

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 April 2022, 10am – 11am Site inspection undertaken before briefing
LOCATION	Quenbeyan Palerang Regional Council

BRIEFING MATTER(S)

PPSSTH-100 – Queanbeyan Palerang – DA.2021.1284 – 360A Alderson Place Tralee – South Jerrabomberra Concept Plan and Stage 1

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (A/Chair), Renata Brooks, Tim Fletcher
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Michael Thompson – portfolio General Manager Natural Built Character Graeme Harlor – Service Manager Development Jacinta Tonner – Program Coordinator – Assessment Alex Glouftsis – Specialist town planner Johan DuToit - Development Engineer
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

- Background to broader development including staging, rezoning and lot sizes, density management, traffic management, and buffer areas.
- Referrals and notification

CI 4.6 Variation to minimum lot size

- Section 4.6 variation relating to lot with split zone and permissibility of dwellings on these lots

Contamination

- Resilience and Hazards SEPP (SEPP 55) – Panel need to be satisfied that there is no site contamination (based on previous agricultural uses) and requested confirmation from an appropriately qualified person that the land is not likely to be contaminated

Biodiversity

- Scope of amended BDAR
- Return of biodiversity assessment report (BDAR) to BCD.
- Operation of stewardship site
- Amended Stewardship site to be part of the concept plan. Discussion around approval of the concept plan excluding the stewardship site, and how this links into the future and mechanisms within the VPA around this arrangement.
- The Panel requested;
 - clarification as to who will be responsible for the stewardship site into the future.
 - That Council seek clarification from the applicant as to why the stewardship site has not been incorporated into the concept plan application.

Bushfire

- Perimeter roads and temporary APZs
- Confirmation that the application seeks consent for Roads

Vegetation removal

- Clarification around removal of high quality and high value trees

Aboriginal cultural heritage

- The panel requested;
 - The assessment report include clarification regarding the carrying out of the Cultural assessment (level of assessment at each stage) and consultation and exhibition process for cultural heritage assessment.
 - That the Heritage Report confirms and outlines the required community consultation undertaken.
- Confirmation of the process and timing around the issue of GTAs (as part of DA approval) and AHIP (post DA approval).

Infrastructure

- Commissioning of the reservoir
- Confirmation of infrastructure provision in general

TENTATIVE DETERMINATION DATE SCHEDULED FOR July/August 2022