

DATE OF DETERMINATION	8 December 2017
PANEL MEMBERS	Alison McCabe (Chair), Renata Brooks, Peter Brennan, Pete Harrison, Phillip Gibbons
APOLOGIES	Hon. Pam Allan
DECLARATIONS OF INTEREST	Peter Brennan declared a non-significant conflict of interest. He was employed for a period of three years with Elton Consulting who were the planners for the application. Mr Brennan advised that he ceased work with Elton Consulting 18 months ago and that, whilst he was aware of the Googong project during his employment with Elton Consulting, he had no involvement.

Public meeting held at Queanbeyan-Palerang Council Chambers, 253 Crawford St on 8 December 2017, opened at 10.45am and adjourned for discussion at 12.15 pm.

The public meeting reopened at 12.35 pm and closed at 12.50 pm.

MATTER DEFERRED

2017STH011 – Queanbeyan-Palerang – DA 123-2017

36 Googong Road and LOT 463 DP 1226692, Montgomery Avenue, Part Road Reserve – Old Cooma Road & Googong Road, GOOGONG

Integrated Development Application - Subdivision - Neighbourhood 2 Googong Township

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, including additional information tabled at the meeting.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel resolved to defer the decision for a further supplementary report that addressed the following:

1. Part 4 Assessment of the impacts of Old Cooma Road duplication and intersection works included as part of the application.
2. A consolidated set of conditions that includes changes to the draft conditions tabled at the meeting that addresses:
 - a. Rural Fire Service (RFS) requirements
 - b. Additional information provided by the applicant
 - c. Matters listed below
3. Reworded engineering inspection condition to maintain the current level of flexibility in the PCA inspection regime. This is to include a clear condition relating to specific hold points that require Council's attendance at the inspection eg. C221 Pipe Drainage.
4. Redraft of the condition that requires finished floor levels for building envelopes, building platforms and setbacks, to minimize the scale of any retaining structures. Details to be submitted should include cross sections, long sections and detail of any retaining structures. Details are to be approved by Council prior to release of a Construction Certificate (CC). The details are to be included in any subsequent CC application.

5. Amendment to the condition requiring an alternate native species in place of the European Olive which had been proposed as a substitute for Kurrajong species listed in the master plan.
6. That the note in relation to “stop work if aboriginal artifacts found” is to be included as a condition.
7. Remove reference to Sunday and Public Holidays from hours of work in Condition 17.

The decision was unanimous.

Once this information has been provided the Panel will seek to determine the matter electronically.






REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- Additional assessment was required in respect to the environmental aspect of the Old Cooma Road duplication.
- Late material was presented to the Panel for consideration that needed to be addressed.

CONDITIONS

To be attached in the supplementary report.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Renata Brooks
 Peter Brennan	 Phillip Gibbons
 Pete Harrison	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017STH011 – Queanbeyan-Palerang – DA 123-2017
2	PROPOSED DEVELOPMENT	Integrated Development Application - Subdivision - Neighbourhood 2 Googong Township
3	STREET ADDRESS	36 Googong Road and LOT 463 DP 1226692, Montgomery Avenue, Part Road Reserve – Old Cooma Road & Googong Road, GOOGONG
4	APPLICANT/OWNER	Googong Township Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 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 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 Environment Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Queanbeyan Development Control Plan 2012 ○ Googong Development Control Plan • Planning agreements: Googong Local Planning Agreement, State Planning Agreement • 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"> • Documents supplied by Council at the meeting of 8 December 2017: Additional landscape plans, amended subdivision plans, amendment to draft Condition 3, memo advising changes to draft conditions dated 23 November 2017 and amended cover sheet of the Council Assessment Report. • Revised draft conditions 7 December 2017 • Council assessment report: 23 November 2017 • Rural Fire Service response • Amended plans submitted by the Applicant in September 2017 • Written submissions during public exhibition: No public submissions, 11 Government agency submissions • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Malcolm Leslie
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting 18 November 2017 • Final briefing meeting to discuss council's recommendation, 8 December 2017 at 9.30am. • Attendees:

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Renata Brooks, Peter Brennan, Pete Harrison, Phillip Gibbons ○ <u>Council assessment staff</u>: Mike Thompson, Graeme Harlor, Mary Kunang, and Dirk Jol.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report