

## SOUTHERN JOINT REGIONAL PLANNING PANEL

Electronic Determination held between 4 May and 18 May 2015

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

**Apologies:** Pam Allan, Alison McCabe, Penny Day    **Declarations of Interest:** Clr Trudy Taylor – declared at a previous meeting (15 December 2014) 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:** 18 May 2015

**Decision:** The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*

**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:**

1. The matters that were subject of the deferral of the development application on 15 December 2014 have been satisfactorily addressed in the supplementary report prepared by Council.
2. The South Tralee Development Guidelines being amended to delete all minimum lot size and site coverage controls that are contained in tables applying to specific dwelling types. Site coverage is to be controlled using numerical requirements for boundary setbacks and landscaping

**Conditions:**

The Panel approves the proposal subject to the following amendments and additions to the conditions within the Council Assessment Report Conditions:

Amended conditions:

**A5. INFRASTRUCTURE**

The infrastructure and facilities listed in the letter from the applicant offering to commence negotiations for a Voluntary Local Planning Agreement (December 2013) as amended by The applicants letter of 24 March 2015, and any additional infrastructure included in any Local Planning Agreement negotiated and executed between Council and the Applicant, are to be provided for the development.

**REASON:** To provide essential infrastructure and facilities to meet the needs of the urban development.

**F5. A sign must be erected in a prominent position on the work site prior to the commencement of works:**

- a) stating that unauthorised entry to the work site is prohibited,
- b) showing the name of the person in charge of the work site, and
- c) advising telephone numbers at which that person may be contacted during work hours and outside work hours
- d) showing the name of the principal certifying authority and contact details
- e) and visible to the public

The sign is to be removed when the work has been completed.

**REASON:** To provide notification of the work site and site supervisor to the general public in emergency situations.

**G4. The applicant must ensure that noise generated by the development does not exceed the criteria set by the Office of Environment and Heritage.**

**REASON:** To minimise the impact of noise generated by the development on surrounding residential areas.

## SOUTHERN JOINT REGIONAL PLANNING PANEL

### I. ADVISORY NOTES

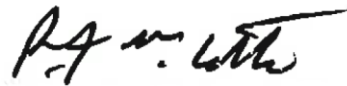
#### 11. IMPOSITION OF DEVELOPER CONTRIBUTIONS

The imposition of developer contributions under a local voluntary planning agreement or under a Section 94 Contributions Plan for the development of South Tralee will be imposed at the time a voluntary planning agreement is negotiated.

#### Panel members:



**Allen Grimwood (Acting Chair)**



**Bob McCotter**

**Approved by email**

**Trudy Taylor**

## SOUTHERN JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014STH004 - Queanbeyan - DA-263-2013
2	<b>Proposed development:</b> Conceptual Development of South Tralee Urban Release Area
3	<b>Street address:</b> 360A and 360B Lanyon Road, Tralee NSW 2620, 508 Lanyon Drive, Jerrabomberra NSW 2619 and part of Territory Parade and Boundary Road
4	<b>Applicant/Owner:</b> Canberra Estates Consortium No 4/Village Building Company, John Bernare Morrison, Therese Mary Hansen and Queanbeyan City Council
5	<b>Type of Regional development:</b> Capital investment value > \$20M
6	<b>Relevant mandatory considerations</b> s79C(1)(a)(i): <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No 55 – Remediation of Land.</li> <li>• State Environmental Planning Policy (Infrastructure) 2007.</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011.</li> <li>• State Environmental Planning Policy (Rural Lands) 2008</li> <li>• Queanbeyan Local Environmental Plan (South Tralee) 2012 (as amended).</li> <li>• Queanbeyan Local Environmental Plan 1998 (as amended).</li> </ul> s79C(1)(a)(ii): <ul style="list-style-type: none"> <li>• Draft State Environmental Planning Policy (Competition) 2010</li> </ul> s79C(1)(a)(iii): <ul style="list-style-type: none"> <li>• Queanbeyan Development Control Plan 2012</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> <ul style="list-style-type: none"> <li>• Council Assessment Report dated: 2 December 2014</li> <li>• Written submissions during public exhibition: 5 Submissions</li> <li>• Verbal submissions at the panel meeting (15 December 2014): Jason Duda on behalf of Tuggeranong Investments; On behalf of the applicant - John Kenworthy on behalf of Village Building Company</li> <li>• Supplementary Council Assessment Report April 2015</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> Site visits: 10 April 2014, 15 December 2014 & 7 May 2015 Panel Briefing Meeting (Public): 15 December 2014 Electronic Determination: 4 May and 18 May 2015
9	<b>Council recommendation:</b> Conditional Approval
10	<b>Draft conditions:</b> as attached to supplementary assessment report