

**JOINT REGIONAL PLANNING PANEL
(Southern Region)**

JRPP No	2017STH011
DA Number	DA 123-2017
Local Government Area	Queanbeyan-Palerang Regional Council
Proposed Development	Integrated Development for Neighbourhood 2 Googong Township Subdivision including boundary adjustment, the creation of 932 residential lots, 12 superlots for future subdivision for small lot housing, 15 residual lots for future subdivision of medium and higher density housing and other uses including the Town Centre sites, an education establishment (State K-12 school), fire station, senior housing, sales office, information and education facilities, community facility, recreation area and ancillary infrastructure and local services
Street Address	Lot 10 & 11 DP 754881, Lot 21 DP 1203214 and Lot 5 DP 1217396, 36 Googong Road and Lot 463 DP 1226692 (formerly known as Lot 376 DP 1221669), Montgomery Avenue, Part Road Reserve – Old Cooma Road & Googong Road, GOOGONG NSW 2620
Applicant/Owner	Googong Township Pty Limited
Number of Submissions	No Public Submissions 11 Government Agency Submissions (NSW Planning and Environment, NSW Police, Office of Environment and Heritage, NSW Department of Primary Industries Fisheries, NSW Department of Primary Industries Water, NSW Rural Fire Service, Roads and Maritime Service, Essential Energy, Commonwealth Department of Infrastructure and Regional Development, Canberra Airport and Fire & Rescue NSW)
Regional Development Criteria (Schedule 4A of the Act)	Pursuant to Clause 3 of Schedule 4A of the <i>Environmental Planning and Assessment Act 1979</i> , the Capital Investment Value of the proposed development exceeds \$20 million and as such the determining authority is the Joint Regional Planning Panel (Southern Region)

List of All Relevant s79C(1)(a) Matters	<p>s79C(1)(a)(i):</p> <ul style="list-style-type: none"> • State Environmental Planning Policy No 44 – Koala Habitat Protection • State Environmental Planning Policy No 55 – Remediation of Land. • State Environmental Planning Policy No 64 – Advertising and Signage • State Environmental Planning Policy (Infrastructure) 2007. • State Environmental Planning Policy (State and Regional Development) 2011. • Queanbeyan Local Environmental Plan 2012). <p>s79C(1)(a)(ii):</p> <ul style="list-style-type: none"> • None <p>s79C(1)(a)(iii):</p> <ul style="list-style-type: none"> • Queanbeyan Development Control Plan 2012 • Googong Development Control Plan <p>s79C(1)(a)(iiia):</p> <ul style="list-style-type: none"> • Googong Local Planning Agreement • State Planning Agreement <p>s79C(1)(a)(iv):</p> <ul style="list-style-type: none"> • None. <p>s79C(1)(a)(v):</p> <ul style="list-style-type: none"> • None. <p>s79C(1)(a)(iv):</p> <ul style="list-style-type: none"> • None.
List all documents submitted with this report for the panel's consideration	As well as all of the plans and documents submitted with this development application, amended plans lodged with Council in September 2017 have also been submitted for the Panel's consideration.
Recommendation	Approval with Conditions
Report by	Mary Kunang, Queanbeyan-Palerang Regional Council

Summary of s79C matters Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?	Yes
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	Yes

Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not applicable
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S94EF)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	Not applicable
Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes