

SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at 1:10 pm on Monday 15 December 2014 at Queanbeyan City Council

Panel Members: Allen Grimwood (Acting Chair), Alison McCabe, Bob McCotter and Trudy Taylor

Apologies: Pam Allan, Penny Day, Sue Whelan **Declarations of Interest:** Trudy Taylor – declared a less than significant, non-pecuniary interest in that she has participated in decision-making in her role as a Councillor but that these matters would not impact on her decision making role as a member of the Panel.

Determination and Statement of Reasons

2014STH004- Queanbeyan - DA-263-2013 [360A and 360B Lanyon Road, Tralee NSW 2620, 508 Lanyon Drive, Jerrabomberra NSW 2619 and part of Territory Parade and Boundary Road] as described in Schedule 1.

Date of determination: 15 December 2014

Decision:

That Development Application 263-2013 (2014STH004) be deferred pending resolution of the following issues;

1. That the applicant submits to Council additional information on a range of alternative options to the filling of the gully in Stage 2 that reflect its drainage function.
2. That Council prepare a further report for consideration by the Panel that addresses the following;
 - a. Assessment of the additional information;
 - b. The development of a set of design guidelines that address the areas of inconsistency with the draft DCP;
 - c. That similar provisions to Clause 7.5 (South Tralee LEP 2012) given the realignment of Dunns Creek Road be included in any design guidelines;
 - d. A specific list of local infrastructure requirements to be provided as part of this development;
 - e. Provides an update on finalisation on the Aboriginal Cultural Heritage Assessment Report; and
 - f. A revised set of conditions.
3. That any concept plans include the retention of the woolshed.
4. That the Panel reconvene as a matter of urgency when the above report is available to the Panel.

Panel consideration:

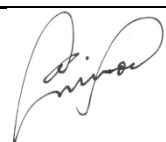
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

Inadequate information was supplied to the Panel regarding the application of design guidelines, the status of the voluntary planning agreement and LEP provisions regarding the alignment of Dunns Creek Road. The Panel also seeks to retain the woolshed for potential heritage values and to obtain the findings of the Aboriginal heritage assessment.

Conditions: Not applicable at this time.

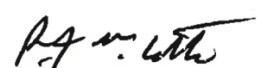
Panel members:



Allen Grimwood (Chair)



Alison McCabe



Bob McCotter

Approved via Email

Trudy Taylor

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014STH004 - Queanbeyan - DA-263-2013
2	Proposed development: Conceptual Development of South Tralee Urban Release Area
3	Street address: 360A and 360B Lanyon Road, Tralee NSW 2620, 508 Lanyon Drive, Jerrabomberra NSW 2619 and part of Territory Parade and Boundary Road
4	Applicant/Owner: Canberra Estates Consortium No 4/Village Building Company, John Bernare Morrison, Therese Mary Hansen and Queanbeyan City Council
5	Type of Regional development: Capital investment value > \$20M
6	Relevant mandatory considerations s79C(1)(a)(i): <ul style="list-style-type: none"> • State Environmental Planning Policy No 55 – Remediation of Land. • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy (State and Regional Development) 2011. • State Environmental Planning Policy (Rural Lands) 2008 • Queanbeyan Local Environmental Plan (South Tralee) 2012 (as amended). • Queanbeyan Local Environmental Plan 1998 (as amended). s79C(1)(a)(ii): <ul style="list-style-type: none"> • Draft State Environmental Planning Policy (Competition) 2010 79C(1)(a)(iii): <ul style="list-style-type: none"> • Queanbeyan Development Control Plan 2012 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report dated: 2 December 2014 Written submissions during public exhibition: 5 Submissions Verbal submissions at the panel meeting: Jason Duda on behalf of Tuggeranong Investments On behalf of the applicant - John Kenworthy on behalf of Village Building Company
8	Meetings and site inspections by the panel: Site visits on 10 April 2014 and 15 December 2014; Panel Meeting: 15 December 2014
9	Council recommendation: Deferral of decision
10	Draft conditions: as attached to assessment report