

DETERMINATION AND STATEMENT OF REASONS

SOUTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	18 August 2017
PANEL MEMBERS	Hon. Pam Allan (Chair), Renata Brooks, Clare Brown, Phil Gibbons, Peter Bray
APOLOGIES	Alison McCabe
DECLARATIONS OF INTEREST	None

Electronic meeting held between 11 August 2017 and 18 August 2017.

MATTER DETERMINED

2016STH019 – Queanbeyan-Palerang – DA 298-2016 at 42 Surveyor Street, Queanbeyan (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

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*.

The decision was unanimous.

REASONS FOR THE DECISION






The reasons for the decision of the Panel were:

- At its meeting of 11 October 2016 the Panel had, subject to conditions, recommended the development application be approved. As the Crown applicant did not accept the Panel's recommended conditions the Panel referred its recommendations to the Minister for Planning.
- Since that time the Crown applicant (Department of Public Works/Department of Education) has decided to accept the Panel's recommended conditions, as reported by Council in its supplementary report dated 7 August 2017.

CONDITIONS

The development application is approved subject to the conditions in the Council Assessment Report, noting that:

- Deferred Commencement Condition C has been deleted.
- Condition of Operative Consent 2 has been deleted.

PANEL MEMBERS	
 Hon. Pam Allan (Chair)	 Renata Brooks
 Clare Brown	 Peter Bray
 Phillip Gibbons	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016STH019 – Queanbeyan-Palerang – DA 298-2016
2	PROPOSED DEVELOPMENT	Demolition of two classrooms and construction of three storey Distance Education Centre
3	STREET ADDRESS	42 Surveyor Street, Queanbeyan
4	APPLICANT/OWNER	Department of Public Works/Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy No 55 – Contaminated Land Management ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ Queanbeyan Local Environment Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Queanbeyan Development Control Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 26 September 2016 • Supplementary Council assessment report: 7 August 2017 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting with Council: 11 October 2016 • Public determination meeting: 11 October 2016 – referred to the Minister • Electronic meeting held between 20 October 2016 and 26 October 2016.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report