

## SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Palerang Council on Friday, 5 September 2014 at 1:00 pm

Panel Members: Allen Grimwood (Acting Chair), Mark Grayson, Bob McCotter,  
Pete Harrison and Belinda Hogarth-Boyd

Apologies: Pam Allan Declarations of Interest: None

### Determination and Statement of Reasons

**2014STH011 – Palerang Council – DA.2014.035 [at Kings Hwy, Bungendore] as described in Schedule 1.**

**Date of determination:** 5 September 2014

**Decision:**

The panel resolved to defer determination of the development application as described in Schedule A as follows:

Determination of 2014STH011 Palerang DA.2014.035 be deferred for provision of a satisfactory revised set of conditions of consent and further consultation with the Roads & Maritime Services regarding access. When this information has been received, the panel will determine the matter electronically. The panel in-principle supports the proposed development.

Moved: Bob McCotter  
Seconded: Pete Harrison

The panel voted unanimously to defer determination of the matter.

**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:**

The principal reason for the panel decision was to enable the draft conditions to be simplified by removing repetitive conditions and to include certain conditions to facilitate the proposed development. The panel's decision will also enable further consultation with Roads and Maritime Services regarding access arrangements.

**Conditions:** not applicable

**Panel members:**

 <b>Allen Grimwood (Acting Chair)</b>	 <b>Mark Grayson</b>	 <b>Bob McCotter</b>
 <b>Pete Harrison</b>	Belinda Hogarth-Boyd  <b>Belinda Hogarth-Boyd</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014STH011 – Palerang Council – DA.2014.035
2	<b>Proposed development:</b> Extraction and processing of bricklayer sand and extension of track and construction of new intersection with Kings Highway.
3	<b>Street address:</b> Lots 50, 52, 183, 196 DP754878 - Kings Highway, Bungendore
4	<b>Applicant/Owner:</b> Carnavalesca Pty Ltd Trading as Paragalli Sands / Thomas William John Gordon, Robert David Henry Gordon, Chloe Violet Bambach and Elle Elizabeth Bambach
5	<b>Type of Regional development:</b> Section 8 Particular designated development: Development for the purposes of: (a) extractive industries, which meet the requirements for designated development under clause 19 of Schedule 3 to the <i>Environmental Planning and Assessment Regulation 2000</i> .
6	<p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Rural Lands) 2008</li> <li>○ State Environmental Planning Policy No 44 – Koala Habitat Protection</li> <li>○ State Environmental Planning Policy (Infrastructure)</li> <li>○ Tallaganda Local Environmental Plan 1991 (TLEP 1991)</li> <li>○ Yarrowlumla Local Environmental Plan 2002 (YLEP 2002)</li> </ul> </li> <li>• Draft environmental planning instruments: <ul style="list-style-type: none"> <li>○ Draft Palerang Local Environmental Plan 2013 (DPLEP 2013)</li> </ul> </li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Tallaganda Shire Council - Development Control Plan No.4 – Rural 1(a)</li> <li>○ Yarrowlumla Development Control Plan - Rural Zones</li> </ul> </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	<p><b>Material considered by the panel:</b></p> <p>Council Assessment Report Dated 5 September 2014  Written submissions during public exhibition: two (2)  Verbal submissions at the panel meeting: Support- nil (0); Against- two (2) - Brenda Reynell and Carmel Johnston; On behalf of the applicant- one (1) - Guy Paragalli</p>
8	<b>Meetings and site inspections by the panel:</b> Site visit on 5 September 2014; briefing meeting on 5 September 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As attached to assessment report