

## DETERMINATION AND STATEMENT OF REASONS

### SOUTHERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Tuesday, 25 September 2018
<b>PANEL MEMBERS</b>	Pam Allan (Chair), Alison McCabe, Lindsay Fletcher, and Cr Pete Harrison
<b>APOLOGIES</b>	Renata Brooks
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Queanbeyan-Palerang Regional Council on 25 September 2018, opened at 1.00pm and closed at 1.12pm.

#### MATTER DETERMINED

**2018STH016 – Queanbeyan-Palerang Regional Council – DA100-2012/C** 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 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.




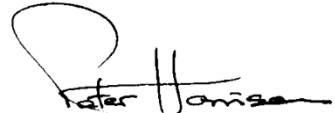
Resolution moved by Alison McCabe and seconded by Lindsay Fletcher. The decision was unanimous.

#### REASONS FOR THE DECISION

- The panel is satisfied that the development as proposed to be modified is substantially the same development when compared against that originally approved;
- The FSR is compliant and the landscaped area is appropriate for the type of development having regard to its context and built form outcome on the site.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Pam Allan (Chair)	 Alison McCabe
 Lindsay Fletcher	 Cr Pete Harrison

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018STH016 – Queanbeyan-Palerang Regional Council – DA100-2012/C
2	PROPOSED DEVELOPMENT	Modification of Development Consent 100-2012/B
3	STREET ADDRESS	111 Campbell Street, 18 George Street and 50 Canberra Avenue, Queanbeyan
4	APPLICANT OWNER	Hodges Shorten Architects Warrigal Care
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>Queanbeyan Local Environmental Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Queanbeyan Development Control Plan 2012</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 30 August 2018</li> <li>Written submissions during public exhibition: none (0)</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Support – Nil</li> <li>Object – Nil</li> <li>Council assessment officer – Mary Kunang (Town Planner)</li> <li>On behalf of the applicant – Peter Shorten (HS Architects), Grant Stylianou (Warrigal), Brett Mortyn (Warrigal)</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection on 25 September 2018</li> <li>Final briefing to discuss council's recommendation, 25 September 2018, 12.00pm. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Pam Allan (Chair), Alison McCabe, Lindsay Fletcher and Pete Harrison</li> <li><u>Council assessment staff</u>: Mary Kunang (Town Planner)</li> <li><u>Other Council Staff</u>: Mike Thompson (Portfolio General Manager – Natural &amp; Built Character), Graeme Harlor (Service Manager – Development), Jacinta Tonner (Planning Coordinator)</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report