



Statement of Environmental Effects

Googong Indoor Sports and Aquatic Centre

Client: Googong Township Pty Ltd

Date: 17 April 2024

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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 (SEE) has been prepared to support a Development Application for the Googong Indoor Sports and Aquatic Centre (ISAC) on Lot 1601, DP 1266000, Heazlett Street, Googong (land referred to as the Googong Common).

The Googong ISAC is a being delivered by Googong Township Pty Ltd (GTPL) under the Googong VPA. The facility will be owned and managed by Queanbeyan Palerang Regional Council (QPRC).

The proposal is for the development of an indoor recreation facility including the following elements:

- » 25 x 8 lane pool
- » 50 sqm children's wading pool (splashpad)
- » Amenities, foyer, reception, administration, kiosk, plant and storage
- » A two-court indoor sports hall
- » Landscaping
- » Precinct signage and building signage (envelope QPRC to determine wording)

Architectural Plans are provided at **Appendix A** and the application is supported by a number of technical reports and documentation.

The proposal has been prepared under the provisions of the *Environmental Planning and Assessment Act, 1979*. The site is currently zoned R1 General Residential and has a height of building (HOB) control of 9m. The site is proposed to be zoned RE1 Public Recreation under a housekeeping amendment to the *Queanbeyan-Palerang Local Environmental Plan 2022* (QPRLEP 2022). The amendment will also remove the HOB controls. The amendment is in the final stages of completion and considered imminent, however, a clause 4.6 variation request has been provided to justify the HOB.

The proposal is permissible under the R1 zone and consistent with the objectives of the RE1 Public Recreation zone under the QPRLEP 2022. The proposal has also been considered against the relevant Development Control Plans and the Neighbourhood Structure Plan for Googong.

The site is owned by QPRC and as the value of the development exceeds \$5M, the proposal is Regionally Significant Development and will be determined by the Southern Regional Planning Panel (SRPP).

The proposal will provide a key recreation and leisure facility in the heart of Googong and it is recommended that Council support the application for determination by the SRPP.

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Eight Mile Planning to accompany a Development Application (DA) for the Googong Indoor Sports and Aquatic Centre (ISAC) on Lot 1601, DP 1266000, Heazlett Street, Googong (land referred to as the Googong Common).

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) as well as the requirements of Queanbeyan-Palerang Regional Council (QPRC).

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

Table 1 Summary

Proposal	Indoor Sports and Aquatic Centre – Recreation Facility (Indoor)* GFA 4,965sqm
Applicant	Googong Township Pty Ltd
Land owner	Queanbeyan Palerang Regional Council
Property description	Lot 1601, DP 1266000 Heazlett Street, Googong (Googong Common)
Application type	Development Application – Regionally Significant Chapter 2 of SEPP (Planning Systems) 2021 (Formerly State and Regional Development) being development on council land with an EDC >\$5M applies to the proposal.
Determining Authority	The Application will be determined by the Southern Regional Planning Panel
Estimated Development Cost (EDC)	\$31,374,147 (incGST) refer Cost Report
Key SEPP/LEP/DCP	<i>State Environmental Planning Policy (Planning Systems) 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> <i>Googong Development Control Plan 2012 (GDCP)</i>
Permissibility	Googong Common, currently zoned Part R1 General Residential and Part RE1 Public Recreation Site proposed to be zoned RE1 under the QPRLEP Housekeeping Amendment Recreation Facility (indoor) is permissible with development consent in both the R1 and RE1 zones.
Key Planning Controls (QPRLEP)	Height of Buildings (HOB) 9m – the building exceeds the HOB control Under the QPRLEP Amendment RE1 land does not have a HOB control Clause 4.6 – a variation request has been prepared to enable the DA to be considered under the current planning controls.

***recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club

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	Appendix
Architectural Plans	NBRS Architecture	A
Façade Materials	Northrop	B
Aquatics	SCP	C
Civil Design	Spiire	D
Landscape Plan	AECOM	E
Services and Structural	Northrop	F
Section J Report	Northrop	G
Greenstar	Northrop	H
BCA	MBC Group	I
Access Report	MBC Group	J
Acoustic Report	Northrop	K
Bushfire Report	Ember	L
Transport and Parking Impact Assessment	SCT Consulting	M
CPTED	NBRS Architecture	N
Waste Management Construction	EF Consulting	O
Waste Management Operational	EF Consulting	P
NABERS Embodied Emissions Materials form	TCubed Consulting	Q
Clause 4.6 Variation	8MP	R

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

2. Background

The Indoor Sports and Aquatic Centre (ISAC) is proposed to be delivered on the Googong Common as part of the infrastructure delivery agreement between QPRC and GTPL for sporting facilities in Googong. Infrastructure delivery is formalised in a planning agreement, prepared and executed under the *Environmental Planning and Assessment Act, 1979*.

The Googong Local Planning Agreement (LPA) commits GTPL and QPRC to the delivery of infrastructure at Googong to meet the needs of the Googong Community including an Indoor Sports and Aquatic Centre.

QPRC is responsible for the delivery of offsite road upgrades and GTPL is responsible for the delivery of all other infrastructure.

Once completed, the facility will be an asset owned and operated by QPRC. QPRC already own the land on which the ISAC will be developed, known as Googong Common (North). As the land is owned by Council and exceeds an EDC of \$5M the proposal is Regionally Significant Development under the *SEPP (Planning Systems) 2021*.

2.1 Site Context

The Googong Common is identified in the Googong DCP and Googong Master Plan. It is located in Neighbourhood 2 (**Figure 1**).

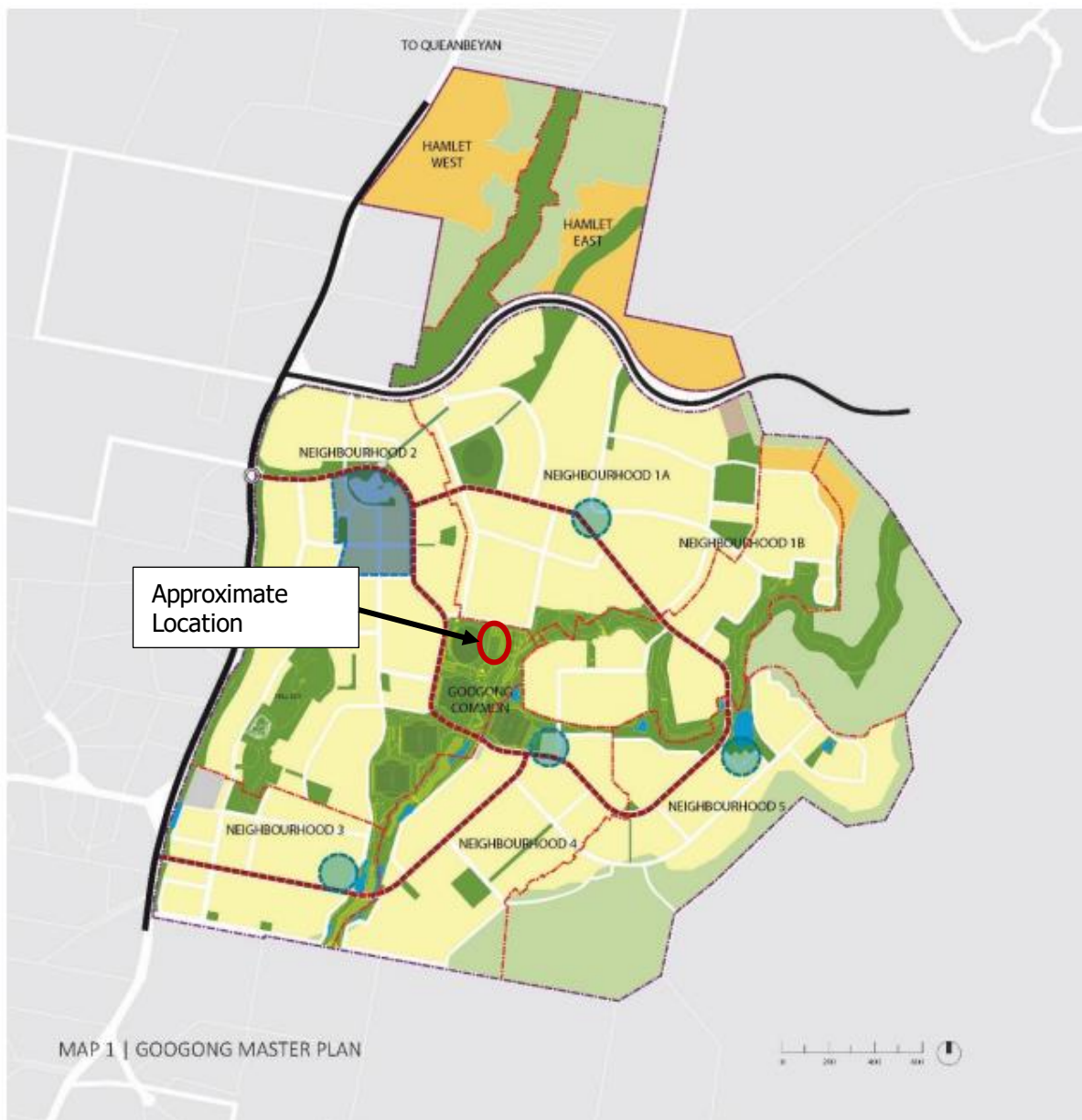
The Googong Common is currently zoned part R1 General Residential and Part RE1 Public Recreation. The R1 zone also has a 9m HOB provision.

The land had been dedicated to Council and is proposed to be rezoned RE1 as part of the QPRLEP 2022 Amendment No 2, known as the Googong Housekeeping Amendment. Amendment No 2 is in the final stages of completion and will also remove the HOB provisions associated with the site.

The site is located in the north western part of the Googong Common, between the oval and netball courts on land that has temporarily been used as a bike track.

The positioning and orientation of the site offers views to the sports oval to the west and 6 court netball facility to the east. As the building is surrounded by public open space the functionality of the building should consider the connection and opportunities between the public open spaces adjacent. The building has been designed to ensure 'back of house' facilities are concealed as the building will be viewed from 360 degrees with no apparent rear elevation. Carparking to service the ISAC has already been constructed to the north of the site, however, minor alterations have been made to improve access to the ISAC.

Figure 1 Master Plan (Googong DCP Appendix 8)



Source: Googong DCP.

The site for the ISAC is identified in the Googong Common Master Plan .

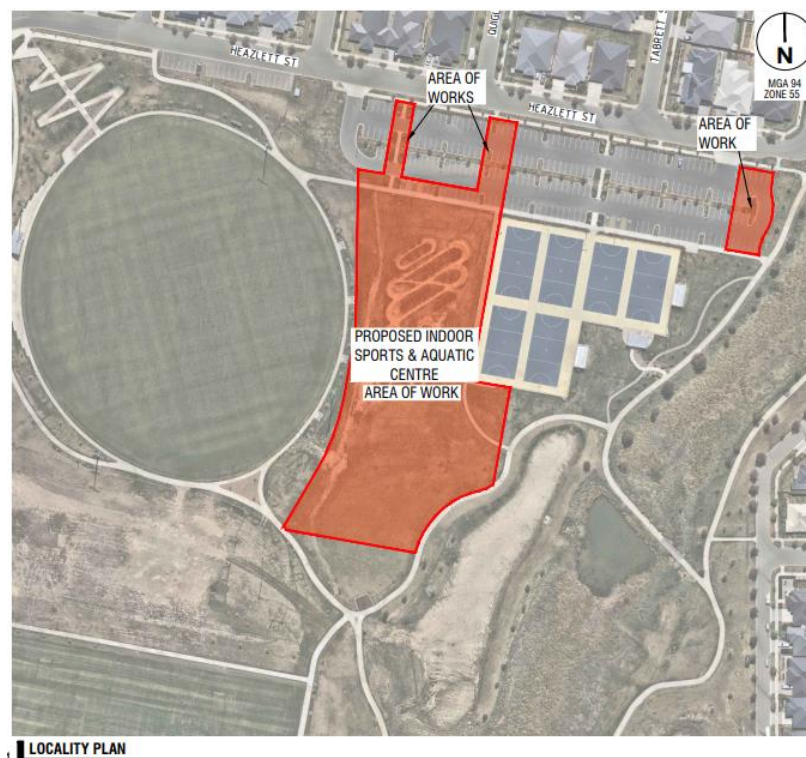
Figure 2 Master Plan



Source: Googong Master Plan, GDCP.

The development area is shown as being on part of the Googong Common illustrated below.

Figure 3 Development Area



Source: Spiire, Refer Appendix D.

3. Proposed development

The proposal is for the development of an indoor recreation facility including the following elements:

- » 25 x 8 lane pool
- » 50 sqm children's wading pool (splashpad)
- » Amenities, foyer, reception, administration, kiosk, plant and storage
- » A two-court indoor sports hall
- » Landscaping
- » Precinct signage and building signage (envelope QPRC to determine wording)

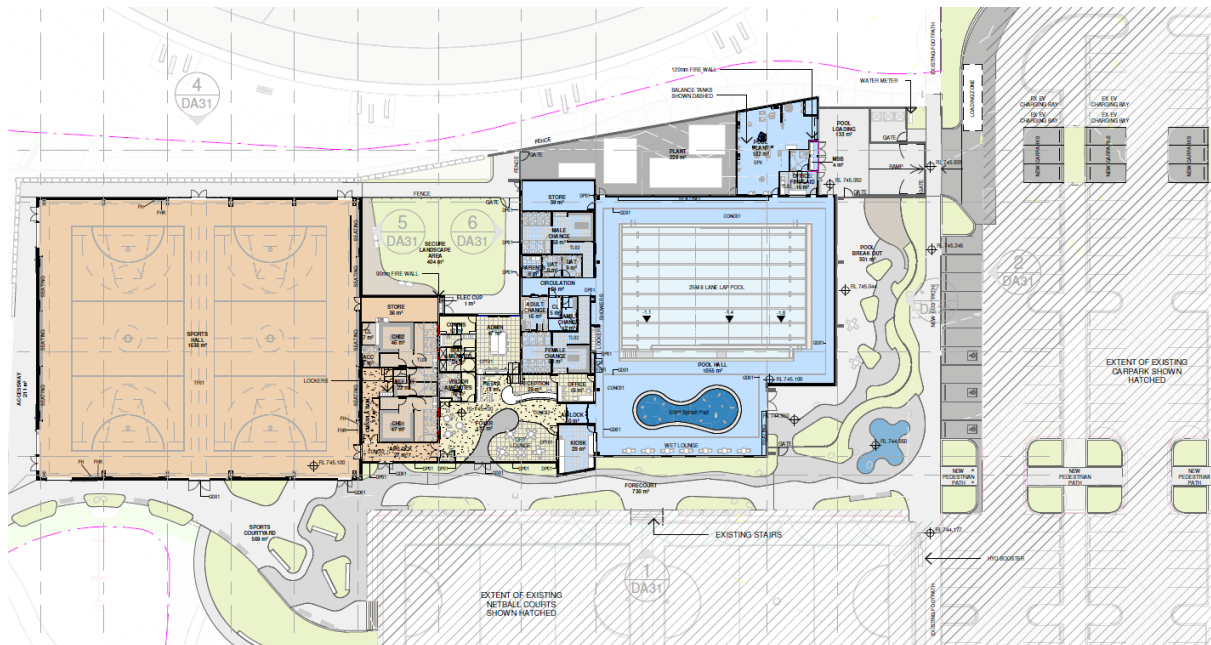
The proposal will accommodate:

- » Indoor sports hall with two courts for approximately 175 people, and
- » Indoor pool hall for approximately 306 people, plus
- » Associated staff facilities for 20 staff.

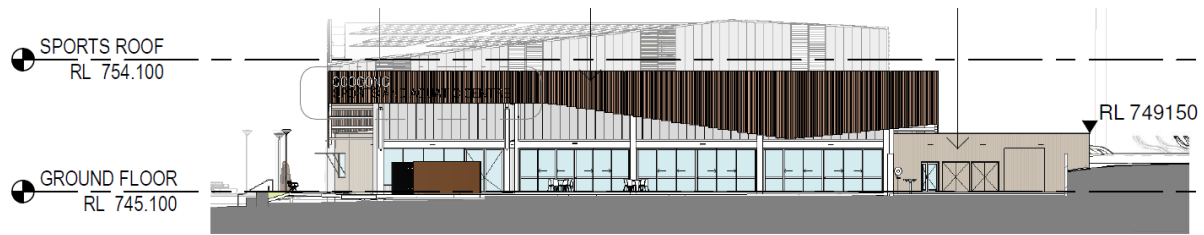
Car parking has been previously constructed to accommodate the use. Minor amendments are proposed to the car parking arrangement to improve access to the IRAC.

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

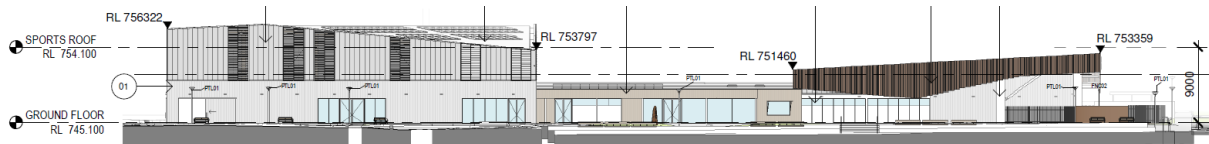
Figure 4 Floor Plan (extract)



Source: NBR5, Appendix A.

Figure 5 North Elevation (Front)

Source: NBRS, Appendix A.

Figure 6 East Elevation

Source: NBRS, Appendix A.

The building has been designed having regard to the bulk and scale of adjoining residential development to the north. Despite there being no height of building control in the RE1 Public recreation zone, the front elevation presents as 9m, consistent with the residential scale of development on the northern side of Heazlett Street. The sports hall, accommodating two courts, is located at the rear of the site. The building height is 11.2m.

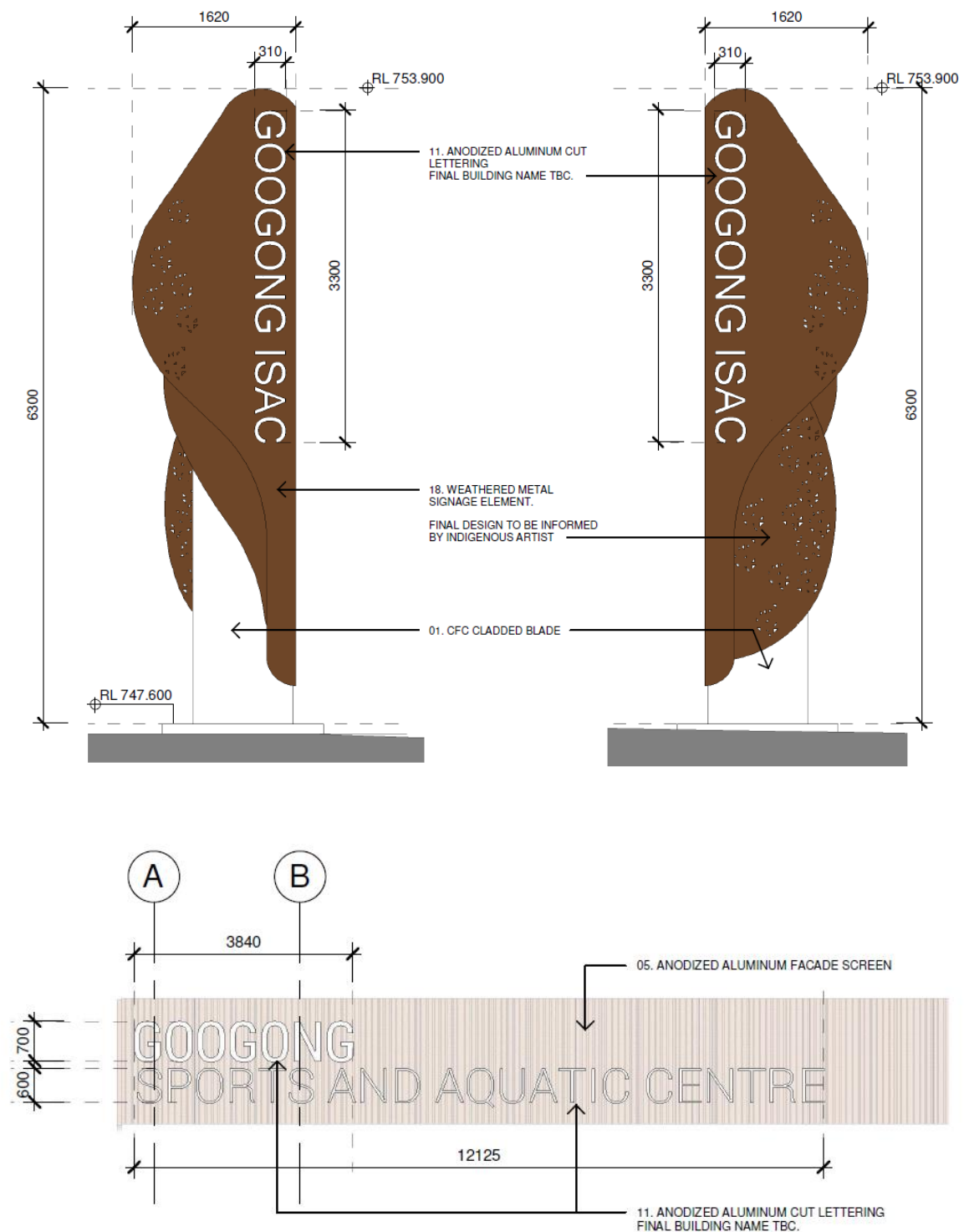
3.1 Signage

The proposal includes approval for the signage structure/envelopes associated with the development. There are two forms of signage proposed as follows:

Blade Signs – Prominent precinct signage on the eastern elevation of the building, these are weathered metal signage with anodized aluminium cut lettering and incorporating indigenous art. The signage will include the building name, to be confirmed by Council. The dimension of the blade signage are 6.3m x 16.2m with the lettering being 0.31m high with a length of 3.3m.

Building Signage – a signage design and envelope is proposed on the front elevation of the building nominating the name of the facility (currently shown as Googong ISAC but subject to confirmation by Council). Consistent with the blade signs, lettering is proposed to be anodized aluminium cut lettering. The dimensions proposed are 0.7m height of lettering, double row and length 12.13m, again, subject to the confirmation of the building name.

The signage will be illuminated with a mix of back lighting to lettering, lighting off the façade and surface mounted up lights. The blade sign will include back lighting to the lettering and be illuminated with up lights fixed at ground level. The building signage will be illuminated with back lighting to the lettering and lights mounted off the façade.

Figure 7 Signage

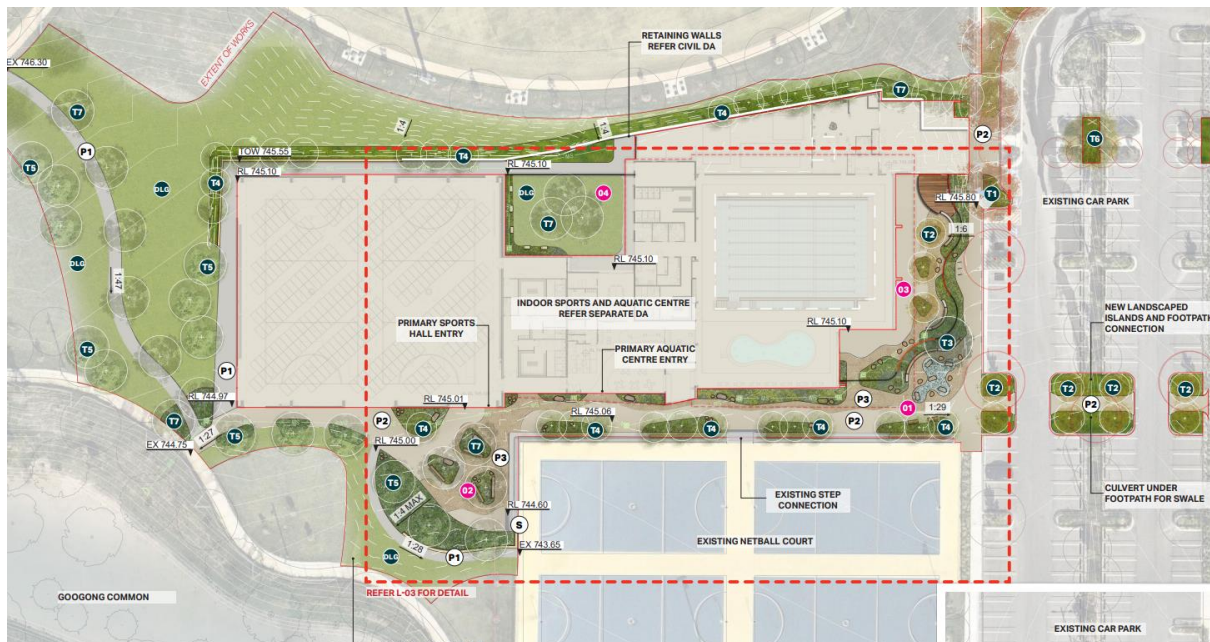
Source: NBR5, Appendix A.

3.2 Landscaping

A Landscaping Plan has been prepared by AECOM (**Appendix E**). The landscaping focuses on the entry plaza treatment and relationship between the existing netball courts to the east of the site, then connecting through to the existing network of paths and landscaping through the Googong Common.

Landscape design includes feature boulders scattered throughout with seating, bike racks and drinking fountain strategically located along the pathway. A planting schedule has been provided with species selection including native Snow Gum *Eucalyptus pauciflora*, Inland Scribble Gum *Eucalyptus rossii*, Dwarf Red Spotted Gum *Eucalyptus mannifera* and White Box *Eucalyptus albens*.

Figure 8 Landscape



Source: AECOM, Appendix E.

3.3 Carparking

Carparking for the various open space, community, sports and recreation facilities within the Googong structure plan have been provide as a mix of on site and on street parking. The Googong Neighbourhood 2 – Landscape Design Report, 2017, included parking associated with the numerous uses located within the Googong Common. This is addressed in the Traffic and Parking Assessment (**Appendix M**). The existing carpark accommodates both the oval and ISAC and includes 222 spaces. The proposal includes a small reduction in the number of spaces in the carpark to 215 with an additional 21 spaces in the carpark provided to the west of the main carpark.

There is approximately 4,965m² of GFA that will generate development traffic. This is congruous to the 5,000m² of GFA reported in the Googong Common, Landscape Report (2017) by AECOM. Areas such as landscaping were not included as these areas are inaccessible to users and do not function in the same capacity as the pool hall with regard to parking and traffic demands. Under the QPRC DCP, a parking rate of 1 space per 60m² of GFA applies for indoor sports facilities, this corresponds to a provision of 83 parking spaces, which is satisfied by the 236 spaces provided on site.

Figure 9 Googong Common Car Parking Configuration

Source: One Wi-Fi & Infrastructure, 2023

3.4 Traffic

SCT Consulting undertook a traffic assessment for the proposal (**Appendix M**). The assessment was based on assumptions as to the maximum number of people using the various facilities within the proposed complex and anticipated vehicle movements generated as a result. Assumptions were verified using trip generation rates from the Institute of Transportation Engineers, the result being 118 vehicles per hour.

Traffic modelling was undertaken at the intersection of Wellsdale Drive / Heazlett Street for a weekday PM peak. To inform traffic volumes, the strategic TRACKS model developed by SCT Consulting in 2022 to forecast traffic network demand in 2031, at the opening of Googong Neighbourhood 1-5 was used. PM peak traffic volumes were extracted and were used to model a future base case scenario in SIDRA, to determine the baseline performance of the intersection.

The 118 hourly trips as a result of the development, were inputted together with the future base case scenario volumes and distributed proportionally on each leg of the intersection.

The model suggests that there is sufficient capacity within the network to accommodate the proposal with intersection level of service remaining at C for both intersections.

The full Traffic Assessment is provided in **Appendix M**.

3.5 Civil Works

Civil works (**Appendix D**) associated with the proposal are limited to site grading and minor augmentation of the car park to improve pedestrian access through the car park and to the building entrance on the eastern elevation.

Retaining walls are proposed along the western elevation between the development site and oval to the west. Indicative earthworks quantities are; cut 1400m³, fill 600m³ with the balance of 800m³

exported from the site. The proposal is also supported by a demolition and construction waste management plan (**Appendix O**).

3.6 Sustainability

5 Star Green Star

The building has been designed to achieve a 5 Star Green Star rating. Northrop Consulting Engineers have proposed a 5 Star Green Star Buildings Pathway report for the proposal (**Appendix H**).

Green Star Buildings is a comprehensive third-party environmental rating system for buildings. For any project to be Green Star certified it must meet 10 minimum expectations. These expectations are set to ensure all Green Star rated buildings meet a basic definition of a “green building” holistically.

Projects registering from 1 January 2023 and targeting 5 stars (such as this project) must also meet the Climate Positive Pathway – a clear set of targets helping you deliver a Climate Positive building.

The Green Star environmental rating system for buildings was created for the property industry to:

- » Deliver a new definition of a sustainable building
- » Meets the Paris Agreement
- » Respond to sustainability megatrends
- » Create clear expectations for new buildings
- » Deliver opportunities for supply chain transformation

A pathway to a 5 Star rating has been developed which meets these requirements, and in doing so will incorporate leading sustainable outcomes. Modifications may be made to the targeted credits included in the pathway based on project constraints and opportunities, however the commitment to a 5 Star rating will be maintained. The target points proposed for the development is 45, being 10 points above the target of 35 requires to achieve 5 Star rating. This buffer allows for design variation of various elements through delivery.

.NABERS Embodied emissions

From 1 October 2023, State Environmental Planning Policy (Sustainable Buildings SEPP) 2022 applies requires that all new non-residential developments must report on embodied emissions.

Embodied carbon emissions are generated across the full life cycle of a building from "cradle to grave". Embodied carbon made up 16% of the whole-of-life carbon footprint of Australia's buildings in 2019. As an interim measure, the NABERS Embodied Emissions Materials form is the tool that is used to for reporting. This will be updated later in 2024 when the NABERS Embodied Carbon tool is made available.

The excel based tool has been included in the development package (**Appendix R**) and uploaded along with the DA.

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

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	QPRLEP is the EPI applying to the development. The proposal has been considered in relation to the relevant provisions of the QPRLEP as discussed below.
(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	The land is subject to an amendment to the QPRLEP2022. The amendment has proceed to the final stages with the publication of the amended plan considered imminent. A Clause 4.6 request has been prepared to address the variation to the height controls which remain in place under the current R1 zone, but will be removed following the publication of the Draft QPRLEP. The Variation references the draft QPRLEP is the justification.
(iii) any development control plan	The Queanbeyan and Googong Development Control Plans and Googong Development Control Plan have been applied to the development. A detailed assessment of the proposal against the relevant provisions of the DCP is provided in section 4.2 below.
(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	A VPA has been registered on the land, and the development is a commitment under that VPA.
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	This DA is considered to satisfactorily meet the relevant requirements of the EP&A Regulations relating to development applications
(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	Consideration has been given to the likely impacts of the development, refer section 4.3 below.
(c) the suitability of the site for the development	The site is currently zoned R1 General Residential and proposed to be zoned RE1 Public Recreation under QPRLEP Amendment No2. The use is permissible in both zones. The development site has been identified in the Master Plan for Googong and the VPA (refer above).
(d) any submissions made in accordance with this Act or the regulations	This is a matter for the Council as consent authority.

Section 4.15	Comment
(e) the public interest	The proposal is consistent with the Googong Master Plan and GDGP. The proposal will provide a recreation facility to accommodate the needs of the growing population consistent with the commitments of the VPA.

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

SEPP	Comment
SEPP (Biodiversity and Conservation) 2021	Not applicable. The site has been cleared of vegetation assessment under earlier applications.
SEPP (Resilience and Hazards) 2021	Not applicable. Contamination was considered under DA2023.1637. The site is considered suitable for the end use.
SEPP (Planning Systems) 2021	The EDC exceeds the \$5M threshold for development where council is an interested party. The DA will be determined by the Southern Regional Planning Panel.
SEPP (Industry and Employment) 2021	Applies to signage associated with the proposal visible from a public place. The Signage proposed is consistent with the SEPP. Refer below.
SEPP (Transport and Infrastructure) 2021	Not applicable.
SEPP (Sustainable Buildings) 2022	Sustainability standards for non-residential development come into effect from 1 October 2023. The non-residential building sustainability standards are in Chapter 3 (refer below). The application includes a completed NABERS Embodied Emissions Material Form.

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 that will be visible from the public domain.

The proposed signage has been 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:

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 as adopted for the Googong Common. .
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	Yes	The signage will be illuminated with a mix of back lighting to lettering, lighting off the façade and surface mounted up lights. The illumination will not interfere with any surrounding development.
8. Safety	Yes	The proposed signage will not reduce the safety for pedestrians, cyclists or vehicles on public roads.

Signage design has been included in the Architectural Drawings, refer Appendix A and Section 3.1 of this SEE.

SEPP (Sustainable Buildings) 2022

The SEPP came into force in October 2023. The proposal is a non-residential building in an applicable zone (RE1) and the provisions of Chapter 3 apply.

Clause 3.2 provides as follows:

3.2 Development consent for non-residential development

(1) *In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following—*

- (a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,*
 - (b) a reduction in peak demand for electricity, including through the use of energy efficient technology,*
 - (c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,*
 - (d) the generation and storage of renewable energy,*
 - (e) the metering and monitoring of energy consumption,*
 - (f) the minimisation of the consumption of potable water.*
- (2) Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.*

The EPA Regulation requires that:

35BA Embodied emissions for non-residential development under Sustainable Buildings SEPP

- (1) A development application for non-residential development under State Environmental Planning Policy (Sustainable Buildings) 2022 must—*
- (a) disclose the amount of embodied emissions attributable to the development, and*
 - (b) describe the use of low emissions construction technologies in the development.*
- (2) The amount disclosed under subsection (1)(a) must be determined using—*
- (a) the form published on the NSW planning portal as in force from time to time, and*
 - (b) an itemised list of building materials for the development prepared by a quantity surveyor.*
- Example— a bill of materials or bill of quantities*
- (3) The amount disclosed under subsection (1)(a) must be certified by—*
- (a) a quantity surveyor, or*
 - (b) a qualified designer, or*
 - (c) an engineer, or*
 - (d) an assessor accredited under NABERS.*

s 35BA (previously s 35B): Renumbered 2023 (662), Sch 1[5].

The proposal is supported by the NABERS Embodied Emissions Material Form and reports input quantities of key construction materials used in the development. This has been uploaded via the portal and satisfies the requirements under the Regulation and SEPP (Sustainable Buildings).

Environmental Planning Instruments

As noted above, the site is subject to the QPRLEP2022 and Draft QPRLEP2022 (Amendment No.2) also applies. The effect of the amendment is to rezone the subject site from R1 to RE1 consistent with purpose for which the land was dedicated to Council and the proposed use being the Googong Common. The Amendment has reached its final stages with the Mapping currently with Parliamentary Counsel to endorse and an Opinion issued ahead of publication.

Under section 4.15 of the EP&A Act, both instrument must be considered in the application.

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

As noted above, the land is currently zoned R1 General Residential. Recreation Facilities (indoor) are permissible with consent.

Zone R1 General Residential

1 Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- ***To enable other land uses that provide facilities or services to meet the day to day needs of residents.***
- *To ensure development complements the character and amenity of the locality.*
- *To ensure buildings with non-residential uses have a bulk and scale that is compatible with the zone's predominantly residential character.*

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

*Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; **Recreation facilities (indoor)**; Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Water supply systems*

4 Prohibited

Any development not specified in item 2 or 3

The land is proposed to be zoned RE1 Public Recreation under QPRLP Amendment No2. For the purpose of permissibility, this land use table, including the objectives is considered the more relevant. Recreation Facilities (Indoor) are permissible with consent.

The objectives of the zone are as follows:

Zone RE1 Public Recreation

1 Objectives of zone

- ***To enable land to be used for public open space or recreational purposes.***

- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To protect and enhance the environment generally.*
- *To ensure areas of high ecological, scientific, cultural or aesthetic value are protected, managed and restored.*

2 Permitted without consent

Extensive agriculture

3 Permitted with consent

*Aquaculture; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Information and education facilities; Kiosks; Markets; Public administration buildings; Recreation areas; **Recreation facilities (indoor);** Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Water recreation structures*

4 Prohibited

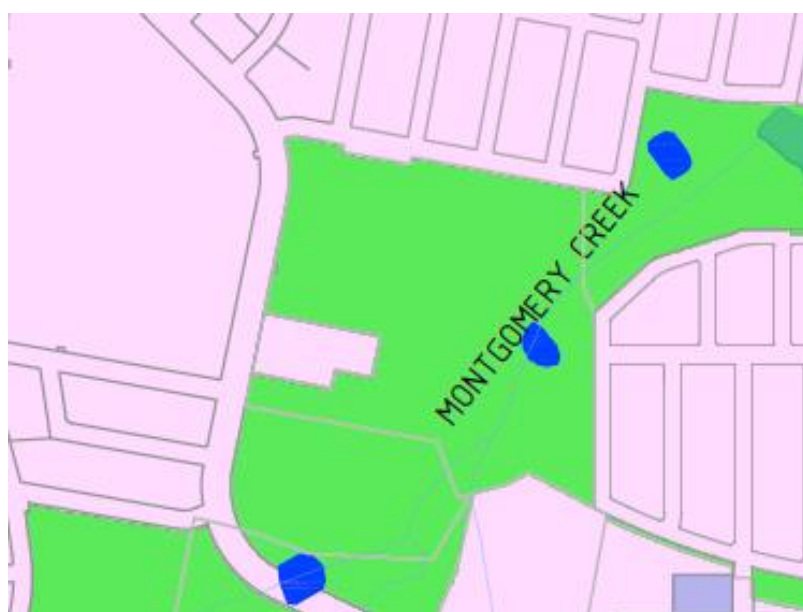
Any development not specified in item 2 or 3

The proposal is consistent with the objectives of both of the zones.

Figure 10 Current zone



Source: ePlanning Spatial Data

Figure 11 Proposed zone

Source: Draft Planning Proposal Maps

Clause 4.3 Height of Buildings

Clause 4.3 currently applies to the proposal. The maximum HOB on the HOB Map for the site is 9m. The building presents as 9m at the front, however, the rear portion of the building accommodating the sports halls has a height of 11.2m.

As noted, the QPRLEP Amendment No.2 includes an amended HOB map. Height controls do not apply to any RE1 land under the QPRLEP and this is proposed to be the case of this site.

Despite the height control variation, the proposal achieves the objectives of the clause as follows:

Table 5 Height of Buildings

Objectives HOB Clause 4.3	Comment
(a) to establish the height of buildings consistent with the character, amenity and landscape of the area in which the buildings will be located,	The building is set within the Googong Common providing significant separation from residential properties to the north.
(b) to protect residential amenity and minimise overshadowing,	
(c) to minimise the visual impact of buildings,	As noted, the building presents within the 9m building height envelope from Heazlett Street, with the increase in height to the rear. The design response transitions the height to maximize the site topography and reduce the appearance of bulk and scale.
(d) to maintain the predominantly low-rise character of buildings in the Queanbeyan-Palerang Regional local government area,	The building does not interfere with the character of the residential area.
(e) to ensure the height of buildings complement the streetscape or the historic character of the area in which the buildings are located,	
(f) to protect the heritage character of the Queanbeyan-Palerang Regional local government area and the significance of heritage buildings and heritage items,	
(g) to provide appropriate height transitions between buildings, particularly at zone boundaries..	

Clause 4.6 Variation to Development Standard

Clause 4.6 of the QPRLEP allows the determining authority to consider a variation to a development standard, in this case, height, in certain circumstances. A variation request must be in writing and provide sufficient justification for the proposed variation (**Appendix R**).

In this instance, the variation request (attached) relies on the progress of the Draft QPRLEP Amendment No.2 which is considered imminent. The amendment proposes planning controls for the Googong Common that are entirely consistent with the land use controls of all other land dedicated to council as public open space.

The siting and design of the building within the context of the surrounding open space uses would otherwise warrant favourable consideration of a variation notwithstanding the proposed amendment to remove the height control. Therefore, in either circumstance, the variation to the height, in the context of the site is considered reasonable

Part 7 Additional local provisions

There are a number of 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>(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) appropriate measures to avoid, minimise or mitigate the impacts of the development.</p>	<p>Site grading and earthworks are proposed to accommodate the development. The Civil drawings have been prepared by Spiire (Appendix D).</p> <p>No fill is proposed to be imported. The 800m³ of fill leaving the site will be validated.</p>

Provision	Comment
<p>7.12 Essential services</p> <p>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—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable vehicular access.</p>	<p>Utilities infrastructure has been detailed in the services plan prepared by Northrop.</p> <p>Essential services are available.</p> <p>Site access is via Heazlett Street. As noted, the carparking arrangement is proposed to be modified to improve access to the building, include the relocation of accessible parking spaces. Refer Spiire General Arrangement Plan, Civil Package Appendix D.</p>

4.2 Development Control Plans

There are two DCPs applicable. The Googong DCP is the primary instrument, however Part 1, section 1.8 and Part 2 Sections 2.1, 2.2 with the exception of Clause 2.2.5(1)(c), 2.3, 2.4, 2.5, 2.6, 2.7, 2.9 and 2.12 apply.

In particular, Googong DCP Appendix 8 Neighbourhood Structure Plans reference the use as part of the concept planning for the delivery of the Googong Common.

Table 7 QPRDCP

Control	Objectives/Requirement
Part 1	Public notification of DAs.
Section 1.8	The application will be notified according to QPRC Engagement and Participation Plan adopted 27 November 2019.
Part 2 All Zones	
Section 2.2 Car Parking	<p>Objectives and standards for parking and manoeuvring</p> <p>Sets standards and rates.</p> <p>Noted that parking has been provided.</p> <p>Refer Transport and Parking Impact Assessment Appendix M.</p>
2.2.6 Controls for Car Parking	<p>The parking rate for in indoor recreation centre outside the CBD is not defined.</p> <p>The existing car park has been provided to service the Googong Common, the size of which was based on the assumptions of a GFA for the IRAC of 5,000sqm. This is consistent with the proposal which generates a GFA of 4,965sqm.</p>

Control	Objectives/Requirement
	Applying a rate of 1 space per 60sqm of GFA, the site generates 83 parking spaces. This is satisfied by the 215 spaces provided on the site (and additional 21 space in the car park immediately west).
Recreation facility (indoor) Recreation facility (outdoor) Recreation area Recreation Facilities (sporting Fields)	Within in the CBD – 1 space per 60m2 of GFA. Outside the CBD: <ul style="list-style-type: none"> squash courts – 3 spaces per court tennis courts – 3 spaces per court bowling alleys – 3 spaces per alley bowling greens – 30 spaces for first greens plus 15 for each additional green 30 spaces
2.2.14 Service Vehicle Areas	<p>Consistent with the DCP, the service area has been designed to meet the requirements for the operation of the site, in particular, waste management. Waste collection is proposed to occur onsite. Vehicle swept paths completed by Spiire, indicate a Heavy Rigid Vehicle (HRV) is capable of entering the car park from the eastern vehicle entrance. Once it enters the carpark an HRV will then be required to turn its wheels from a stationary position before completing a 180- degree turn around the east end of the carpark, which is proposed to be modified through the addition of an indented turning bay.</p> <p>The proposed waste collection area can contain an HRV and is likely not to conflict with pedestrians or other users as waste collection will likely take place outside of the facility's hours of operation.</p>
2.2.17 Bicycle Parking	Bicycle Parking Facilities have been provided and are designed to comply with Australian Standards AS 2890.3: 2015
2.3 Environmental Management	The proposal has been design to achieve a 5 Star Green Star rating.
2.3.3 Energy efficiency 2.3.4 Water conservation	A Section J Report has been prepared by Northrop demonstrating compliance with the National Construction Code, Refer Appendix G .
2.3.5 Waste and recycling	The proposal is supported by a Waste Management Plan for Demolition and Construction Waste and Operational Waste Management (Appendix O and P).
2.3.6 Noise and Vibration	Objectives <ol style="list-style-type: none"> 1) To ensure development provides for effective management of noise and vibration through effective siting, building design, materials and layout, construction and engineering techniques, operational management.

Control	Objectives/Requirement
	<p>2) Where a proposed development includes an activity which may generate unreasonable noise or which may be affected by an existing noise source, an acoustic study is to be undertaken to establish noise levels and provide a mitigation strategy demonstrating the measures to be taken to effectively mitigate noise.</p> <p>An Acoustic Assessment has been prepared by Northrop refer Appendix K. The assessment includes recommendations to ensure that the proposal complies with the Industrial Noise Policy.</p>
2.6 Landscaping	A Landscaping Plan has been prepared for the proposal by AECOM, refer Appendix E . The landscape elements have been designed to compliment the architectural design of the building and engage with the adjoining netball cuts and Googong Common to the south.
2.8 Guidelines for Bushfire Prone Areas	<p>A Bushfire Assessment has been undertaken by Ember refer Appendix L.</p> <p>The lot on which the development is proposed is partially mapped Bushfire Prone Land, therefore triggering the assessment.</p> <p>Googong is an urban release area, and the report demonstrates the site can be adequately managed to reduce risk.</p>
2.9 Safe Design	A Crime Prevention through Environmental Design (CPTED) report has been prepared by NBRS refer Appendix N . The report provides an assessment of the design against the four areas of territorial re-enforcement, surveillance, access control and space management.

Googong DCP applies to the site. There are no specific controls for an indoor recreation centre, however, a number of general provisions apply.

Table 8 Googong DCP

Control	Objectives/Requirement
Part 1 & 2	<p>Came into force December 2010. Most recent amendment 2023.</p> <p>The purpose of this DCP is to provide background, objectives, and controls and design criteria to achieve desirable development outcomes in line with Council's vision for the new town of Googong.</p>
Part 3 The Master Plan	<p>Sets out the general requirements for subsequent Neighbourhood Structure Plans. In relation to the Centres Hierarchy the DCP notes.</p> <p>Googong Common</p> <p><i>Googong Common is located at the centre of the site. It will combine recreational, environmental and cultural activities as well as accommodate water quality control measures. The Common is to embody the character and environmental attributes of the Monaro landscape. It is to contain sports fields, active sports facilities, amenity facilities, car parking, trails, boardwalks and pathways, shelters, passive recreation areas, pedestrian bridges over Montgomery Creek, water bodies and wetland ponds, public art</i></p>

Control	Objectives/Requirement
	<i>and heritage interpretation, BBQs, children's play areas and other compatible facilities.</i>
	The proposal is consistent with the Master Plan as it relates to the Googong Common.
Appendix 8 Updated Neighbourhood Structure Plans Neighbourhood 2	Site and use are identified in the Structure Plan. The proposal is consistent with the Structure Plan and the Master Plan for the common.

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 DCPs 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 MBC Group (**Appendix J**). 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 including:

- » 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

The report concluded that the design satisfactorily meets the required accessibility standards or allows for the possibility to meet these standards in later stages of design development.

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 by NBRs 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 CPTED report concludes that the proposal has been designed to reinforce the key principles including and through a number of recommendations outlined in the design review (refer **Appendix N**).

Acoustic Assessment

An Acoustic Assessment has been prepared by Northrop (**Appendix K**). The assessment determined the noise emissions from the development to surrounding receivers, both commercial and noise sensitive residential receivers.

Where exceedances occurred, recommendations have been provided to achieve compliance and provided these recommendations are implemented, noise emissions from the subject development will comply with the acoustic requirements of Queanbeyan-Palerang Council, NSW EPA Noise Policy for Industry and relevant Australian standards and guidelines.

Recommendations include:

Building services and pool plant – an assessment of noise emissions from the mechanical and building services equipment should be undertaken at detailed design stage to ensure cumulative noise does not exceed the project specific criteria at the nearest affected receivers.

Patron noise – noise from patrons using the facility does not exceed the day criteria. It is recommended to close doors to external areas during evening and night periods and managing noise through community consultation.

Social and economic impact

The proposal delivers on the Voluntary Planning Agreement providing key recreation infrastructure to support the growth of Googong Township. The facility, once completed will provide a hub for community engagement, fostering a sense of belonging and promoting healthy lifestyles through fitness and recreational activities. It will enable the delivery of sports and activities not currently available in Googong.

On completion, the facility will stimulate local economic activity by attracting visitors and boosting job opportunities both directly within the facility and indirectly in other areas such as hospitality and services.

5. Conclusion

The SEE demonstrates that:

- » The proposal is consistent with the controls in the QPRLEP and Draft QPRLEP (Amendment No.2). The proposal is consistent with the relevant objectives of the R1 and RE1 zones and anticipated land use under the Googong Common Master Plan.
- » The impacts of the development are minimal and can be appropriately managed. The supporting technical studies which accompany the DA establish that the environmental impacts of the proposed development can be mitigated and development is consistent with the intended outcome for the site anticipated under the Googong Common Master Plan.
- » The proposed development is in the public interest. The ISAC will provide a recreation facility that will meet the needs of the growing population of Googong.

Having considered all the relevant matters, we conclude that the proposal represents a sound development and can be supported by QPRC and referred to the Southern Regional Planning Panel for approval.

Appendices

Uploaded under separate cover via the Planning Portal

- A. Architectural Plans**
- B. Façade Materials**
- C. Aquatics**
- D. Civil Design**
- E. Landscape Plan**
- F. Services and Structural**
- G. Section J Report**
- H. Greenstar**
- I. BCA Compliance Statement**
- J. Accessibility**
- K. Acoustic Report**
- L. Bushfire Report**
- M. Transport and parking Impact Assessment**
- N. CPTED**
- O. Waste Management Construction**
- P. Waste Management Operational**
- Q. NABERS Embodied Emissions Materials form**

