

DATE OF DETERMINATION	28 July 2017
PANEL MEMBERS	Hon. Pam Allan (Chair), Renata Brooks, Lindsay Fletcher, Peter Bray, Phillip Gibbons
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Queanbeyan-Palerang Regional Council at 256 Crawford Street on 28 July 2017, opened at 11:30 am and closed at 12.10pm.

MATTER DETERMINED

2017STH005 – Queanbeyan Palerang – DA100-2012/B at 111 Campbell Street, 18 George Street and 50 Canberra Avenue, 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 96 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:






- With the amendment to condition 38A, the development application was considered acceptable.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments

- 38A to read; *Waste disposal vehicles accessing the eastern driveway of the site are to be rear loading only. Waste disposal vehicles are to enter and exit from the eastern access in a forward direction only. Signage is to be erected at the entrance instructing vehicles to enter and depart in a forward direction.*

This was amended to clarify the requirements, rather than referring to the Cardno letter.

PANEL MEMBERS	
 Hon. Pam Allan (Chair)	 Renata Brooks
 Lindsay Fletcher	 Peter Bray
 Phillip Gibbons	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017STH005 – Queanbeyan Palerang – DA100-2012/B
2	PROPOSED DEVELOPMENT	Section 96(2) Aged Care Facility Demolition of existing aged care facility, five independent living units and three detached garages, construction of new 125 bed aged care facility.
3	STREET ADDRESS	No. 111 Campbell Street, 18 George Street and 50 Canberra Avenue, Queanbeyan NSW 2620
4	APPLICANT/OWNER	Hodges Shorten Architects/ Warrigal Care
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ State Environmental Planning Policy – No 55 Remediation of Land ○ 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>: Clause 92, Clause 93, Clause 94, Clause 94A • 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: 14 July 2017 • Written submissions during public exhibition: Two Public Submissions and Three Government Agency Submissions • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Lee Dargaville ○ On behalf of the applicant – Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection 28 July 2017 • Final briefing meeting to discuss council's recommendation, 28 July 2017, 10:30 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Hon. Pam Allan (Chair), Renata Brooks, Lindsay Fletcher, Peter Bray, Phillip Gibbons <u>Council assessment staff</u>: Jacinta Tonner
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report