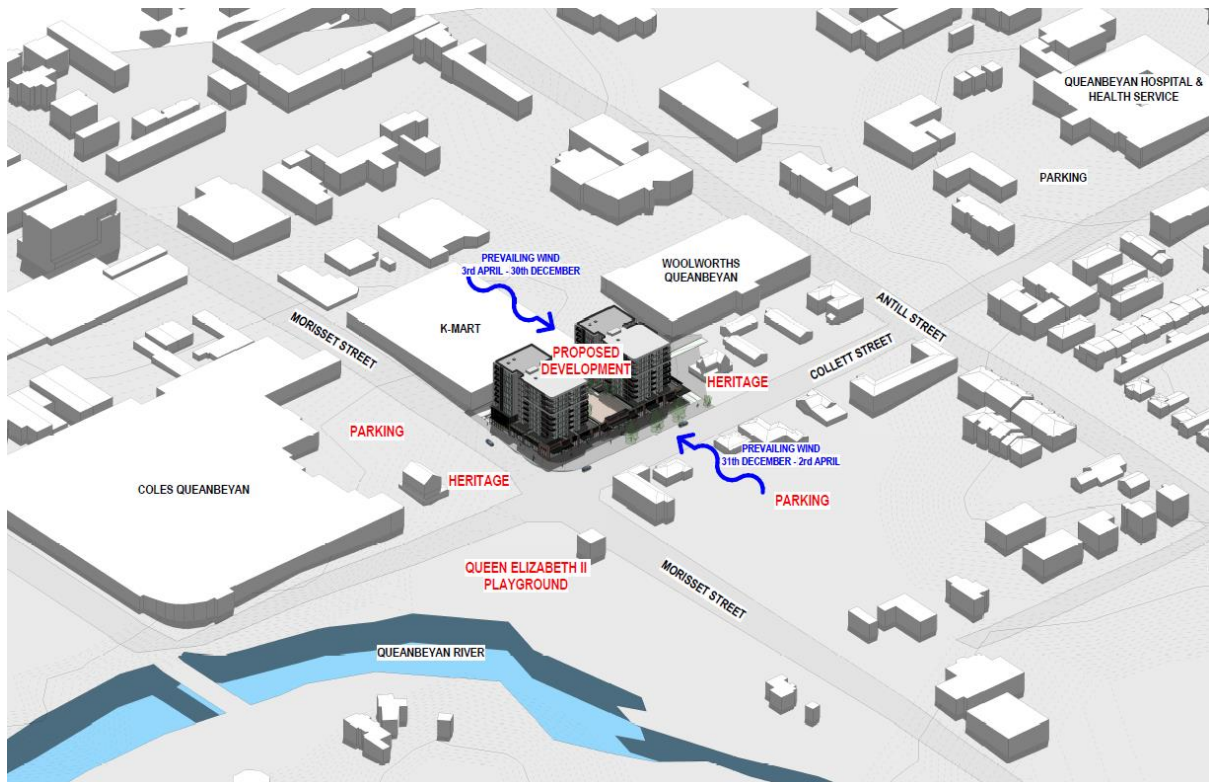
Figure 7 Collett Street Carpark



Source: Google Maps

The architectural design package has been prepared by DZT Design Team and includes a detailed site analysis and site context plan (extract refer **Figures 8 & 9**).

Figure 8 Site Analysis - Context



Source: DZT Design Team, Refer Appendix A.

Figure 9 Site Analysis

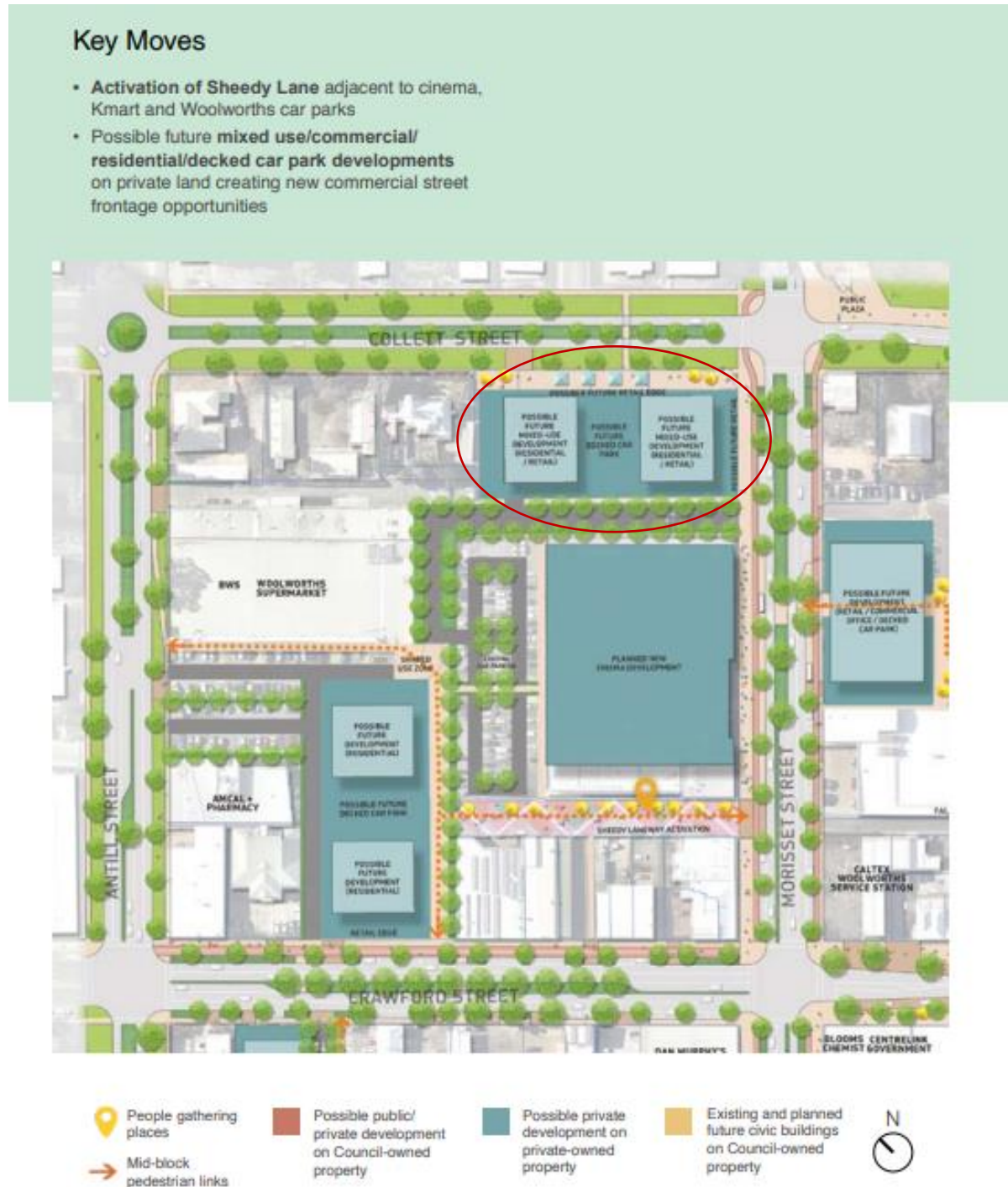


Source: DZT Design Team, Refer Appendix A.

QPRC CBD Spatial Master Plan

The site is identified in the CBD Master Plan. The Summary Report 2020 (page 20) identified the site in “Key Block Plan E” for mixed use development in an arrangement as now proposed.

Figure 10 Extract CBD Master Plan



Source: CBD Master Plan, Summary, 2020.

Figure 11 Site Plan



Source: DZT Design Team, Refer Appendix A.

2.1 Consultation

A Development Control Review (DCR) meeting was held with Queanbeyan Palerang Regional Council (QPRC) on 10 February 2022. The meeting was attended by the proponent and key development assessment staff. The proponent provided an initial concept for the development of the site for mix use development including basement carparking.

The key site constraints identified in the DCR meeting with QPRC were:

- » Flooding and drainage - The subject site is located within the Flood Planning Level and Flood Planning Area. This could have implications for basement parking. The application would need to be accompanied by a Flood Assessment. Note: the design was subsequently amended to exclude the basement.
- » Adjoining State Heritage Item – Hibernia Lodge and the Millhouse on the south western corner of Collett and Morisset Streets. Additional feedback was received from the Council Heritage Advisor during the design process to ensure that the proposal adequately addressed the potential impact on adjoining and adjacent items, including the setback from Hibernia Lodge and retention of some of the existing vegetation immediate west of the rear boundary of the lodge. The proposal would need to be supported by a Statement of Heritage Impact.
- » Traffic and parking – a Traffic Assessment would be required to support the proposal.

In relation to car parking, it was noted that two spaces required per dwelling under Part 3D of the QDCP 2012 for shop top housing. QPRC noted in the minutes that this was inconsistent with the requirements under Part 2.

The Apartment Design Guideline includes a different calculation for parking again.

Following a discussion as to the parking rate, it was suggested that council would consider variations to controls within the Development Control Plan, but sufficient justification must be provided. It was noted in the minutes that the provision of 1 parking space for a 1 bedroom dwelling is not inconsistent with similar development types such as Residential Flat Buildings and Multi-Dwelling Housing.

- » Building height – the height of building applicable is 30m and a variation would require a written request under clause 4.6. The building has been designed comply with the building height, however, a clause 4.6 is required for the articulation zone.
- » Noise – a Noise Assessment would be required to support the application.
- » Local Environmental Plan – the proposal would need to address the relevant controls in the QPRLEP.
- » State Environmental Planning Policies – The proposal would need to include a BASIX Certificate. The proposal is also subject to SEPP 65 and the accompanying Apartment Design Guidelines (ADG) including the preparation of a Design Variation Statement.
- » Development with a CIV in excess of \$30M would be regionally significant and determined by the Southern regional Planning Panel.
- » Development Control Plan – the Queanbeyan DCP applies, in particular Part 2 and Part 3D Shop Top Housing and Part 6 Queanbeyan CBD.
- » Water and Sewer – advice as to minimum requirements for the DA.
- » Building – Advice on general requirements, BASIX and BCA Compliance.

The proponent has worked within the parameters of the relevant planning controls to achieve a development outcome that is consistent with the QPRLEP and address the ADG and QDCP controls.

3. Proposal

The development proposal incorporates two towers, atop a ground floor podium. The site area is 5,978sqm. The total GFA proposed is 13,203sqm resulting in an FSR of 2.21:1.

The application involves the following key elements:

Ground floor

- » Activation at Street Level, eight retail/commercial tenancies -627sqm. Two fronting Morisset Street and six set back from Collett Street.
- » Residential access lobbies
- » Car parking at grade and undercroft (213 in total)
- » Parking for 15 bicycles
- » Waste and utilities

Level 1

- » Car parking

Levels 2-9

- » Residential Towers accommodating development as follows
 - North Tower – 80 dwellings; 40 one bedroom, 40 two bedroom
 - South Tower - 80 dwellings; 40 one bedroom, 40 two bedroom

Architectural Plans are provided at **Appendix A**. A summary of the proposal is provided below.

Figure 12 Proposal



Source: DZT Design Team, Refer Appendix A.

Figure 13 Summary of Proposal

SUMMARY OF AREAS & UNITS	
AREA SUMMARY	
SITE	5940 m²

FSR SCHEDULE	
REFER AREA PLAN	
GROUND	696 m²
LEVEL 2	1563 m²
LEVEL 3	1563 m²
LEVEL 4	1563 m²
LEVEL 5	1563 m²
LEVEL 6	1563 m²
LEVEL 7	1563 m²
LEVEL 8	1563 m²
LEVEL 9	1563 m²
TOTAL FSR	13203 m²

FSR = 2.22:1

UNITS	
BEDROOM SUMMARY	
1 BED	80
2 BED	80
TOTAL UNITS	160

UNIT TYPE SUMMARY	
1A	16
1B	32
1C	16
1D	16
2A-1	16
2A-2	16
2B-1	16
2B-2	16
2C	16
TOTAL UNITS	160

STORE SUMMARY		
GROUND		54
LEVEL 1		106
TOTAL STORES		160

PARKING CALCULATIONS		
VEHICULAR PARKING SUMMARY		
RESIDENTS SINGLE	133	
RESIDENTS TANDEM	56	
TOTAL SPACES		189
RESIDENTS VISITOR		13
RETAIL		11
TOTAL CARPARKS		213
MOTOR BIKE		4

15 BICYCLE PARKS PROVIDED IN AROUND FOYERS AND COMMERCIAL SPACES ON GROUND FLOOR

PARKING GENERATION	
1 BED UNITS = 0.6 x 80 = 48 SPACES	
2 BED UNITS = 0.9 x 80 = 72 SPACES	
TOTAL = 120 SPACES	
189 PROVIDED	
VISITORS = 1 SPACE PER 5 UNITS	
160 UNITS / 5 = 32 SPACES	
13 PROVIDED incl 2 ACCESSIBLE	
RETAIL =	
11 PROVIDED	

Source: DZT Design Team, Refer Appendix A.

The proposal has been designed having regard to SEPP 65 and the Apartment Design Guidelines and is supported by a Design Verification Statement. The following summary of the building design has been extracted from the ADG Design Verification Statement prepared by DZT design team, **Appendix B.**

Built Form

The building addresses both Morisset and Collett Streets. The built form and scale responds to the location and business zoning of the development site.

The proposed bulk and scale clearly defines the main active street frontages along the length of Morisset and Collett streetscape and addresses potential expansive views and solar access along the North East to North West perspectives.

The built form of the building is determined by the two storey base and the two distinctive tower forms. The two main tower forms are designed to reduce the bulk and overall scale of the development while also maximising separation between dwellings on the site and neighbouring development. The forms footprint and orientation are designed to react to surrounding views and land uses while maximising solar and ventilation opportunities.

Figure 14 3D View – Corner



Source: DZT Design Team, Refer Appendix A.

Figure 15 3D View – Lobby Entrance



NORTH LOBBY



SOUTH LOBBY

Source: DZT Design Team, Refer Appendix A.

Amenity

The proposed design and inclusions are to provide a high level of amenity for the residents. Apartment floor plates include designs that are intended to encourage an indoor/outdoor lifestyle via well-proportioned balconies and co located living and dining areas with generous amounts of glazing and openings.

Apartments have high levels of access to sunlight, cross ventilation and views throughout the development along with well thought-out glazing on the façade to encourage passive surveillance and views while protecting privacy of residents and neighbouring blocks.

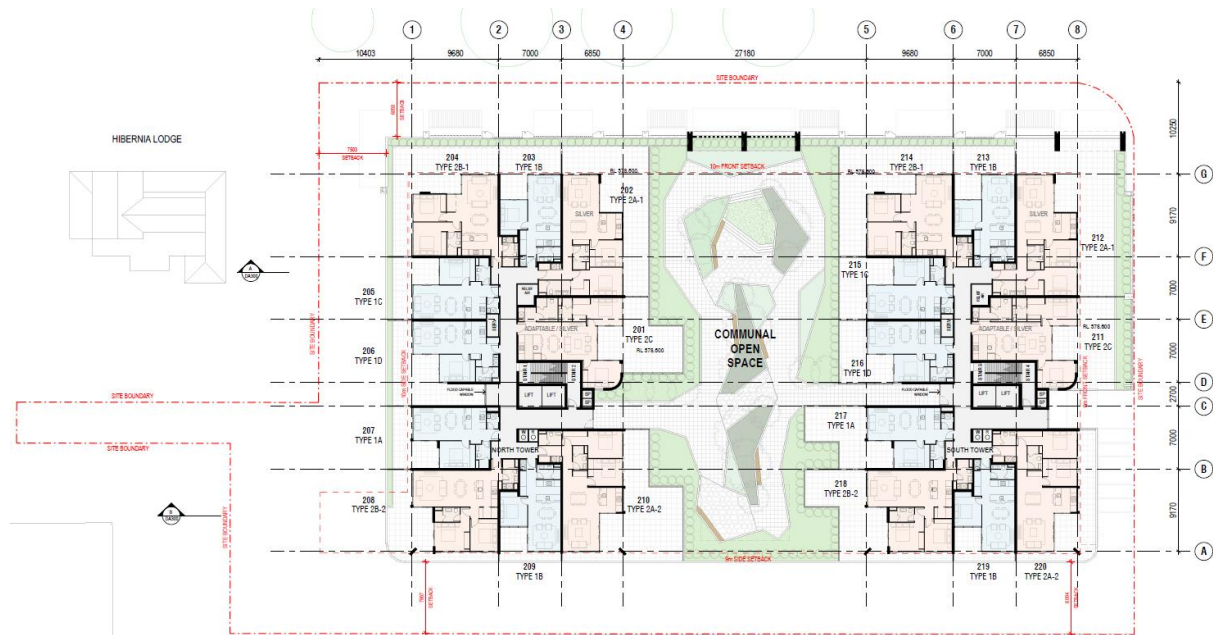
Landscape

The proposal is located within the Queanbeyan CBD and the built form has been built to boundaries where required although an extensive setback has been provided to Collett St that aims to provide high level of new landscaping to the site at the ground floor plane to further integrate the development into the surrounding area.

Existing streets trees along Collet Street provide opportunities to the site and commercial spaces and external dining / landscaped areas have been positioned to maximise the benefits and enhance the activation along this street frontage.

The level 2 podium is occupied by common area landscaping that has been designed to complement the built use in a way that balances occupant recreation use and landscaping opportunities with privacy and solar access.

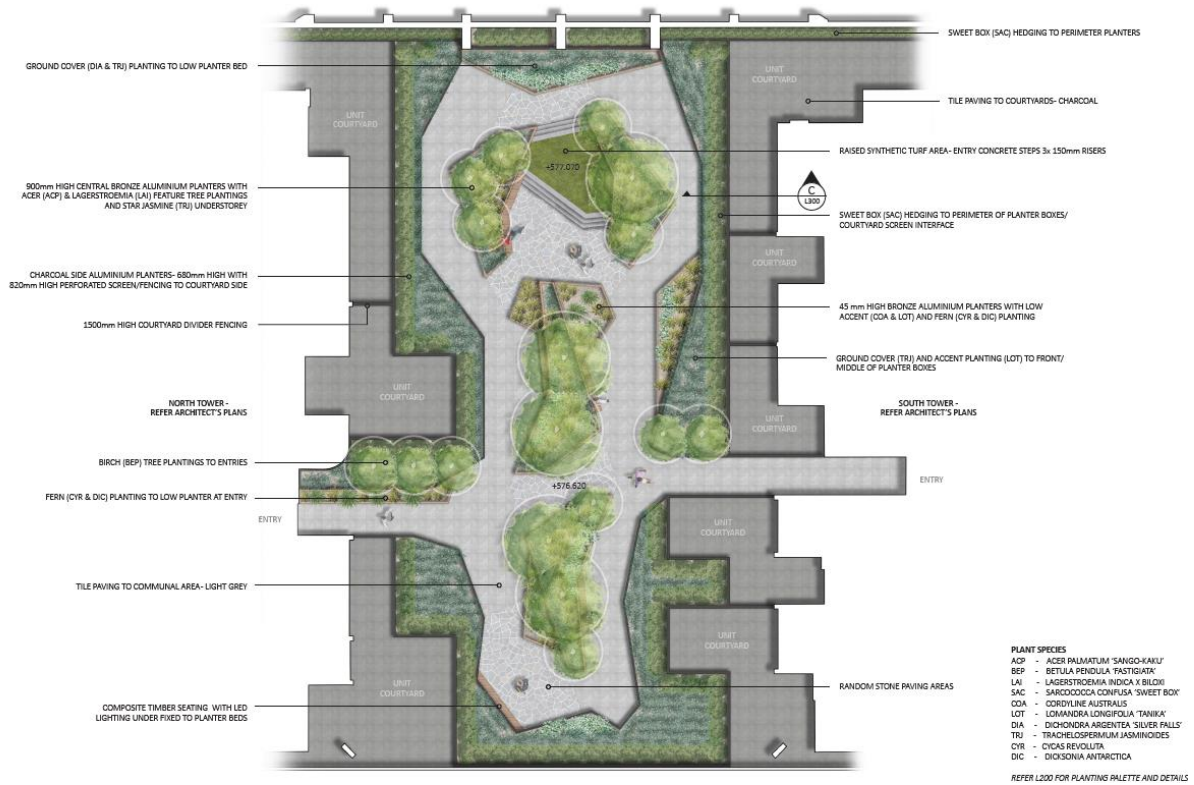
Figure 16 Floor Plan – Level 2



Source: DZT Design Team, Refer Appendix A.

The proposal is supported by a detailed Landscaping Plan prepared by Space Lab (**Appendix C**). The landscaping plan addresses the treatment of the interface with the public domain at street level and the northern side setback of the site providing pedestrian access to the North Tower lobby.

Figure 17 Communal Open Space – Level 2



Source: Space Lab, Appendix C.

Figure 18 Landscape – Ground



Source: Space Lab, Appendix C.

Housing diversity

The proposal provides a mix of 1 bedroom and 2 bedroom units in response to the housing demand in the area. Whilst no 3 bedrooms units are proposed there four different 1 bedroom unit types and five different 2 bedrooms unit types.

The wide range of different unit types is a response to current market demands along with the sites characteristics/ opportunities/constraints and provides flexibility to the future residents depending on their occupant characteristics and personal requirements. The variety and mix aims to cater to the expected demographic of the residents.

The development proposes 20% of all units to be compliant with the Silver standards specified in the Apartment Design Guide and 10% compliant with the DCP requirements for Adaptable Housing.

Apartment mix

The proposal provides 160 one and two bedrooms apartments with 9 different floor plans including an accessible apartment floor plan. Apartments range in floor area from 53sqm to 88sqm.

Unit Type	No. Bedrooms	Area sqm	POS sqm
1A	1	53	9
1B	1	53.7	8
1C	1	53	9
1D	1	55	8
2A-1	2	88	9.7
2A-2	2	88	10
2B-1	2	84.5	10
2B-2	2	84.5	11
2C-ADAP	2	86	10

Each of the two towers accommodates 80 units being 10 on each floor evenly split between 1 and 2 bedrooms.

3.1 Traffic

A Traffic Impact Assessment (TIA) has been prepared by Quantum Traffic (refer **Appendix G**). The site currently accommodates a surface carpark (comprising approximately 198 car spaces),

Under existing conditions, vehicle access to the subject site is via:

- Collett Street (all movements) in the north corner of the site,
- Morisset Street (left-in, left-out only) in the south corner of the site, and
- Woolworths Carpark (all movements) in the west corner of the site.

Active Travel and Public Transport Networks

Active travel infrastructure in the vicinity of the site comprises an existing network of footpaths, which parallel the road network. This path network provides pedestrian connections between the subject site and the surrounding land uses. Bicycle infrastructure, in the vicinity of the subject site, is limited to the shared path which parallels the Queanbeyan River and comprises the C2: Canberra City – Queanbeyan cycling route.

The subject site is located adjacent to the Queanbeyan (Bus) Interchange, which is served by nine (9) public bus routes.

Intersection Performance

Intersection performance analysis indicates that the existing traffic volumes at the Collett Street / Morisset Street roundabout and the Crawford Street / Morisset Street signalised intersection, during peak hours on a typical weekday, are well within the practical capacity of these intersections, subject to the efficient allocation of green time at the Crawford Street / Morisset Street intersection.

Under the proposal, vehicle access to and egress from the subject site is proposed to remain via Morisset Street (left-in, left-out only). The existing vehicle accesses to the subject site via Collett Street and the Woolworths Carpark are to be closed as part of the proposed development. The proposed development is expected to generate traffic demands in the order of 56-66 vehicle movement during the morning and evening peak hours on a typical weekday.

The existing local road network can accommodate the traffic demand.

Parking

The application of car parking rates was a matter of discussion at the initial DCR meeting. The TIA includes a detailed assessment of parking that has been extracted below. For further detail, refer **Appendix G**.

Parking assessments have been undertaken with reference to the following:

- Queanbeyan Development Control Plan 2012 (DCP),
- State Environmental Planning Policy 65 (SEPP 65),
- NSW Planning & Environment's Apartment Design Guide (ADG), and
- Guide to Traffic Generating Developments: Issue 2.2 (GtTGD 2002)

Parking Conditions

A series of car parking surveys identified that the existing supply of public car parking within approximately 200m of the subject site, including the Collett Street carpark immediately opposite the site, significantly exceeds the existing car parking demands throughout the course of a typical weekday.

Residential parking requirements

Table 1 of the Queanbeyan DCP specifies that multi-dwelling housing, residential flat buildings and shop-top housing have the following car parking requirements:

Residents:

- » One (1) car parking space per dwelling with one (1) bedroom and no more than 60m² GFA, and
- » Two (2) car parking spaces per dwelling for all other dwellings.

Visitors:

- » A minimum of two (2) car parking spaces for the first four (4) dwellings, plus
- » One (1) car parking space per four (4) dwellings thereafter.

It is however noted that clause 30 of the SEPP 65 specifies that the development consent cannot be refused on the grounds of car parking, in the case that car parking meets or exceeds the minimum car parking provision as set out in part 3J of the ADG. Under part 3J of the ADG the car parking requirement is equal to the lesser of Council's requirement or that specified in the *Guide to Traffic Generating Development 2002*. In turn, section 5.4.3 of the *Guide to Traffic Generating Development 2002* identifies the following recommended car parking provision rates for high-density residential developments in metropolitan sub-regional areas (including the subject site in Queanbeyan CBD):

Residents:

- » 0.6 car parking spaces per dwelling with one (1) bedroom, and
- » 0.9 car parking spaces per dwelling with two (2) bedrooms.

Visitors:

- » A minimum of one (1) car parking space for every five (5) to seven (7) dwellings.

On this basis, the residential component of the proposed development has requirements for a minimum of 120 car parking spaces for residents and a minimum of between 23-32 car parking spaces for visitors, in accordance with the SEPP 65, ADG and *Guide to Traffic Generating Development 2002*.

Retail parking requirement

Table 1 of the Queanbeyan DCP specifies that shops located within Queanbeyan CBD have a requirement for one (1) car parking space per 60m² GFA. On this basis, the retail component of the proposed development has a requirement for a minimum of 11 car parking spaces.

Summary

The proposed development has a requirement for between 154 and 163 car parking spaces, comprising 120 car parking spaces for residents, between 23-32 car parking spaces for residential visitors and 11 car parking spaces for the retail component.

The proposed development includes a total of 213 on-site car parking spaces, comprising 189 car spaces to be allocated to residents, 11 car spaces to be allocated to retail staff and 13 car spaces available for use by the public (i.e. residential visitors and retail patrons).

On this basis, the proposed development satisfies the requirements for overall carparking across the development as a whole, as well as for the resident user group and retail component. The proposed development represents a shortfall of between 10 to 19 car parking spaces associated with residential visitors.

The proposed development has a requirement for 17 accessible car parking spaces, comprising 16 accessible spaces for residents and one (1) accessible car parking space for the retail component. The proposed development includes a total of 19 accessible car parking spaces, comprising 16 accessible spaces for residents, one (1) accessible space for the retail component and two (2) accessible spaces for use by the public (i.e. residential visitors and retail patrons).

3.2 Heritage

The site joins *Hibernia Lodge*, a State Listed Heritage Item (1370) on the northern boundary and the *Millhouse* is located to the south on Collett Street also State Listed (Part I339). An Assessment of Heritage Impact has been prepared by Philip Leeson Architects (**Appendix E**) to support the proposal. Initial consultation was undertaken with Council's Heritage Advisor and elements including the setback, landscaping, building materials and articulation and podium design were considered to improve the outcome for the adjoining Hibernia Lodge site.

The heritage assessment concludes that whilst the proposal would be substantially taller than other buildings in the vicinity of the subject site, the potential heritage impact has been skilfully managed through the careful design of the podium and articulation of the residential parts. The design of the podium and associated landscape would be a dramatic improvement on pedestrian amenity when compared with the existing large carpark.

The use of respectful setbacks, articulation of the massing, as well as the selection of a sympathetic material and colour palette would serve to limit potential impacts on heritage places located in the vicinity of the subject site.

The proposed podium, including the street facing elements and the return which faces *Hibernia Lodge*, will be constructed of brick that references the colour of the nearby brick heritage buildings. The podium would be articulated in a manner that reflects the relatively modest scale of heritage buildings in the vicinity of the subject site via the use of projecting brick piers, cantilevered awnings and rectilinear parapets incorporating decorative patterns and alternating materials. The design of the shopfronts would also contribute to the fine grain with stallboards, recessed entries and expressed vertical framing to the windows reflecting the format of early 20th century shopfronts.

Overall, the proposed development would result in substantial change to an area which already has a highly varied character and is much altered from the low scale and low intensity development of the 19th and early 20th century. The proposal includes a podium that would be sympathetic with the heritage items located in the vicinity of the subject site with residential buildings that have are sited and articulated in a manner that would limit heritage impacts whilst providing increased density in the Queanbeyan CBD.

3.3 Flooding

The subject site is located within the Queanbeyan River Catchment and the site is affected by flooding in the 1% AEP event and the PMF. The proposal is supported by a Flood Impact Statement that addresses the relationship between the proposal and the flood-related planning controls in the *Queanbeyan Floodplain Risk Management Study and Plan (2021)*.

Although not yet adopted into the DCP, the proposal was assessed against the controls in the QFRMSP because they are the modern set of controls, adopted by QPRC, that are catchment specific and informed by a modern assessment of flood behaviour and risk.

The report concludes that proposal wholly meets the requirements of the planning controls as noted in the QFRMSP. Refer **Appendix F**.

4. Statutory Assessment

The following section provides an assessment of the proposed development against the relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* (EPA Act).

Table 3 Assessment under 4.15 – summary

Section 4.15	Comment
(1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application: The provision of:	
(i) any environmental planning instrument	<p><i>State Environmental Planning Policy (Planning Systems) 2021</i></p> <p><i>State Environmental Planning Policy 65 – Design Quality of Residential Buildings and Apartment Design Guidelines SEPP (Industry and Employment) 2021</i></p> <p><i>State Environmental Planning Policy (Sustainable Buildings) 2022</i></p> <p><i>Queanbeyan Palerang Local Environmental Plan 2022 (QPRLEP)</i></p> <p>These are considered in section 4.1 below.</p>
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent	Not Applicable.
(iii) any development control plan	<p>The Queanbeyan Development Control has been applied to the development. A detailed assessment of the proposal against the relevant provisions of the DCP has been provided to support the proposal.</p> <p>The proposal complies with the QDCP, refer section 4.2 and Appendix Q.</p>
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	Not Applicable. A VPA has been registered on the land, however, no amendment or variation is proposed.
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	The DA will need to satisfactorily meet the relevant requirements of the EP&A Regulations relating to development applications and determination of matters by the panel.
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	<p>Consideration has been given to the likely impacts of the development.</p> <p>Technical and supporting documentation has been prepared to inform the design of the development having regard to the need to mitigate potential including:</p> <ul style="list-style-type: none"> » Traffic and parking » Flooding and drainage » Heritage

Section 4.15	Comment
	<p>» Noise</p> <p>» Crime Prevention Through Environmental Design (CPTED)</p> <p>The proposal is well placed to provide a positive social and economic impact for Queanbeyan.</p>
(c) the suitability of the site for the development	The site is zoned E2 Commercial Centre. Retail development and shop top housing are permissible with consent. Further, the Local Strategic Planning Statement supports residential development as part of the infill mix in the CBD of Queanbeyan. The development proposal aligns with the vision for the site as identified in the Queanbeyan CBD Master Plan.
(d) any submissions made in accordance with this Act or the regulations	This is a matter for the Council as consent authority.
(e) the public interest	The proposal will provide an additional 160, 1 and 2 bedrooms apartments in the CBD, increasing housing diversity and contributing to the dwelling targets required to support population growth in the city over the next 20 years.

4.1 Environmental planning instruments

State Environmental Planning Policies (SEPPs)

The State Environmental Planning Policies (SEPPs) have been considered in the table below.

Table 4 State Environmental Planning Policies

State Environmental Planning Policy	Applicable	Comment
<p>SEPP (Planning Systems) 2021</p> <p>The aims of this Policy are as follows:</p> <p>(a) <i>to identify development that is State significant development,</i></p> <p>(b) <i>to identify development that is State significant infrastructure and critical State significant infrastructure,</i></p> <p>(c) <i>to identify development that is regionally significant development.</i></p> <p>Chapter 2 – State and Regional Development</p>	Yes	<p>The capital investment value (CIV) for the proposed development will exceed the threshold of \$30 million. Therefore, this application is to be determined by the Southern Regional Planning Panel (SRPP).</p>

<p>Clause 2.19 declares development to be regionally significant development where the capital investment value of the development exceeds \$30 million. The Southern Regional Planning Panel is to be the consent authority for Regionally significant development under Schedule 6.</p>		
SEPP (Biodiversity & Conservation) 2021	No	<p>The application does not involve any vegetation clearing.</p> <p>The proposal will not adversely impact koala habitat.</p> <p>The subject site is not located within a drinking water catchment.</p>
<p>SEPP (Sustainable Buildings) 2022 [incorporating the former SEPP (Building Sustainability Index) 2004 (BASIX)]</p> <p>From 1 October 2023, all new residential and all non-residential developments must report on embodied emissions under the SB SEPP.</p> <p>Applicants are required to disclose the quantities of key materials and associated embodied emissions at the development application and construction certificate stages, or when applying for a residential complying development certificate.</p>	Yes	<p>Chapter 2 of the SEPP requires that a BASIX Certificate is provided for the residential part of the development. This has been included in Appendix M. been provided to accompany the proposal.</p> <p>Chapter 3 of the SEPP Standards for non-residential buildings does not apply to the proposal as it is under the threshold value of \$5M.</p>
SEPP (Housing) 2021	No	The application does not propose any housing defined under the SEPP.
SEPP (Resilience and Hazards) 2021	No	The site is has not been identified as contaminated land.
SEPP (Resources and Energy) 2021	No	The application does not propose an industry.
SEPP (Transport and Infrastructure) 2021	No	The proposal is not Traffic Generating Development for the purpose of the SEPP (Part 2, Schedule 3) as it does not met the size thresholds or within 90m of a classified road.

SEPP (Industry and Employment) 2021	Yes	<p>Chapter 3 – Advertising and Signage</p> <p>Chapter 3 – Advertising and Signage of the SEPP is relevant to the proposed development if the proposal includes signage detail.</p> <p>Signage detail has been provided on the Architectural Plan in terms of the signage envelope. Signage envelopes are included on elevations and associated with retail/commercial tenancies. Signage is consistent with the SEPP .</p>
SEPP 65 Design Quality of Residential Apartment Development	Yes	<p>The proposal includes a Design Variation Statement (Appendix B). The DVS confirms that the proposal generally complies with the ADG.</p> <p>Minor non-compliance occurs in relation to the northern side setback, and this is discussed below.</p> <p>The variation to the AGD setback is considered minor in the context of the development, including having regard to the lesser setback requirement in the DCP. The interface, at ground level between the heritage building and the development includes a wide landscaped accessway and the minor variation is considered reasonable.</p> <p>There are no other non-compliances against the AGD. The DVS is in Appendix B.</p>

SEPP 65 and Apartment Design Guidelines

Objectives, design criteria and design guidance in Parts 3 and 4 of this Apartment Design Guide that are referred to in SEPP 65 will prevail over any inconsistent DCP control.

Certain design criteria referred to in SEPP 65 (clause 6A) cannot be used as a reason to refuse a development application, if complied with. These criteria are:

- (a) visual privacy,**
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,**
- (g) natural ventilation,

(h) storage.

A Statement of Compliance with the ADG has been prepared to support the design (**Appendix B**).

The proposal generally complies with the ADG but for building separation, addressed below.

Building Separation

There is a non-compliance for building separation distances (visual privacy) for level 9 on the north tower where the height exceeds 25m. Although inconsistent with the ADG, the setback complies with the QDCP. Further, the separation between the two buildings with the site exceeds the ADG requirement.

Table 6 Setbacks ADG v DCP

Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12m (4 storeys)	ADG 6m DCP 6m	3m
Up to 25m (5-8 storeys)	ADG 9m DCP 10m	4.5m
Over 25m (9+ storeys)	ADG 12m DCP 10m	6m

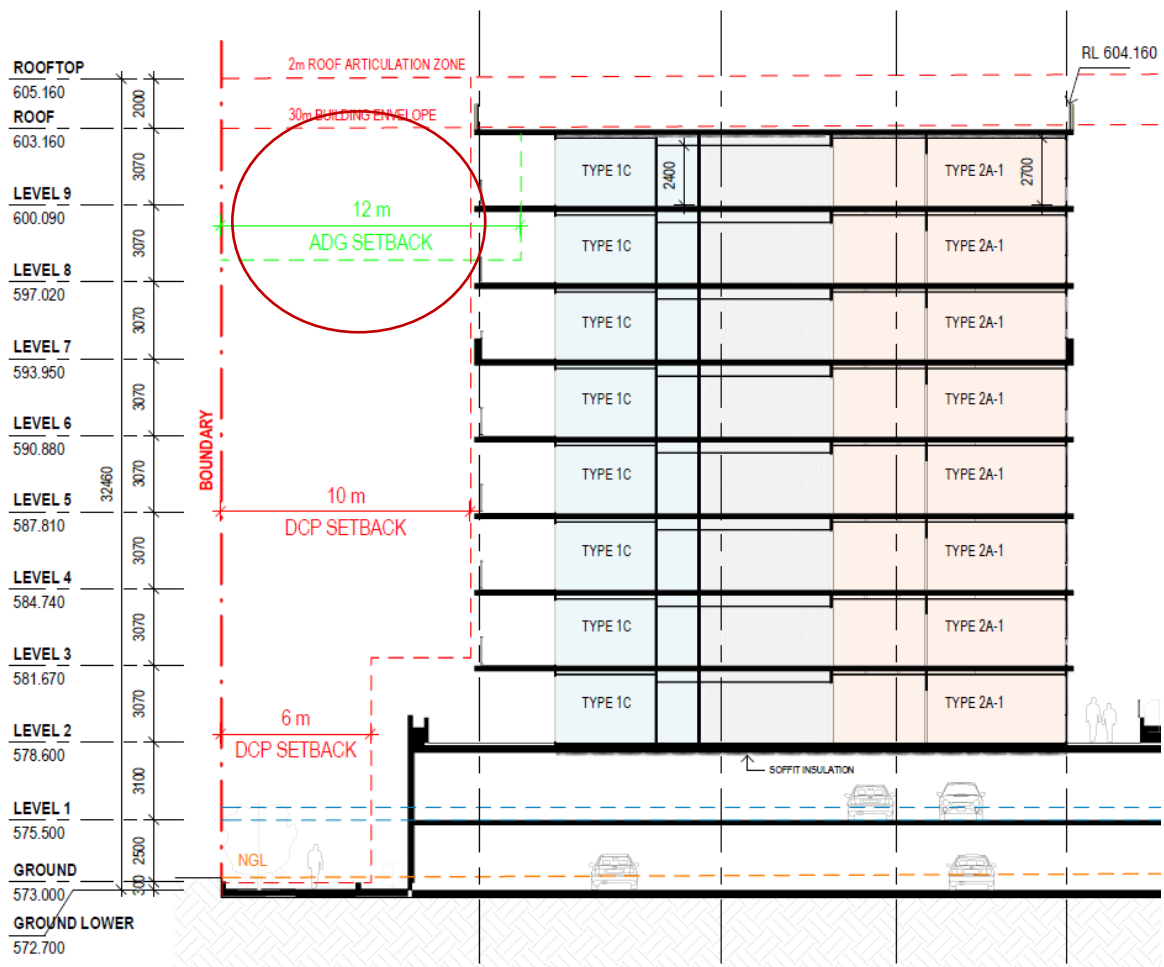
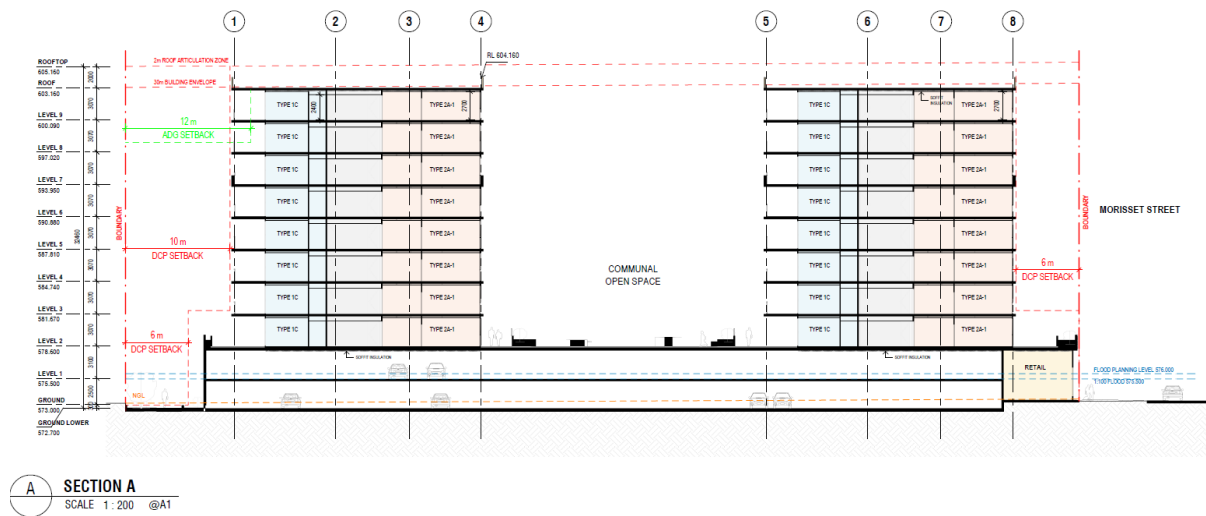
The northern side building separation is to the State Heritage Item.

The ADG setback requirement is 12m for 9+ storeys. Under the QDCP the set back requirement is 10m. The variation is illustrated in **Figure 19**.

The intention of setback in the ADG is to ensure that adequate separation distances can be achieved between buildings on adjoining sites. In this instance, the adjoining site accommodates a Stage Heritage Item and it is unlikely that the site will be developed for a residential flat building (apartments). Further, the setback has been considered in terms of the curtilage to the Heritage Item and addressed in the Heritage Impact Assessment (**Appendix E**).

The non-compliance with ADG is considered reasonable under the circumstances and in the context of the site. The variation has been considered in the Design Verification Report by reference to the design outcome and the DCP.

Figure 19 Building separation and setbacks



Source: DZT Design Team, Refer Appendix A.

State Environmental Planning Policy (Industry and Employment) 2021

The provisions of Chapter 3 of State Environmental Planning Policy (Industry and Employment) (the Industry and Employment SEPP) apply to proposals that include signage that:

- (a) *under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and*
- (b) *is visible from any public place or public reserve,*

The proposal involves the erection of signage envelopes consistent with the overall design and presentation of the building and visible from the public domain.

The proposed signage envelopes have been provided to ensure consistency for future retail tenants and considered against the objectives of the policy and an assessment against the provisions within the assessment criteria set out in Schedule 5 is provided in the following table.

Table 5 Signage Assessment

Provision	Compliance	Comment
1. Character of the area	Yes	The proposed signage is generally consistent with other signage within and the character of the area. .
2. Special areas	Yes	The proposed signage does not detract from the amenity or visual quality of the locality.
3. View and vistas	Yes	The proposed signage does not obscure or compromise any important views. It does not dominate the skyline it has no impact on the viewing rights of other advertisers.
4. Streetscape	Yes	The professional signage is of a quality and design that will contribute to the vibrancy of the streetscape.
5. Site and building	Yes	The proposed signage is proportional to the building and use and the materials are compatible with the finishes and colours of the building.
6. Associated devices and logos	N/A	
7. Illumination	N/A	
8. Safety	Yes	The proposed signage will not reduce the safety for pedestrians, cyclists or vehicles on public roads.

Proposed signage envelopes are included on Architectural plans **Appendix A**.

Queanbeyan-Palerang Local Environmental Plan 2022

The QPRLEP is the principle environmental planning instrument. The relevant provisions of the QPRLEP are discussed below.

Land Use Zone and Permissibility

The site is zoned E2 Commercial Centre. Development for the purposes of shop top housing is permissible with consent.

Figure 20 Land use zone



Source: Planning Portal Spatial Viewer, 2023.

The objectives of the Commercial Centre zone are as follows:

Objectives of zone

- » *To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.*
- » *To encourage investment in commercial development that generates employment opportunities and economic growth.*
- » *To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.*
- » ***To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.***

- » ***To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.***
- » *To recognise and reinforce the primacy of the Queanbeyan central business district as the commercial and retail centre of Queanbeyan.*
- » ***To encourage some limited high density residential uses to create vitality in town centres.***

The proposal is consistent with the objectives of the zone,

The E2 Commercial centre zone is an open zone that specifically lists those uses that are prohibited and everything else is permissible with consent.

Permitted with consent

*Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Centre-based child care facilities; **Commercial premises**; Community facilities; Entertainment facilities; Function centres; Group homes; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; **Shop top housing**; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified*

Prohibited

*Agriculture; Air transport facilities; Airstrips; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Moorings; Mooring pens; Open cut mining; Recreation facilities (major); Research stations; **Residential accommodation**; Resource recovery facilities; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems*

Characterisation of land use

The use has been characterised as shop top housing.

shop top housing means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.

Clause 2.6 Subdivision – consent requirements

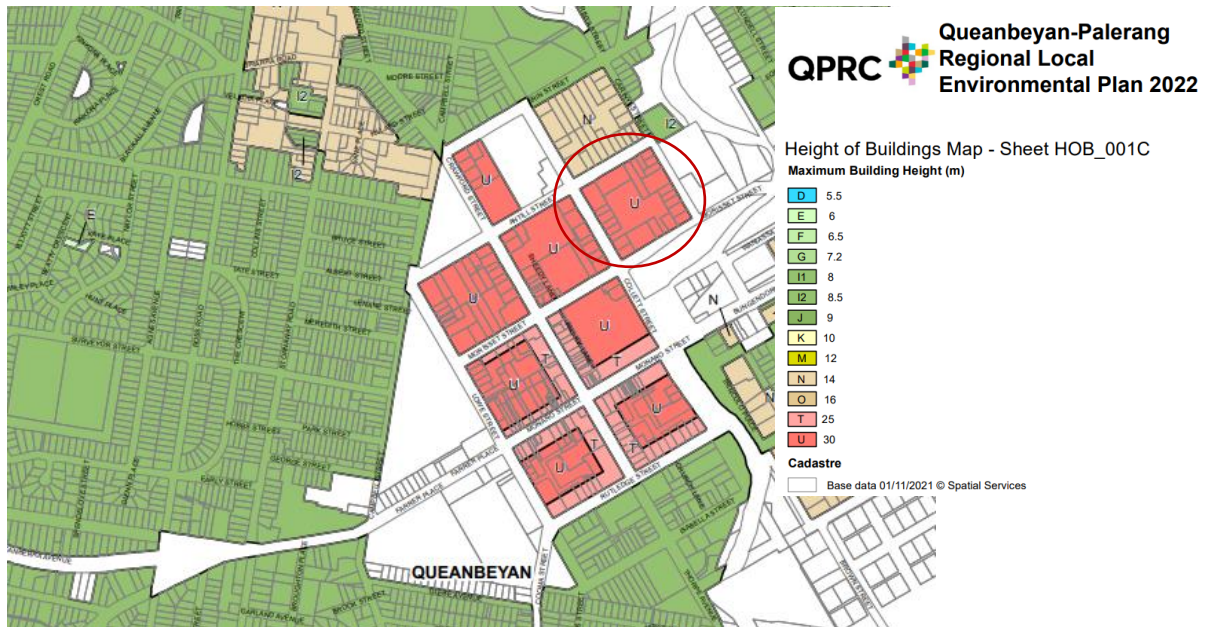
The proposal requires the consolidation of the site into a single land tile. There is no MLS for subdivision (consolidation) in the QPRLEP and consolidation may be able to be undertaken under the Code SEPP.

The development will be subdivided under a Strata Title. The tenure and management structure of the building are still under consideration and may include build to rent and/or affordable housing. This may alter the Strata arrangement, therefore, at this stage a Strata Plan has not been included in the DA package.

Clause 4.3 Height of Buildings

The Height of Buildings clause applies to the site. The maximum height is 30 m. The building has a height of 29.91m, however, it includes a parapet in the articulation zone which increases the overall height to 30.9m. A variation to the development standard for height has been prepared to support the proposal, refer Appendix R.

Figure 21 Height of Buildings

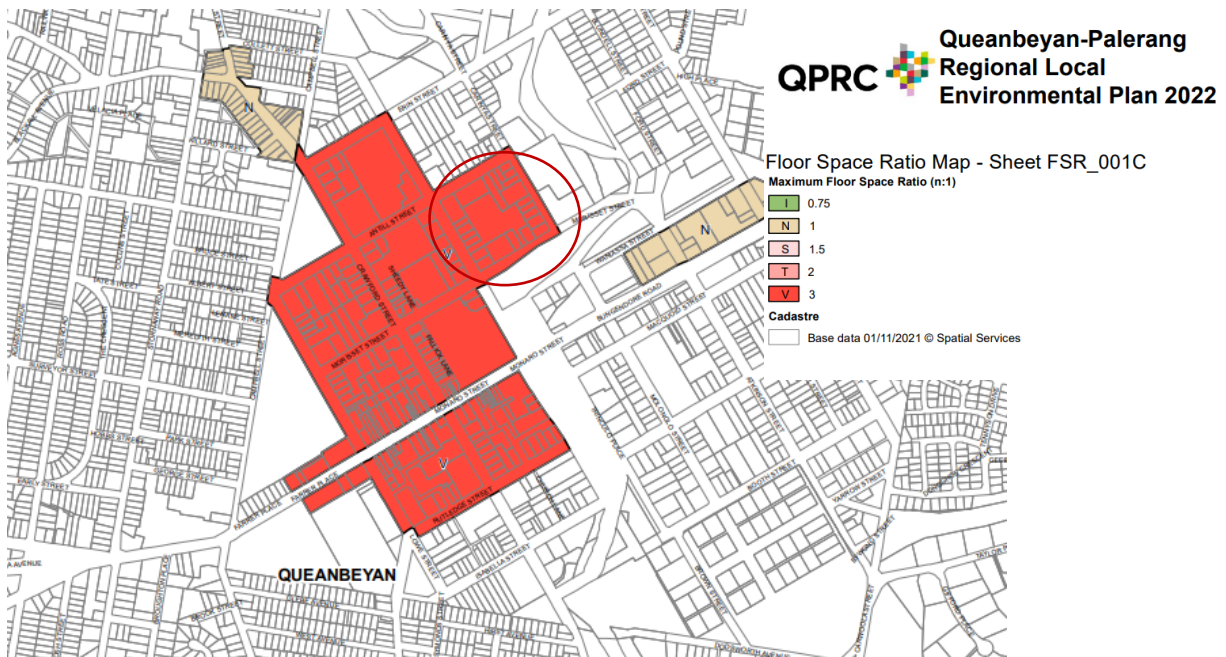


Source: QPRLEP Map HOB Sheet 001_C

Clause 4.4 Floor Space Ratio

The Floor Space Ratio clause applies to the site. The FSR is 3:1.

Figure 22 Floor Space Ratio



Source: QPRLEP Map Sheet FSR 001_C

The site has an area of 5,940sqm and the building GFA is 13,203sqm. The FSR is 2.2:1 and complies with the FSR Map.

Clause 4.6 Variation to a Development Standard

As noted above, the overall finished height will exceed the QPRLEP development standard for height of buildings. The maximum height provided in clause 4.3 and reflected on the Height of Buildings Map is 30m.

The numerical variation is 0.9m or 3%.

The clause 4.6 variation cites a better development outcome allowing a parapet to finish the roof form and improve the visual impact of the roofline of the building. The proposal is consistent with the QDCP provision relating to height of buildings at this location which is demonstrated in an illustration showing a 30m building height plus 2m for articulation. While the standard has not been abandoned by council, the QDCP suggests that council would ordinarily anticipate a minor variation of this nature.

The 4.6 Variation request is **Appendix R**.

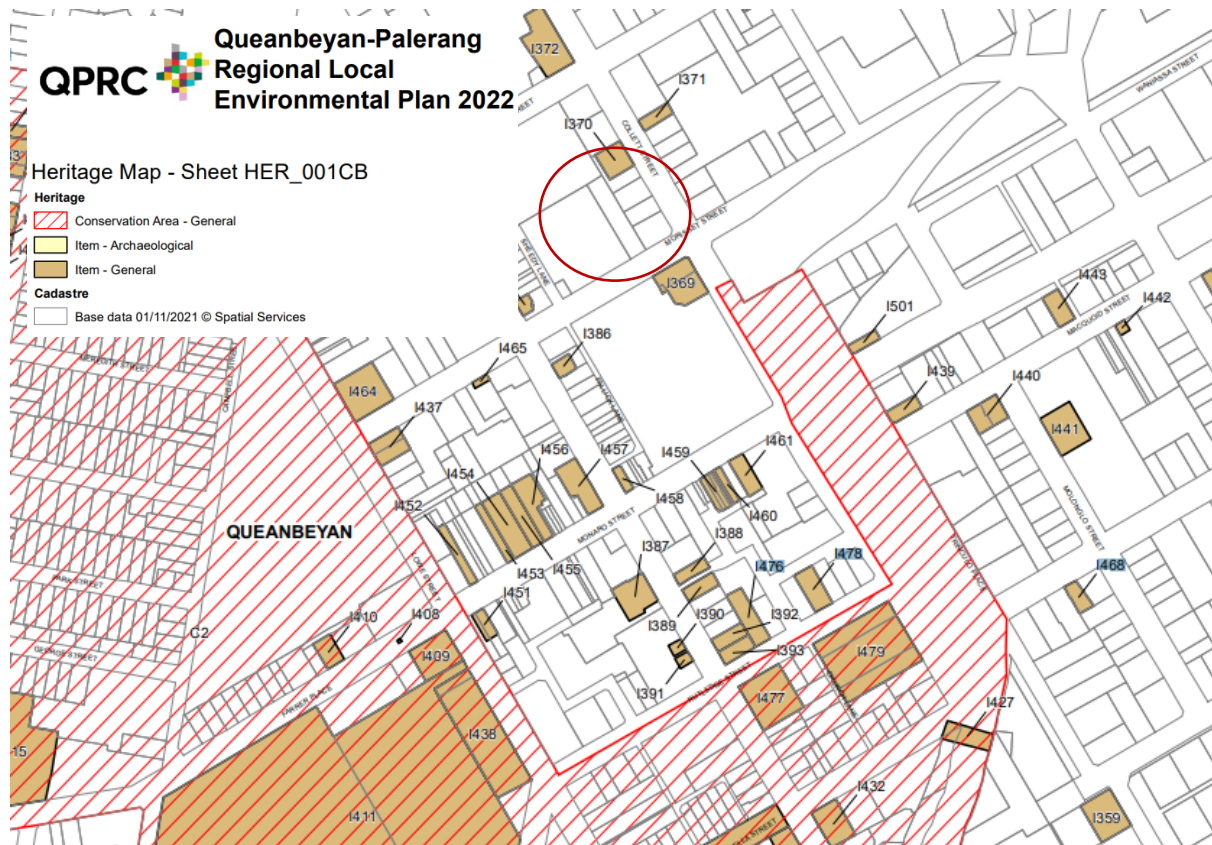
Clause 5.10 Heritage Conservation

The site is alongside a State Heritage listed building known as *Hibernia Lodge* on Lot 1 DP349095, 69 Collett Street. A second State listed Item the Millhouse, is located immediately south of the site on Collett Street. The site is identified in the QPRLEP as Item I370. The site is outside the Heritage Conservation Area.

Clause 5.10 Heritage Conservation applies and the proposal has been supported by a Statement of Heritage Impact (**Appendix E**).

Figure 23 Hibernia Lodge and Heritage Map





Clause 5.10(5) applies:

(5) *Heritage assessment*

The consent authority may, before granting consent to any development—

- (a) *on land on which a heritage item is located, or*
- (b) *on land that is within a heritage conservation area, or*
- (c) *on land that is **within the vicinity of land** referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Philip Leeson Architects prepared a Statement of Heritage Impact that addresses clause 5.10 as well as the requirements of the QDCP.

The assessment concludes as follows:

Whilst the proposal would be substantially taller than other buildings in the vicinity of the subject site, the potential heritage impact has been skilfully managed through the careful design of the podium and articulation of the residential parts. The design of the podium and associated landscape would be a dramatic improvement on pedestrian amenity when compared with the existing large carpark.

Though it is noted that the heritage controls contained within the DCP do not include provisions that specifically address this scale of development, the use of respectful setbacks, articulation of the massing, as well as the selection of a sympathetic material and colour palette would serve to limit potential impacts on heritage places located in the vicinity of the subject site.

The proposal has been informed by an assessment of the character of the streetscape, particularly the heritage items in the vicinity of the subject site. The design has also been developed in consultation with Councils' Heritage Advisor with emphasis placed on realising a podium design that has a fine grain and reflects the early 20th century commercial development which was once commonplace in Queanbeyan.

The proposed podium, including the street facing elements and the return which faces Hibernia Lodge, would be constructed of brick that references the colour of the nearby brick heritage buildings. The podium would be articulated in a manner that reflects the relatively modest scale of heritage buildings in the vicinity of the subject site via the use of projecting brick piers, cantilevered awnings and rectilinear parapets incorporating decorative patterns and alternating materials. The design of the shopfronts would also contribute to the fine grain with stallboards, recessed entries and expressed vertical framing to the windows reflecting the format of early 20th century shopfronts.

Overall, the proposed development would result in substantial change to an area which already has a highly varied character and is much altered from the low scale and low intensity development of the 19th and early 20th century. The proposal includes a podium that would be sympathetic with the heritage items located in the vicinity of the subject site with residential buildings that have are sited and articulated in a manner that would limit heritage impacts whilst providing increased density in the Queanbeyan CBD.

Part 7 Additional local provisions

The following local provisions that have been considered in the assessment of the proposal as outlined in the following table.

Table 6 **Part 7 Additional local provisions**

Provision	Comment
<p>7.1 Earthworks</p> <p>(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or the detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of the fill material and the destination of the excavated material,</p> <p>(f) the likelihood of disturbing relics,</p>	<p>Minor grading and earthworks are proposed to accommodate the development. The Civil drawings have been prepared by ACT Consulting Engineers (Appendix D).</p> <p>The Civil drawings include site grading and longitudinal section of the site.</p> <p>No fill is proposed to be imported.</p>

Provision	Comment
(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area, (h) appropriate measures to avoid, minimise or mitigate the impacts of the development.	
7.12 Essential services Development consent must not be granted to development unless the consent authority is satisfied all of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access.	Essential services are available to the site. Refer Civil Package Appendix D for details.

4.2 Development Control Plans

The Queanbeyan Development Control Plan 2012 (QDCP) applies to the proposal. The relevant Parts are:

Part 2 - All Zones

- » Section 2 - Car Parking
- » Section 2.3 - Environmental Management
- » Section 2.5 - Flood Management
- » Section 2.6 - Landscaping
- » Section 2.7 - Erosion and Sediment Control
- » Section 2.9 - Safe Design

Part 3D - Shop Top Housing

- » The development is to comply with the relevant provisions of Part 3D.

Part 6 - Central Business District

- » The development is to comply with the relevant provisions of Part 6.

Part 3C – Dual occupancies, Multi dwelling housing and residential flat buildings.

Council commented in the DCR minutes that this may be applicable in some circumstances where called up by Part 6 of the QDCP. However, it does not apply to shop top housing.

Non- Compliances

The proposal generally complies with the QDCP, however, there are two areas of minor or partial compliance.

Private Open Space

The DCP requires 12sqm for Private Open Space. The ADG requirements is 8-10sqm. The proposal provides 9-11sqm. As a non-discretionary development standard the ADG will prevail.

Car parking

As noted by Council in the DCR minutes, there are inconsistencies within Parts 2 and 3D of the DCP in relation to car parking rates. Parking has been considered in the context of the site and complies with the ADG (refer **section 3.1** and **Appendix B** and **Appendix G**).

A Table of Compliance is attached at **Appendix Q**.

.

4.3 Likely impacts of the development

The impacts of the development have generally been covered in the assessment of the proposal under the QPRLEP and QDCPs and supporting technical information. However, the following additional matters are considered below.

Access and movement

An Accessibility Report has been prepared for the proposal by Indesign Access (**Appendix I**). The aim of the access report is to provide feedback and confirmation that the proposals meet the principles of good accessible design and in turn demonstrate that it meets the key legislative and policy guidelines.

- » Disability (Access to Premises-Buildings) Standards 2010
- » National Construction Code Building Code of Australia Volume One 2022 (BCA)
- » AS 1428.1 2009 General requirements for access
- » AS 1428.4.1 2009 Tactile Ground Surface Indicators
- » AS1428.2 - 1992 – Design for access and mobility. Part 2: Enhanced and additional requirements – Buildings and facilities
- » AS 2890.6 2009 Parking Facilities for people with disabilities
- » AS 1735.12 1999 Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities

As the proposal incorporates Class 2 residential dwellings, NCC BCA accessibility requirements must be met in addition to the universal design requirements for the residential sole-occupancy units. Therefore, accessibility requirements in accordance with AS1428.1-2009, AS/NZS1428.4.1-2009, AS2890.6-2009 apply to the following areas of the development:

- » Class 2 – Common areas;
- » Class 5/6 – Commercial Use
- » Class 7a – Car parking areas incorporating accessible parking spaces, where required.

The report concluded that whilst the arrangements adopted may not show complete Detail Design (DD), the project is capable of meeting the Performance Requirements with the BCA through the use of deemed-to-satisfy solutions and performance-based solutions to show compliance with the intent of the BCA, Disability (Access to Premises – Buildings) Standards and relevant Australian Standards as they apply to this project.

Further design information focusing on the detailed elements will be developed as the scheme progresses through to the construction phase to ensure compliance is achieved.

Crime Prevention Through Environmental Design

A Crime prevention through environmental design (CPTED) report has been prepared for the proposal that addresses the (CPTED) principles in the context of the design of the building (**Appendix N**).

The design responds to the four key principles being:

- » Surveillance
- » Access Control

- » Territorial Reinforcement
- » Activity and Space Management

The following general recommendations have been developed to reinforce the design and operation of the development as presented in the proposal:

- » Entry points should be designed so as to maximise surveillance opportunities to and from these areas.
- » Clear sightlines should be maintained between the development and the public domain, particularly around entries, the western elevation along the vehicular access and car park access.
- » Bollards are used to define the interface between parking and service areas and the northern pedestrian access way.
- » There should be appropriate wayfinding and identification signage within and around the building in order to aid legibility and promote territorial reinforcement.
- » Lighting should be designed to the Australian and New Zealand Lighting Standards and appropriate for users and activities of the area, in particular around the perimeter of the building, along the pedestrian access to the north tower and car park.
- » Landscaping should be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. Landscaping should seek to maintain sightlines at eye level.
- » Secure access (swipe cards or similar) should be provided to limit access to the residential levels of the development from the lobby.
- » A maintenance plan should be put in place to ensure ongoing maintenance of the building, open space areas and the public domain connections.

CPTED treatments to the public domain along the two public street frontages will need to be aligned to QPRC operational management in the CBD.

Noise Assessment

An Environmental Noise Assessment has been prepared by SLR Consultants (**Appendix H**). The assessment determined the noise emissions from the development to surrounding receivers, both commercial and noise sensitive residential receivers.

The assessment considered noise from external mechanical plant and waste collection activities at the Project to nearby residential receptors.

The assessment concludes as follows:

Noise from mechanical plant would comply with the most-stringent night-time limit, or other operating times, provided the condensers are judiciously selected and positioned during the detailed design stage.

It is recommended to restrict waste collection to the daytime period only in order to minimise the likelihood of disruption or disturbance to occupants of the development and nearby residences.

Noise from the retail component of the dwelling would also be unlikely to affect nearby residents. Specific consideration and assessment of potentially 'noise' uses (eg gymnasium) is recommended to ensure the objectives of the QDCP would be achieved.

In addition, road traffic noise levels at the most exposed facades of the development, based on existing road noise levels established as part of the DA noise assessment, were also considered.

Road traffic noise intrusion was assessed in accordance with methodology contained within AS 3671 to determine the minimum sound insulation rating of building elements to achieve the internal noise objectives recommended in Australian Standard (AS) 2107:2016 “Acoustics — Recommended design sound levels and reverberation times for building interiors”.

Calculations show that standard proprietary glazing would be acoustically suitable to achieve acceptable noise levels within all habitable areas within the apartments and the ground floor retail areas. The required sound insulation ratings are not onerous and would be achieved with a range of glazing configurations.

Sustainability

A Sustainability Design Report prepared by ACT Sustainable Systems provides an overview of the potential sustainable design initiatives and Section J compliance for the proposal (**Appendix L**).

5. Conclusion

The Statement of Environmental Effects has been prepared to support a Development Application for the mixed-use development of land at 50 Morrisett St Queanbeyan.

The SEE demonstrates that:

- » The proposal is consistent with the controls in the QPRLEP other than building height. The variation is minor and the application is supported by a written 4.6 request to vary the development standard for height in clause 4.3.
- » The proposal is generally consistent with the AGD and QDCP controls.
- » The proposal is supported by technical studies which establish that the issues raised by QPRC in the initial DCR meeting have been considered in the design response, in particular, heritage, traffic and parking and flooding and drainage.
- » The proposed development is in the public interest. The proposal will provide housing in a form that is underrepresented in the LGA improving housing diversity and with a high degree of amenity for future residents.
- » The site has been identified in the Queanbeyan CBD Master Plan as a development site. The proposal aligns with the vision for the site under this plan.
- » The proposal will deliver much needed housing within central Queanbeyan, contributing 160 dwellings. The location is close to services, open space and transport and the proposal will provide a positive contribution to the Queanbeyan CDB.
- » An additional 627sqm of retail/commercial GFA will support the continued demand driven by population growth in the LGA.

Having considered all the relevant matters, we conclude that the proposal represents a sound development and can be supported by QPRC.

Appendix

Uploaded under separate cover

- A. Architectural Plans**
- B. ADG Design Verification Statement**
- C. Landscape Plan**
- D. Civil Drawings Package**
- E. Statement of Heritage Impact**
- F. Flood Impact Statement**
- G. Traffic Impact Assessment**
- H. Noise Assessment Report**
- I. Accessibility Compliance Report**
- J. Natural Ventilation Report**
- K. Waste Management Plan**
- L. Section J Report**
- M. BASIX**
- N. CPTED**
- O. BCA Compliance Statement**
- P. Survey Plan**
- Q. DCP Compliance**
- R. 4.6 Variation**

