



Nangi Pimble Plan 1:1500

1	Northern entry point with signage, shelter, seating, bubbler and bike racks
2	Trees to be retained
3	Feature planting with seating
4	Local Park 9
5	Old Cooma Road buffer
6	Lookout area with shade structure, seating and interpretive signage
7	Glossy black cockatoo habitat revegetation areas. Tree canopy with shrub storey including Allocasuarina verticillata planted in groups. Weed control and re-establishment of ground storey where required
8	Screen planting including trees and larger shrubs
9	Scattered trees mainly located to provide shade to paths. Weed control and re-establishment of disturbed edges
10	900mm high gabion terraces, 3m apart planted with native grasses and groundcovers
11	Dryland grass - weed control of existing areas, establishment of new areas where earthworks are required
12	Substations - Indicative location
13	Concrete dish drain and kerb to rear of lots
P1	2m key path - concrete - accessible
P2	2m key path - concrete - not accessible
P3	1.5m path - concrete - accessible
P4	2m bush track - not accessible
P5	1.5m bush track - not accessible
P6	0.75 bush track - not accessible
T1	Allocasuarina verticillata planted in clumps with Eucalyptus polyanthemos, nortonii, meliodora & mannifera
T2	Eucalyptus polyanthemos, nortonii, meliodora & mannifera



Northern Entry and Green Link Plan 1:750



Neighbourhood 2

Nangi Pimble - Concept Plan

AECOM

H	Development Application	09.11.17	JB
G	Development Application	27.09.17	AJ
F	Development Application	22.03.17	JB
E	Development Application	15.03.17	JB
D	Development Application	20.02.17	JB
C	90% Draft - For Review	25.01.17	JB
B	Draft - For Review	12.01.17	JB
A	Draft - For Review	21.12.16	JB
no.	revision	date	initial

Title	Googong Neighbourhood 2 Development Application
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Prepared for	Googong Township Pty Ltd
Prepared by	AECOM

Date	09.11.17
Size	A1
Drawing no.	L021
Scale	1:1,500@A1





Nangi Pimble Plan 1:1500

Key

1

Anchor Point 1: 18% sealed

2

Anchor Point 2: 5% sealed

3

Anchor Point 3: 14% unsealed

4

Anchor Point 4: 5% sealed

5

Anchor Point 5: 5% sealed

6

Anchor Point 6: 14% unsealed

7

Anchor Point 7: 14% unsealed

D

Concrete dish drain and kerb to rear of lots

.....

2m key path - concrete

.....

1.5m key path - concrete

.....

2m bush track

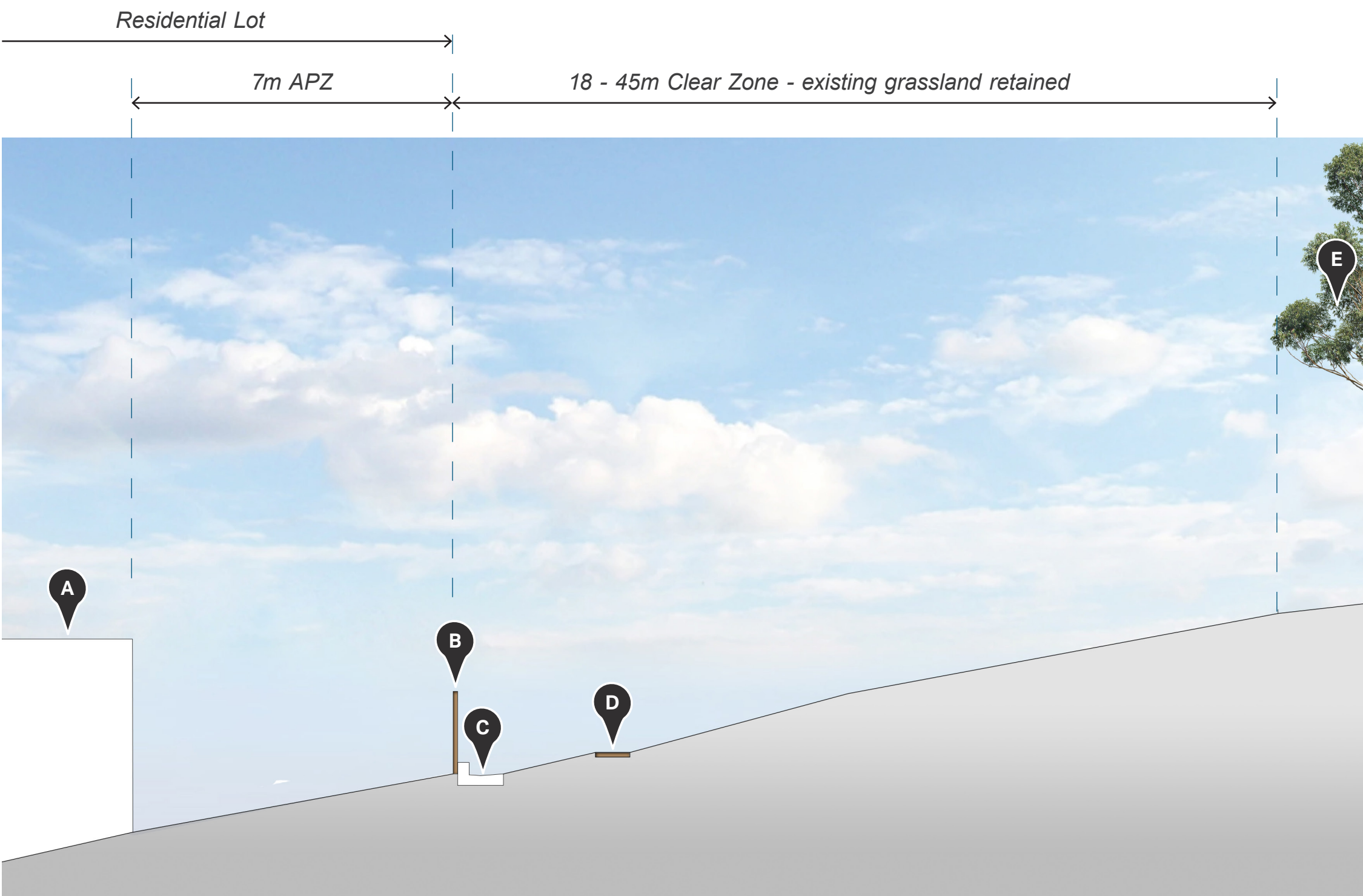
.....

1.5m bush track

.....

0.75m bush track

Extent of Clear Zone: 18-45m (13m at sides adjacent to water tanks) - no new planting proposed



Section A - A 1:100

Key

A

Lot

B

Lot boundary and 1.8m high lot boundary fence

C

Concrete dish drain and kerb

D

Bush track

E

Habitat revegetation area



Neighbourhood 2

Nangi Pimble -
Bushfire Management Plan

AECOM

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Title Googong Neighbourhood 2
Development Application

Prepared for Googong Township Pty Ltd
Prepared by AECOM

Date 09.11.17
Size A1
Drawing no. L039
Scale 1:1,500@A1



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	Yes

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>	
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



NOTES:

SEE SHEET 3

SURVEY, COUNCIL APPROVAL AND FINAL DESIGN
ALL EASEMENTS ARE APPROXIMATE AND SUBJECT TO
SURVEY, COUNCIL APPROVAL AND FINAL DESIGN
A DENOTES EASEMENT FOR DRAINAGE OF SEWAGE 3.5' WIDE
B DENOTES EASEMENT FOR DRAINAGE OF WATER 3.5' WIDE
C DENOTES RESTRICTION ON USE OF LAND

Surveyor: MATTHEW DEAN STEVENSON Date of Survey: 14/03/2017 Surveyor's Ref: 03074.DA12_STAGE 11 DA_PLAN	PLAN OF SUBDIVISION OF STAGE 10 RESIDUE	LGA: QUEANBEYAN PALERANG REGIONAL Locality: GOODGONG Subdivision No: Lengths are in metres. Reduction Ratio 1: 600	Registered	NH2 STAGE 11
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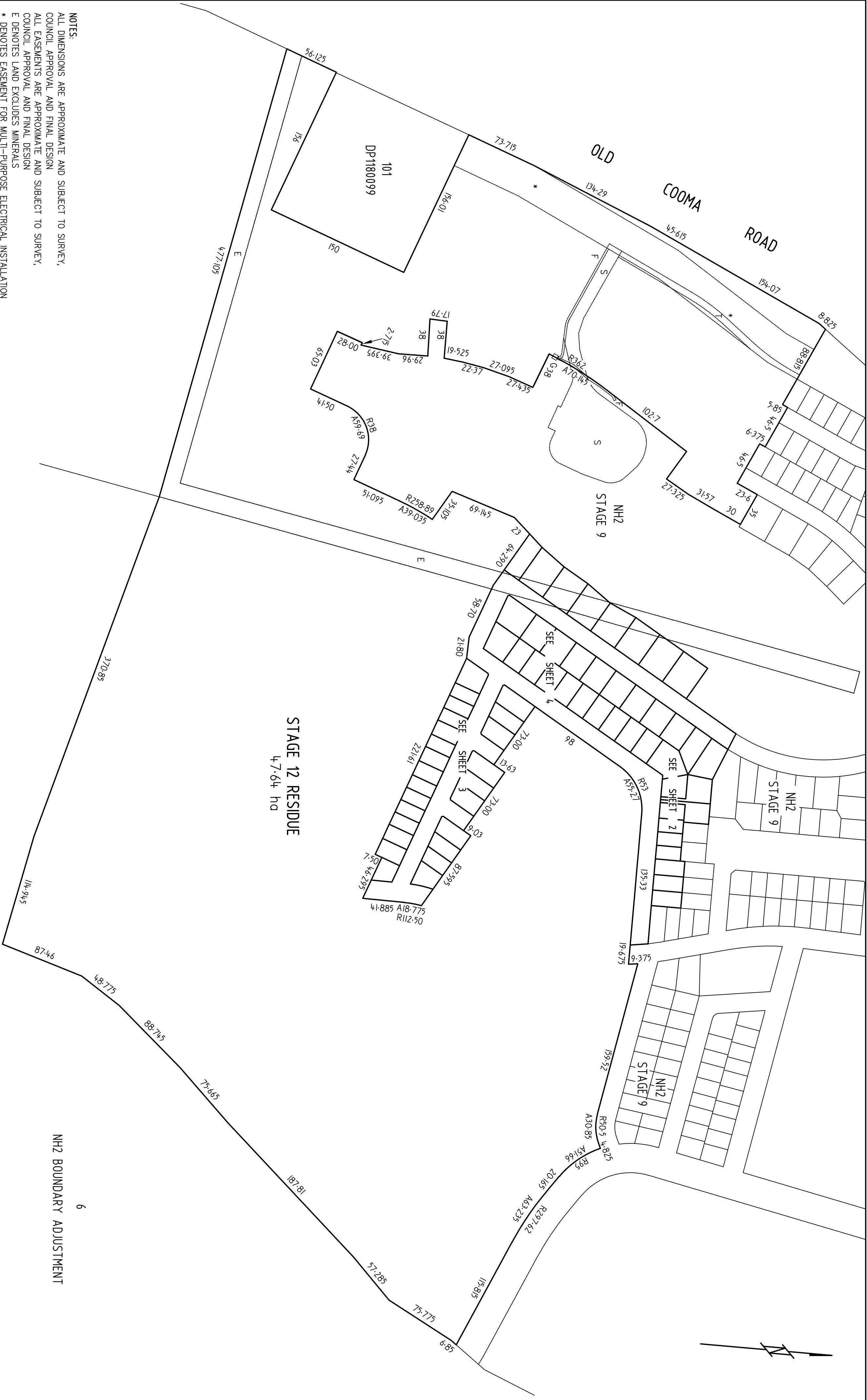
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* DENOTES EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 10, 35 METRE(S) WIDE

T DENOTES EASEMENT FOR DRAINAGE OF SEWAGE 5 WIDE EASEMENT FOR DRAINAGE OF WATER 5 WIDE AND EASEMENT FOR WATER SUPPLY 5 WIDE

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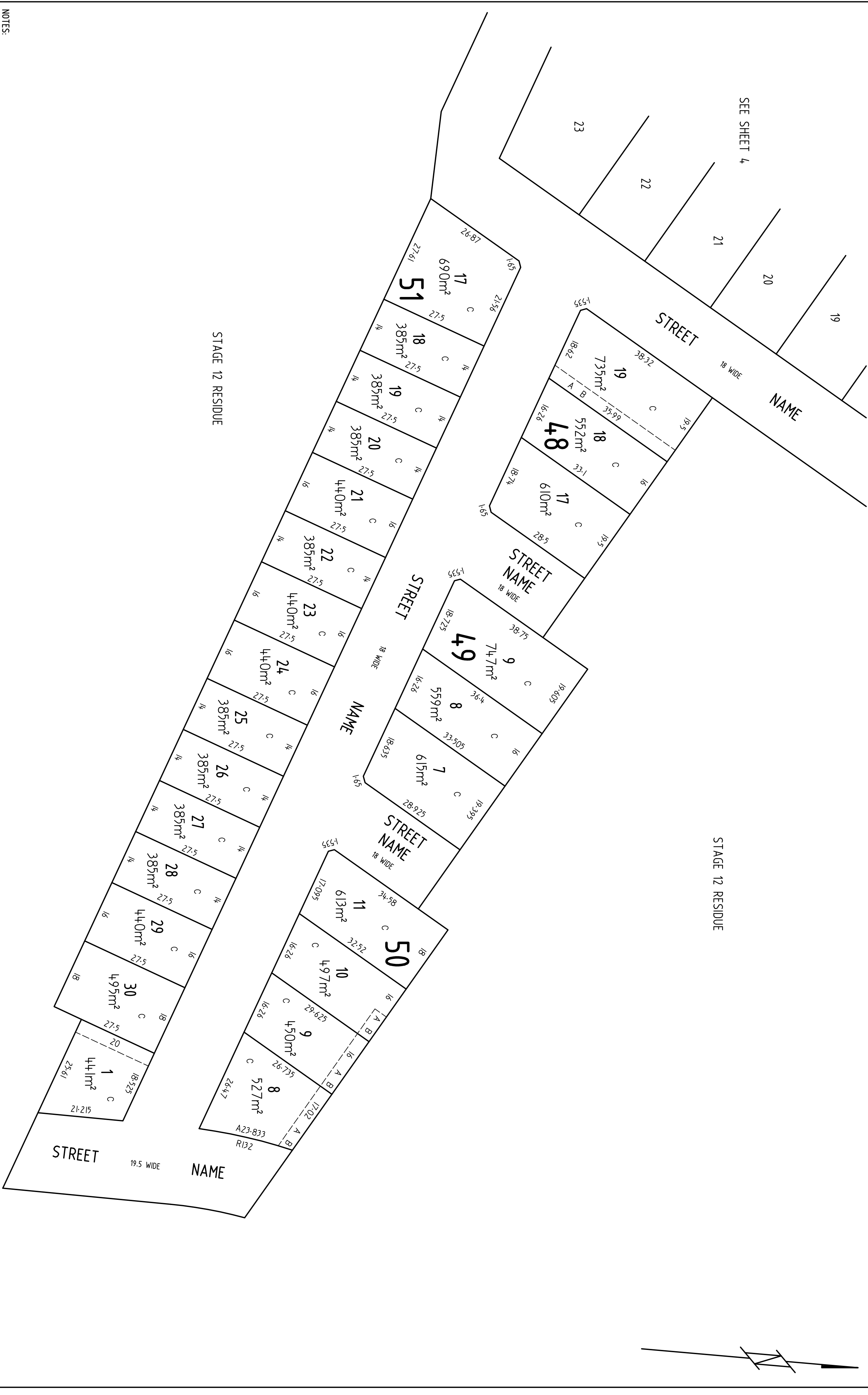
U DENOTES EASEMENT FOR DRAINAGE OF SEWAGE

EASEMENT FOR DRAINAGE OF WATER AND

EASEMENT FOR WATER SUPPLY VARIABLE WIDTH

Surveyor: MATTHEW DEAN STEVENSON Date of Survey: 14/03/2017 Surveyor's Ref: 030714.DA12_STAGE 12 DA_PLAN	PLAN OF LOT 4, IN NH2 BOUNDARY ADJUSTMENT	LGA: QUEANBEYAN PALERANG REGIONAL Locality: GOOGONG Subdivision No: Lengths are in metres. Reduction Ratio 1: 2500	Registered	NH2 STAGE 12
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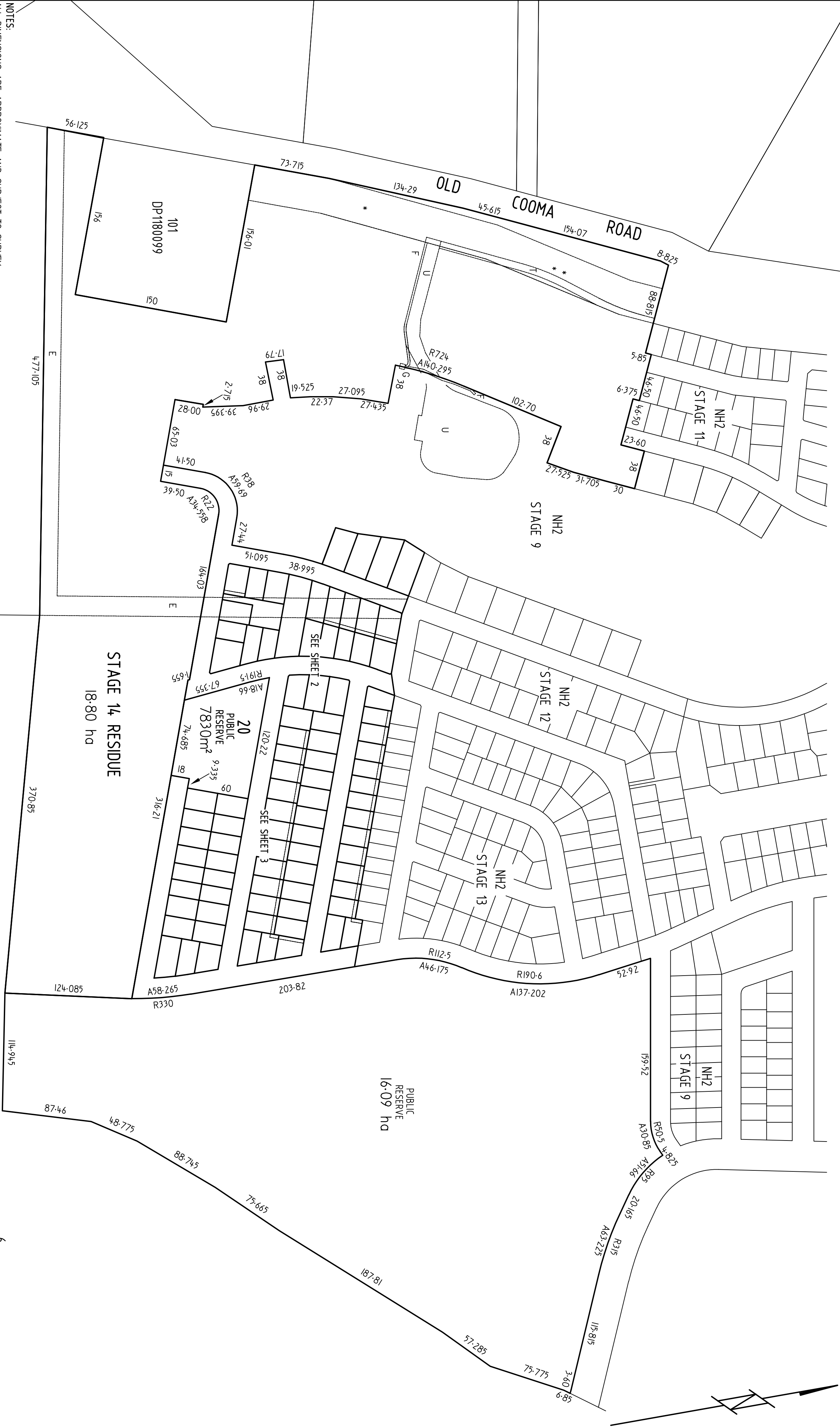
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B DENOTES EASEMENT FOR DRAINAGE OF WATER 3-5 WIDE

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10	20	30	40	50	Table of mm			80	90	100	110	120	130	140								



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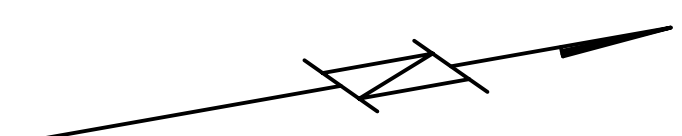
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Surveyor: MATTHEW DEAN STEVENSON Date of Survey: 14/03/2017 Surveyor's Ref: 03074.DA12_STAGE_14_DA_PLAN	PLAN OF SUBDIVISION OF NH2 STAGE 13 RESIDUE	LGA:QUEANBEYAN PALERANG REGIONAL Locality: GOOGONG Subdivision No: Lengths are in metres. Reduction Ratio 1:2500	Registered	NH2 STAGE 14
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10	20	30	40	50	60	70	80	90	100
Table of mm									
110	120	130	140	150	160	170	180	190	200

Surveyor: MATTHEW DEAN STEVENSON Date of Survey: 14/03/2017 Surveyor's Ref: 03014.DA12_STAGE_14_DA_PLAN	PLAN OF SUBDIVISION OF NH2 STAGE 13 RESIDUE	LGA: QUEANBEYAN PALERANG REGIONAL Locality: GOOGONG Subdivision No: Lengths are in metres. Reduction Ratio 1: 600	Registered	NH2 STAGE 14
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PUBLIC RESERVE

SEE SHEET 2

19.5 WIDE

NAME

STAGE 14 RESIDUE

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LGA: QUEANBEYAN PALERANG REGIONAL
Locality: GOOGEONG
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 600

Registered

NH2 STAGE 14



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NOTES:

21

SEE / SHEET

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Surveyor: MATTHEW DEAN STEVENSON

Date of Survey: 14/03/2017

Surveyor's Ref:

03074.DA12_STAGE_15_DA_PLAN

PLAN OF

SUBDIVISION OF NH2 STAGE 14 RESIDUE

LGA: QUEANBETAN PALERANG REGIONAL

Locality: GOOGONG

Subdivision No:

Registered

NH2 STAGE 15





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Amendment to Condition 3

Prior to the issue of a Construction Certificate for stages 5, 7, 8 and the Neighbourhood 2 School site affected by the required remediation as outlined in the letter from the site auditor, Arcadis, dated 7 December 2017 and the staging plan attached, the recommendations in the “Conclusions and Recommendations” section of Detailed Contamination Assessment Neighbourhood 1A – 7 and Neighbourhood 2 – Googong Road report prepared by Geotechnique Pty Ltd Dated 16 May 2017 (Ref:12675/4-AB) shall be implemented.

Any subsequent outcomes (such as additional remediation, recommendations or conditions) shall be carried out. Evidence of their implementation must be submitted to Council prior to the issue of a Construction Certificate (Building or Subdivision) for the stage/s affected by the required remediation.

Nothing in this condition prevents site works being undertaken for the purposes of carrying out the investigation, remediation and validation works as specified above.

Reason: To ensure all recommended investigation, remediation and validation works within affected stages are carried out so that any contamination of the site is remediated before construction works proceed.

Changes to draft conditions dated 23/11/2017

1. Re-numbering all conditions (formatting).
2. Minor change to Condition 2.
3. Delete condition 3 and replace with a new condition as the amended subdivision plans have been submitted prior to the meeting on 8/12/17.
4. Amend condition 24 (formerly known as condition 25) to make a reference to the GTA issues by RFS.