

Graham Judge

From: Martha Dotter <Martha.Dotter@rfs.nsw.gov.au>
Sent: Monday, 22 August 2016 11:42 AM
To: Graham Judge
Subject: RE: North Terrace - Additional Supporting Information (Pre-Gateway Application PGR_QUEAN_001_00, 3R Kavanagh Street Jerrabomberra)

Ok - re-reading your email , I just keep coming back to the same conclusion that they applicant just hasn't addressed our concerns. At strategic stage - there should not be APZ in E2 zoning. The land management objectives conflict. Whilst I appreciate the diagrams are concept only, whilst ever they provide concept diagrams that don't comply with our requirements, its difficult to support it.

Thanks again Graham :)

Martha

From: Graham.Judge@planning.nsw.gov.au [mailto:Graham.Judge@planning.nsw.gov.au]
Sent: Monday, 22 August 2016 11:31 AM
To: Martha Dotter
Subject: RE: North Terrace - Additional Supporting Information (Pre-Gateway Application PGR_QUEAN_001_00, 3R Kavanagh Street Jerrabomberra)

Martha,

All we know is that the Planning proposal seeks to rezone approx. 3 ha of land as E4 Environmental Living Zone to accommodate potentially 25 'eco-style' dwellings. However the proponent is seeking a lot average of 1,000 square metres so for 2.9 hectares and this equate to 29 lots. The proponent also seeks provisions to permit both single dwellings and multi-dwelling housing on the resultant 29 lots.

The total area of the subject site is approximately 125,775m or 12.5 hectares. The area of the land to zoned E4 Environmental Living is approximately 2.9 hectares. The suggested clause above could potent result in approximately 25 allotments and dwellings within the proposed E4 zoned area.

The diagrams from the PP and ecological/bushfire Assessment suggest that the APZ will be in the E4 and E2 Zone, with the majority in the E2 Zone.

The diagram below is an extract from the Ecological/Bushfire Assessment showing the yellow dotted line as the development are (E4 Zone) and the APZ as a band of yellow shading.

These are conceptual diagrams because the final layout, siting and design of buildings and APZ would be subject to separate assessment when the DA is lodged if the land is partly rezoned E4 Environmental Living Zone.





From: Martha Dotter [<mailto:Martha.Dotter@rfs.nsw.gov.au>]

Sent: Monday, 22 August 2016 10:27 AM

To: Graham Judge <Graham.Judge@planning.nsw.gov.au>

Subject: FW: North Terrace - Additional Supporting Information (Pre-Gateway Application PGR_QUEAN_001_00, 3R Kavanagh Street Jerrabomberra)

Hi Graham, a little more informally - if the applicants were prepared to incorporate the APZs within the residentially zoned portion of the proposal the RFS would likely not object to this planning proposal. Is there any scope for this to occur ?

cheers
martha

From: Martha Dotter
Sent: Monday, 22 August 2016 10:25 AM
To: 'Graham.Judge@planning.nsw.gov.au'
Subject: RE: North Terrace - Additional Supporting Information (Pre-Gateway Application PGR_QUEAN_001_00, 3R Kavanagh Street Jerrabomberra)

Hi Graham

The brief comments contained in section 3 of Appendix 1, responding to the issues raised by the RFS, does not adequately address our concerns.

Regards

Martha



Martha Dotter | Development Assessment and Planning Officer | Planning and Environment Services
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PREPARE. ACT. SURVIVE.

From: Graham.Judge@planning.nsw.gov.au [<mailto:Graham.Judge@planning.nsw.gov.au>]
Sent: Monday, 22 August 2016 10:15 AM
To: Martha Dotter
Subject: RE: North Terrace - Additional Supporting Information (Pre-Gateway Application PGR_QUEAN_001_00, 3R Kavanagh Street Jerrabomberra)

Martha,

Thank you for the NSW RFS comments on the proponent's revised Ecological/Bushfire Report and Access Report dated June 2016.

Attached is the covering letter from Knight Frank and supplementary info provided to the Department in late July 2016. The information supplements the revised Ecological/Bushfire Assessment and Access Report previously sent to NSW RFS for comment.

If you have any comments please provide them by COB Friday 26 August 2016.

Regards
Graham Judge

From: Martha Dotter [<mailto:Martha.Dotter@rfs.nsw.gov.au>]
Sent: Monday, 25 July 2016 4:59 PM
To: Graham Judge <Graham.Judge@planning.nsw.gov.au>
Cc: Amanda Moylan <Amanda.Moylan@rfs.nsw.gov.au>
Subject: RE: North Terrace - Additional Supporting Information (Pre-Gateway Application PGR_QUEAN_001_00, 3R Kavanagh Street Jerrabomberra)

Hi Graham

As discussed with you this afternoon- the RFS would like to comment and I have submitted a draft response to my manager to review. Hopefully you should have an email of our return comments shortly.

Thanks
Martha

From: Graham.Judge@planning.nsw.gov.au [<mailto:Graham.Judge@planning.nsw.gov.au>]
Sent: Monday, 25 July 2016 1:24 PM
To: Martha Dotter
Subject: FW: North Terrace - Additional Supporting Information (Pre-Gateway Application PGR_QUEAN_001_00, 3R Kavanagh Street Jerrabomberra)

Martha,

DPE sent revised info on the this Pre-Gateway Application to NSWRFs to rezone land in Queanbeyan Palerang LGA for comment. We have received feedback from OEH and Council but not NSWRFs. Is NSWRFs intending to provide comments or are you happy to stick with your previous comments dated 10 November 2015 (also attached)?

Graham Judge
DPE
Queanbeyan
6229 7906

From: David Workman [<mailto:David.Workman@au.knightfrank.com>]
Sent: Tuesday, 21 June 2016 1:56 PM
To: Graham Judge <Graham.Judge@planning.nsw.gov.au>
Cc: Deanne Frankel <Deanne.Frankel@planning.nsw.gov.au>
Subject: RE: North Terrace - Additional Supporting Information (Pre-Gateway Application PGR_QUEAN_001_00, 3R Kavanagh Street Jerrabomberra)

Dear Graham,

Further to recent email correspondence and in particular the meeting held on 16th May with yourself, Deanne Frankel and Allison Treweek, please find attached for your review an updated ecological and bushfire assessment in addition to a report on access arrangements to the site.

1. The updated report by consultants Ecological Australia Pty Ltd has sought to respond to the Department's letter dated 18th December, 2015, which requested additional information on the bio-diversity assessment of the site. Further it has addressed specific matters as raised by other agency submissions in late 2015 and also in the meeting held May 2016, in particular those raised by Allison Treweek from the Office of Environment and Heritage concerning ecology and bushfire management.
2. Calibre Consulting was also engaged to complete a review of comments provided by Queanbeyan City Council (now Queanbeyan and Palerang Regional Council) relating to servicing of the Site, and identification of any related engineering issues for the provision of vehicular access to the Site. The report is also attached and has justified a preferred means of access into the site from Southbar Road via a proposed roundabout with Southbar and Tharwa Road.

We trust these reports are now satisfactory and suitable for referral to the relevant agencies? Subject to your confirmation, we will also amend and submit an updated version of the current planning report (Request for Pre-Gateway Review) dated October 2015.

If required Graham, I would be pleased to attend a further meeting to discuss the attached reports together with the relevant consultants from Ecological and Calibre.

Should you require any additional information, please don't hesitate to contact me on 0418 116 379 or by return email.

Kind Regards



David Workman

Manager NSW

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From: Graham.Judge@planning.nsw.gov.au [<mailto:Graham.Judge@planning.nsw.gov.au>]

Sent: Wednesday, 18 May 2016 3:46 PM

To: David Workman

Cc: Allison Treweek; Deanne Frankel

Subject: RE: Meeting to discuss Nth Terrace

David,

At the meeting between you/John Franklin (Ecological Australia) with DPE and OEH on Monday we agreed that you would advise us by today if you and your client wanted more time to amend the additional info provide by ecological. I am mindful that you probably had to discuss this with your client. I have discussed with Deanne Frankel and we have decided to give you until COB Friday to indicate if you wish to amend the document and the amount of time you need.

As indicated at the meeting we cannot guarantee that the additional information provided by Ecological will be accepted by DPE, Council, OEH or NSWRFs when we initiate further consultation process on the additional information, and then complete our assessment.

You will also recall that we indicated that although the additional information deals with biodiversity issues, bush fire protection and environmental zones, Council had also objected to the proposal on the basis of servicing issues, particularly vehicular access to the site and that you may wish to discuss this further with Council to determine if they are willing to consider other options for the development of the site. If for example they cannot agree on a suitable access to the site any discussion of other options will be off the table.

Regards

Graham Judge

Senior Planner

DPE

Queanbeyan 2620

6229 7906

From: David Workman [<mailto:David.Workman@au.knightfrank.com>]

Sent: Friday, 13 May 2016 2:06 PM

To: Graham Judge <Graham.Judge@planning.nsw.gov.au>

Cc: Deanne Frankel <Deanne.Frankel@planning.nsw.gov.au>; John Franklin (JohnF@ecoaus.com.au) <JohnF@ecoaus.com.au>

Subject: RE: Meeting to discuss Nth Terrace

Hi Graham, apologies for the delay.

Please find attached a copy of the Ecological report concerning North Terrace for distribution to the other participants. For discussion at Monday's meeting.

Attending will be myself and John Franklin from Ecological Australia.

Should we call you from the foyer upon arrival?

See you Monday.

Regards



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Manager NSW

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Australia

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From: Graham.Judge@planning.nsw.gov.au [<mailto:Graham.Judge@planning.nsw.gov.au>]
Sent: Wednesday, 11 May 2016 12:08 PM
To: David Workman
Cc: Deanne Frankel
Subject: RE: Meeting to discuss Nth Terrace

David,
Please send me a copy of the additional information prior to the meeting on Monday.

Regards
Graham Judge

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