

DATE OF DETERMINATION	Monday, 30 May 2022
DATE OF PANEL DECISION	Monday, 30 May 2022
DATE OF PANEL MEETING	Wednesday, 23 March 2022
PANEL MEMBERS	Chris Wilson (Acting Chair), Renata Brooks and Tim Fletcher
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 15 March 2022.

MATTER DETERMINED

PPSSTH-115 – Queanbeyan Palerang Regional Council – DA.2020.1351 at 360A Lanyon Drive TRALEE NSW 2620 – Construct Recreation Facilities (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application subject to conditions pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council's updated assessment report noting the report adequately addressed several issues previously raised by the Panel including:

- The Panels concerns regarding contamination and previous remediation;
- The interrelationship between activities approved under Part 5 of the Act and the development approved by the Panel. This included additional information in an amended SEE on the extent of both approvals including parking arrangements;
- Confirmation that all biodiversity and conservation matters had been adequately addressed;
- An assessment against relevant DCP provisions;
- A requirement that the stormwater management plan accompanying the DA be incorporated into the instrument of consent as a condition; and
- Several administrative matters relating to the conditions.

The Panel notes that in making its final recommendations, Council provided additional documentation:




- An amended SEE which included advice on REF and DA works
- Greater detail on contamination and remediation;
- More detailed plans on the proposal to rebuild the Heritage item; and
- An updated bushfire assessment.

CONDITIONS

The Development Application was approved subject to the recommended conditions in Council's updated assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that there was only 1 submission received (objection) during exhibition raising various coordination issues with infrastructure commitments on adjoining land.. The Panel is satisfied that these issues have been adequately addressed. Furthermore, the Panel also notes that the submission was formally withdrawn.

PANEL MEMBERS	
 Chris Wilson (Acting Chair)	 Renata Brooks
 Tim Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-115 – Queanbeyan Palerang Regional Council – DA.2020.1351
2	PROPOSED DEVELOPMENT	<p>Construct Recreation Facilities including:</p> <ul style="list-style-type: none"> • a multipurpose sports stadium; • a major sports pavilion between hockey and soccer fields; • a minor sports pavilion between hockey and soccer fields; • a minor sports pavilion between soccer fields; • removal of the Environa stone façade amenity building and the materials to be reused; and • reconstruction of the stone façade building as a bus stop shelter.
3	STREET ADDRESS	360A Lanyon Drive TRALEE NSW 2620
4	APPLICANT/OWNER	Queanbeyan-Palerang Regional Council
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 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. 55 Contaminated Land Management ○ State Environmental planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Queanbeyan Local Environmental Plan (West Jerrabomberra) 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ South Jerrabomberra Development Control Plan 2015 • Planning agreements: Nil • 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	Approve MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 7 March 2022 • Supplementary report received: 13 April 2022 • Updated bushfire assessment: 17 May 2022 • Written submission during public exhibition: Formally withdrawn by objector
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: Tuesday, 23 November 2021 <ul style="list-style-type: none"> • <u>Panel members</u>: Tim Fletcher (A/Chair), Renata Brooks • <u>Council assessment staff</u>: Jacinta Toner, Michael Thompson, Elizabeth Densely, Andrew Conner, Philip Bull • <u>Department staff</u>: Sung Pak • Site Inspection: Monday 6 December 2021 <ul style="list-style-type: none"> • <u>Panel member</u>: Tim Fletcher • <u>Council assessment staff</u>: Jacinta Toner • Site inspection: Tuesday, 15 March 2022 <ul style="list-style-type: none"> • <u>Panel members</u>: Renata Brooks

		<ul style="list-style-type: none"> • <u>Council assessment staff</u>: Jacinta Toner • Briefing to discuss council's recommendation: Wednesday, 23 March 2022 <ul style="list-style-type: none"> • <u>Panel members</u>: Chris Wilson (Acting Chair), Renata Brooks and Tim Fletcher • <u>Council assessment staff</u>: Jacinta Toner, Johan deToit and Liz Brown • <u>Consultant representatives</u>: Andrew Connor Canberra Town Planning • <u>Department staff</u>: Sung Pak
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report