



# **Planning and Strategy Committee of the Whole**

**12 April 2017**

## **UNDER SEPARATE COVER ATTACHMENTS**

ITEM 4.1

DEVELOPMENT APPLICATION 2016.105 - 233 BURRA  
ROAD, BURRA - TRUCK DEPOT, ANCILLARY OFFICE AND  
ACCESS ROAD CONSTRUCTION

**QUEANBEYAN-PALERANG REGIONAL COUNCIL  
PLANNING AND STRATEGY COMMITTEE OF THE WHOLE**

**ATTACHMENTS – 12 April 2017 Page i**

Item 4.1	Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction	
Attachment 1	DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C .....	2
Attachment 2	DA No.2016.105 - Plans - 233 Burra Road .....	26
Attachment 3	DA No.2016.105 - Environmental Review - 233 Burra Road.....	33
Attachment 4	DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Submissions .....	127
Attachment 5	DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Draft Conditions .....	143

# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Planning and Strategy Committee of the Whole Meeting Attachment**

**12 APRIL 2017**

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|--------------|---|
| ITEM 4.1     | DEVELOPMENT APPLICATION 2016.105 - 233 BURRA ROAD, BURRA - TRUCK DEPOT, ANCILLARY OFFICE AND ACCESS ROAD CONSTRUCTION |
| ATTACHMENT 1 | DA NO 2016.105 - 233 BURRA ROAD, BURRA - TRUCK DEPOT, ANCILLARY OFFICE AND ACCESS ROAD CONSTRUCTION - SECTION 79C     |

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

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**Development Application 2016-105 –Truck Depot, Office and Access Road Construction at 233 Burra Road, Burra.**

**ATTACHMENT - SECTION 79C(1) TABLE – Matters For Consideration**

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This application has been assessed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No DA.2016.105**.

**State Environmental Planning Policies**

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The following State Environmental Planning Policies (SEPPs) apply to the development:

**State Environmental Planning Policy No 55 (SEPP 55) – Remediation of Land**

The policy requires Council to consider the following:

**7. Contamination and remediation to be considered in determining development application**

- (1) A consent authority must not consent to the carrying out of any development on land unless:
- (a) it has considered whether the land is contaminated, and
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will
  - (c) be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
  - (d) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

*Comment:* The subject land is vacant and used for grazing activities. The applicant has not alerted Council to any potentially contaminating activities being carried out on the land from past land use activities. Council has no known information indicating any past contaminating activities carried out on the land.

The provisions of SEPP 55 do not apply to the proposed development of the site having regard to the above considerations.

**State Environmental Planning Policy (Rural Lands) 2008**

The matters in clause 10 are similar to Council's general controls that are considered in the assessment below. It is considered there will be no land use conflicts with adjoining land as a result of the proposal. Refer to the following provisions and comments.

**7. Rural Planning Principles**

The Rural Planning Principles are as follows:

- (a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

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- (b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,
- (c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,
- (d) in planning for rural lands, to balance the social, economic and environmental interests of the community,
- (e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,
- (f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,
- (g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,
- (h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

*Comment:* The development satisfies the rural planning principles as it maintains opportunities for continued rural use of the property over the remainder of the land not used for the truck depot, it recognises the importance of rural lands and agriculture in the area and region by not conflicting with or imposing on such uses, it protects and has regard to environmental resources identified on the land and adjoining land and considers impacts on infrastructure to serve the development.

**State Environmental Planning Policy (Infrastructure) 2007.**

Electricity Transmission or distribution

Clause 45 applies to a development application that involves penetration of the ground within 2m of an electricity distribution pole or adjacent to a substation or within 5m of an exposed overhead electricity power line. Where these thresholds are met, a written notice must be provided to the electricity supply authority for comments about potential safety risks. The applicant will be required to consult with the Electricity Authority regarding clause 45 provisions and for the supply of electricity to the site.

Road and traffic

Clauses 100-101 relate to development adjoining or with frontage to a classified road. The site obtains access to Burra Road which is not a classified road.

*The following SEPPs have been considered and do not apply to the development*

*State Environmental Planning Policy No 1—Development Standards*  
*State Environmental Planning Policy No 21—Caravan Parks*  
*State Environmental Planning Policy No 30—Intensive Agriculture*  
*State Environmental Planning Policy No 33—Hazardous and Offensive Development*  
*State Environmental Planning Policy No 36—Manufactured Home Estates*  
*State Environmental Planning Policy No 44—Koala Habitat Protection*  
*State Environmental Planning Policy No 50—Canal Estate Development*  
*State Environmental Planning Policy No 62—Sustainable Aquaculture*  
*State Environmental Planning Policy No. 64 - Advertising Signage*  
*State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*  
*State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)*

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

State Environmental Planning Policy (Affordable Rental Housing) 2009  
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
 State Environmental Planning Policy (Integration and Repeals) 2016  
 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
 State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
 State Environmental Planning Policy (State and Regional Development) 2011  
 State Environmental Planning Policy (State Significant Precincts) 2005  
 State Environmental Planning Policy (Urban Renewal) 2010  
 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

There are no draft SEPPs applying to the land or to the proposal.

**Local Environmental Plans**

The proposed development has been assessed in accordance with the relevant requirements of the *Palerang Local Environmental Plan 2014* with no relevant draft LEPs apply to the land. A summary is provided as follows:

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS		COMPLIES (Yes/No)
<b>Part 1 Preliminary</b>		
<b>Clause 1.2 Aims of Plan</b>		
<p>(2) <i>The particular aims of this Plan are as follows:</i></p> <ul style="list-style-type: none"> <li>(a) <i>to protect and improve the economic, environmental, social and cultural resources and prospects of the Palerang community,</i></li> <li>(b) <i>to encourage development that supports the long-term economic sustainability of the local community, by ensuring that development does not unreasonably increase the demand for public services or public facilities,</i></li> <li>(c) <i>to retain, protect and encourage sustainable primary industry and commerce,</i></li> <li>(d) <i>to ensure the orderly, innovative and appropriate use of resources in Palerang through the effective application of the principles of ecologically sustainable development,</i></li> <li>(e) <i>to retain and protect wetlands, watercourses and water quality and enhance biodiversity and habitat corridors by encouraging the linking of fragmented core habitat areas within Palerang,</i></li> <li>(f) <i>to identify, protect and provide areas used for community health and recreational activities,</i></li> <li>(g) <i>to ensure that innovative environmental design is encouraged in residential development.</i></li> </ul> <p>The development is considered to be consistent with the aims of the PLEP 2014. The proposal will not unreasonably increase the demand for public services or facilities. Road upgrading works will be required to facilitate the development. The design and siting of the development protects and encourages continued sustainable primary industry on the residue lot. The development will not</p>		Yes

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p>compromise any environmental, economic, social or cultural prospects of the community. The development location and design does not adversely impact on any watercourses, water quality, biodiversity and habitat corridors. There are no known threats or serious or irreversible environmental impacts likely to occur; the health, diversity and productivity of the environment will be maintained for future generations and the development is designed to avoid areas of biological diversity and maintain the ecological integrity of the site.</p>	
<b>Clause 1.4 Definitions</b>	
<p>The development is defined as a truck depot defined under the PLEP 2014 as:  <i>As a building or place used for the servicing and parking of trucks, earthmoving machinery or the like.</i>  <i>The office proposal is considered an ancillary use to the truck depot.</i>  A road is also proposed which is defined under the PLEP2014 as:  <i>Means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.</i>  The roadworks proposed within the Right of Carriageway are considered to be for a private road.</p>	Yes
<b>Part 2 Permitted or Prohibited Development</b>	
<b>Clause 2.1 Land Use Zones</b>	
The site is zoned RU1 Primary Production	Yes
<b>Clause 2.3 Zone Objectives and Land Use Tables</b>	
<p>The Objectives of the RU1 Primary Production zone are as follows:</p> <ul style="list-style-type: none"> <li>• <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i></li> <li>• <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i></li> <li>• <i>To minimise the fragmentation and alienation of resource lands.</i></li> <li>• <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i></li> <li>• <i>To minimise the impact of any development on the natural environment.</i></li> <li>• <i>To ensure that development does not unreasonably increase the demand for public services or facilities.</i></li> </ul> <p>The development is considered to be consistent with the above objectives as it sustains the current use of the land for primary industry production by maintaining the rural resource base of the land; it encourages primary industry diversity by providing an alternative land use over part of the land for an activity that is appropriate to the area; it does not give rise to fragmentation of rural land and alienation of the rural land resource base; it is considered that provided appropriate conditions apply to consent any potential conflict between adjoining and nearby land uses will be minimised; appropriate conditions will apply</p>	Yes <b>Conditioned</b>

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p>regarding minimising impact on the environment in particular potential impact on the adjacent Googong dam drinking water catchment and the development does not unreasonably increase the demand for public services or facilities. The applicant will be responsible for upgrading part Burra Road to enable safe access to the site and connection to power supply. The applicant will also be required to upgrade part of Burra Road verges.</p> <p>The development is permitted in the RU1 zone with Council's consent.</p>	
<b>Part 3 Exempt and Complying Development</b>	
This part does not apply to the development.	Yes
<b>Part 4 Principal Development Standards</b>	
<b>Clause 4.3 Height of buildings</b>	
The development satisfies the objectives of this clause as it is within the height limit to minimise visual impact of the development. Under the <u>Height of Buildings Map</u> the maximum height permitted is 10m. The proposed shed is 7.61m high and the office is 6.5m high both complying with clause 4.3 provisions.	Yes
<b>Part 5 Miscellaneous Provisions</b>	
<b>Clause 5.9 Preservation of Trees or Vegetation</b>	
<p>The objective of this clause is to preserve the amenity of the area, including biodiversity values through the preservation of trees and other vegetation.</p> <p>The proposed development will have minimal impact on existing native vegetation on the site. Some limited vegetation will be removed along the internal road route. The clause objectives are satisfied by preserving trees and other vegetation on the development envelope site thus preserving biodiversity values. Existing grassland on the site is a mixture of exotic and native grasses used for grazing.</p>	Yes
<b>Clause 5.10 Heritage Conservation</b>	
The site is not affected by any heritage item or is the site in the vicinity of a heritage item or known Aboriginal sites or objects. Should any Aboriginal object or relic be found during construction works a condition will require NSW Office of Environment and Heritage to be notified and immediately cease work.	Yes <b>Conditioned</b>
<b>Part 6 Additional Local Provisions</b>	
<b>Clause 6.1 Earthworks</b>	
The objective of this clause is to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses	Yes <b>Conditioned</b>



**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p>or heritage items and features of the surrounding land.</p> <p>Having regard to the provisions of subclause (3) of the clause Council is required to consider:</p> <p><i>3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:</i></p> <p><i>i. the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</i></p> <p><i>Comment: The proposed earthworks associated with the road access upgrading and the building works including associated hardstand areas are not likely to disrupt or detrimentally affect, any local drainage patterns or soil stability. The works will require effective soil erosion measures to be implemented on site. A condition of consent will apply in this regard.</i></p> <p><i>ii. the effect of the development on the likely future use or redevelopment of the land,</i></p> <p><i>Comment: The development will still maintain rural use of most of the land and improve access along the Right of Carriageway (ROW) and Burra Road.</i></p> <p><i>iii. the quality of the fill or the soil to be excavated, or both,</i></p> <p><i>Comment: The soil to be excavated for road and building works is considered to be of suitable quality for the works proposed. It is the intention of the applicant to import clean fill material to raise the level of the existing track above ground level within the ROW. The fill material will need to be certified as clean fill material.</i></p> <p><i>iv. the effect of the development on the existing and likely amenity of adjoining properties,</i></p> <p><i>Comment: Restrictions will need to be imposed on any approval issued to protect the amenity of adjoining residents from dust, noise and drainage.</i></p> <p><i>v. the source of any fill material and the destination of any excavated material,</i></p> <p><i>Comment: The applicant has not provided details in this regard. A condition will apply regarding importing of any fill material.</i></p> <p><i>vi. the likelihood of disturbing relics,</i></p> <p><i>Comment: There is potential for disturbing aboriginal relics. A condition will be imposed that should any relics be located NSW Department Office of Environment and Heritage be informed and work stop.</i></p> <p><i>vii. the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</i></p> <p><i>Comment: The development site is located within the Googong dam drinking</i></p>	

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p><i>water catchment. A significant watercourse drains into the catchment system from the southern end of the site. The development envelope and road works are not expected to give rise to any adverse impacts on the water catchment provided appropriate erosion control measures are put in place by the applicant. As advised previously these measures will be conditioned with the consent.</i></p> <p><i>viii. any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p> <p><i>Comment: As advised above adequate soil erosion controls are to be installed by the applicants.</i></p> <p>The proposed earthworks are considered to be unlikely to result in any significant adverse impacts provided appropriate erosion control mitigation measures are incorporated in the recommended conditions attaching to any approval issued. The provisions of this clause are therefore considered to have been satisfied.</p>	
<b>Clause 6.2 Flood planning</b>	
<p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> <li>(a) to minimise the flood risk to life and property associated with the use of land,</li> <li>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</li> <li>(c) to avoid significant adverse impacts on flood behaviour and the environment.</li> </ul> <p>The site is not identified on the <u>Flood Planning Map</u> of the PLEP2014. Localised flooding from storm events along existing watercourses is likely to occur however this will not impact on the proposed development construction envelope.</p>	Yes
<b>Claus 6.3 Terrestrial biodiversity</b>	
<p>1) The objective of this clause is to maintain terrestrial biodiversity by:</p> <ul style="list-style-type: none"> <li>(a) protecting native fauna and flora, and</li> <li>(b) protecting the ecological processes necessary for their continued existence, and</li> <li>(c) encouraging the conservation and recovery of native fauna and flora and their habitats.</li> </ul> <p>The development envelope is not identified as within a biodiversity area as shown on the <u>Terrestrial Biodiversity Map</u> under the PLEP 2014. The objectives of the clause are satisfied in that the development will not impact on native fauna and flora and it conserves any native fauna flora and their habitats on the site.</p>	Yes
<b>Clause 6.4 Drinking water catchments</b>	
<p>The subdivision site is located within the Googong dam drinking water catchment.</p> <p>6.4 Drinking water catchments</p>	Yes <b>Conditioned</b>

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p>(1) The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> <li>(a) to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages,</li> <li>(b) to maintain water quality and the natural environment in the Sydney, Googong and Captains Flat drinking water catchments.</li> </ul> <p><i>Comment:</i> The development will protect the Googong drinking water catchment by minimising adverse impacts from the development on the quality and quantity of water entering the water storage. It will also maintain water quality and the natural environment. This will be achieved by installing an oil/water separator for the wastewater generation load. The applicant's consultant recommends a dam with no catchment be constructed to ensure no hydrocarbons run off into the drinking water catchment. The size of the dam would be calculated by the consultant when the daily estimated load is known. A condition of consent will apply in this regard. In addition erosion and sediment controls will apply to the development consent conditions for the construction works associated with the road, building, parking and manoeuvring areas. The recommendations of the consultants <i>Site and Soil Assessment for On Site Effluent Disposal dated January 2016</i> will also be conditioned with consent to minimise the impact of effluent disposal from the development.</p> <p>(2) This clause applies to land identified as "Drinking water catchment" on the <a href="#">Drinking Water Catchment Map</a>.</p> <p>(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the following:</p> <ul style="list-style-type: none"> <li>(a) whether or not the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to the following: <ul style="list-style-type: none"> <li>i. the distance between the development and any waterway that feeds into the drinking water storage,</li> </ul> </li> </ul> <p><i>Comment:</i> The development envelope is approximately 950m from the major water course that drains into Googong dam. This distance is considered to be a suitable buffer to protect any potential impacts of run off from the development site into the dam catchment.</p> <ul style="list-style-type: none"> <li>ii. the on-site use, storage and disposal of any chemicals on the land,</li> </ul> <p><i>Comment:</i> A condition will require all fuels, chemical storage take place within the building to ensure that no runoff occurs from these storage areas.</p> <ul style="list-style-type: none"> <li>iii. the treatment, storage and disposal of waste water and solid waste generated or used by the development,</li> </ul>	

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p><i>Comment:</i> Refer to comments above on waste water. Solid wastes will need to be removed from the site by the applicants. A condition will be imposed that all solid wastes be collected on site and disposed regularly to an approved refuse landfill site.</p> <p>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p><i>Comment:</i> As advised erosion and sediment controls will be imposed on the development together with waste water controls.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <p>(a) the development is designed, sited and will be managed to avoid any significant adverse impact on water quality and flows, or</p> <p><i>Comment:</i> Council can be satisfied the development is designed, sited and will be managed to avoid significant adverse impact on water quality and flows</p> <p>(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</p> <p><i>Comment:</i> The development is designed and will be conditioned to minimise impact.</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p> <p><i>Comment:</i> The development will be managed and conditioned to mitigate any potential impacts.</p>	
<b>Clause 6.5 Riparian land and watercourses</b>	
<p>The development envelope is not identified within land identified as riparian land or watercourses. The watercourse/riparian zone is located 950m from the development site.</p> <p>The clause provisions specify the following:</p> <p>6.5 Riparian land and watercourses</p> <p>(1) The objective of this clause is to protect and maintain the following:</p> <p>(a) water quality within watercourses,</p> <p>(b) the stability of the bed and banks of watercourses,</p> <p>(c) aquatic and riparian habitats,</p> <p>(d) ecological processes within watercourses and riparian areas.</p> <p><i>Comment:</i> The development does not adversely impact on water quality and any watercourse; it will not impact on stability of the watercourse or aquatic or riparian habitats.</p>	Yes

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p>(2) This clause applies to all of the following:</p> <ul style="list-style-type: none"> <li>(a) land identified as "Riparian land" on the <a href="#">Riparian Lands and Watercourses Map</a>,</li> <li>(b) land identified as "Watercourse" on that map,</li> <li>(c) all land that is within 40 metres of the top of the bank of each watercourse on land identified as "Watercourse" on that map.</li> </ul> <p>(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:</p> <ul style="list-style-type: none"> <li>(a) whether or not the development is likely to have any adverse impact on the following: <ul style="list-style-type: none"> <li>i. the water quality and flows within the watercourse,  <i>Comment:</i> The proposal will not affect water quality and flows within the watercourse</li> <li>ii. aquatic and riparian species, habitats and ecosystems of the watercourse,  <i>Comment:</i> No impact on aquatic and riparian species, habitats and ecosystems will occur</li> <li>iii. the stability of the bed and banks of the watercourse,  <i>Comment:</i> There will be no impact on stability</li> <li>iv. the free passage of fish and other aquatic organisms within or along the watercourse,  <i>Comment:</i> Will not impact on fish passage or other aquatic organisms</li> <li>v. any future rehabilitation of the watercourse and riparian areas, and  <i>Comment:</i> Will not be required</li> </ul> </li> <li>(b) whether or not the development is likely to increase water extraction from the watercourse, and  <i>Comment:</i> Will not impact in this regard</li> <li>(c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.  <i>Comment:</i> Mitigation measures have been outlined above.</li> </ul> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> <li>(a) the development is designed, sited and will be managed to avoid any</li> </ul>	

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

<b>PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS</b>	<b>COMPLIES (Yes/No)</b>
<p>significant adverse environmental impact, or</p> <p><i>Comment:</i> The development is designed, sited and will be satisfactorily managed to minimise environmental impact</p> <p>(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</p> <p><i>Comment:</i> The development is designed, sited and will be managed to minimise impacts</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p> <p><i>Comment:</i> The development will be managed through appropriate conditions applying to the consent.</p>	
<b>Clause 6.6 Salinity</b>	
The land is not identified as affected by salinity constraints	Yes
<b>Clause 6.7 Highly erodible soils</b>	
Part of the land is identified as subject to highly erodible soils. These areas do not impact on the development site envelope or road works. The development will therefore not cause any significant adverse environmental impacts from highly erodible soil areas.	Yes
<b>Clause 6.7A Slopes over 18 degrees</b>	
Part of the land is identified as having slopes over 18 degrees. These slopes do not impact on the proposed development envelope or road works. The development will therefore not cause any significant adverse impacts from development on slope areas above 18 degrees.	Yes
<b>Clause 6.8 Airspace operations</b>	
The land is not affected by any identified airspace operations	Yes
<b>Clause 6.9 Development in areas subject to aircraft noise</b>	
The land is not affected by any aircraft noise.	Yes
<b>Clause 6.10 Development in areas near national parks and nature reserves</b>	
The land is not located near any national park or nature reserve.	Yes
<b>Clause 6.11 Essential services</b>	
Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the	Yes <b>Conditioned</b>

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p>development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> <li>a) the supply of water,</li> <li>b) the supply of electricity,</li> <li>c) the disposal and management of sewage,</li> <li>d) stormwater drainage or on-site conservation,</li> <li>e) suitable vehicular access.</li> </ul> <p>An assessment has been made of the proposed development and adequate services being electricity supply, telecommunications and vehicle access are available or can be satisfactorily made available to the proposed development. A consultant's report on on-site effluent disposal prepared by Peter Fogarty Dated January 2016 satisfactorily addresses the impact of on site effluent disposal.</p>	

***Development Control Plan***

The Palerang Development Control Plan (DCP) 2015 applies to the development and a summary of the relevant provisions is provided in the following table.

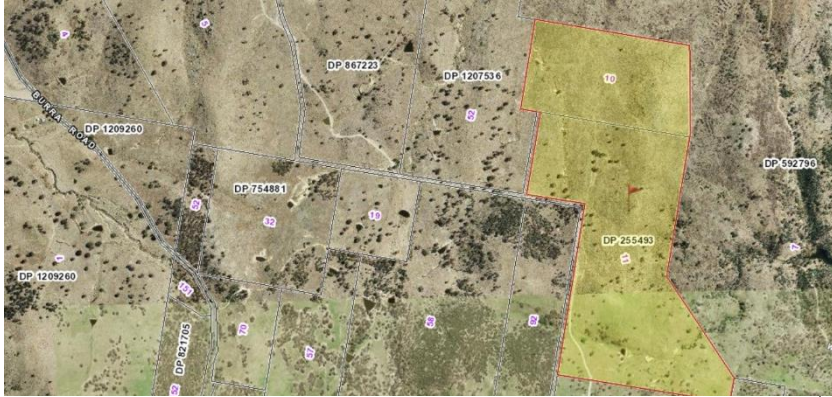
PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
<b>Part A Preliminary Information</b>	
<p>Part A of the DCP outlines the legislative requirements and purpose of the DCP. The purposes of the DCP are similar to the aims of the PLEP 2014, which were addressed above.</p>	Yes
<b>Part B General Provisions</b>	
<p><b>B1 Site Analysis</b>  B1 outlines the requirements for the lodgement of a development application and to ensure the site attributes and constraints are carefully considered in the site planning and assessment process.  The development has been accompanied with suitable information to enable Council to undertake a suitable assessment of the application.</p>	Yes
<p><b>B2 Accessible Design</b>  Accessible access and facilities will be required for employees and visitors of the office premises. The <i>Disability (Access to Premises – Buildings) Standards (Premises Standards)</i> apply to Class 5, 6,7b, 8 and 9a buildings. Continuous accessible path of travel must be provided from any building required to be accessible from any level of an associated car park containing accessible car park spaces.</p>	Yes <b>Conditioned</b>

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
A condition of consent will apply in respect of the above requirements.	
<p><b>B3 Flora, fauna, soil and watercourses</b></p> <p>B3 are similar to the provisions within the PLEP 2014. As identified above the development envelope does not contain any terrestrial biodiversity that will be impacted. The development site is located away from any terrestrial biodiversity areas.</p> <p>The development will also not impact on highly erodible soils and steep slopes; watercourses or habitat corridors. The site has been chosen to minimise any clearing of significant trees or grasslands.</p>	Yes
<p><b>B4 Bushfire Prone Land</b></p> <p>The site is identified as located in a Category 2 bushfire area on the Bushfire Map.</p> <p>The application is for a non- residential commercial type building. The Planning for Bushfire Protection 2006 guidelines address Class 5-8 and 10 of the BCA. These classes of buildings include offices, factories, warehouses, public car parks and other commercial facilities. The proposal fits within these classes.</p> <p>The BCA does not provide for any bushfire specific performance requirements and as such AS3959 does not apply as a set of “deemed to satisfy” provisions.</p> <p>The general fire safety construction provisions are taken as acceptable solutions, but the aim and objectives of PBP apply in relation to matters such as access, water and service, emergency planning and landscaping vegetation management.</p> <p>In this regard the following provisions will apply:</p> <p><b>Access</b></p> <p>The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following condition shall apply:</p> <p>The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall, apply:</p> <p>1. Internal roads shall comply with section 4.1.3 of “Planning for Bush Fire Protection 2006”</p> <p><b>Water supply:</b></p> <p>A recommended water supply storage of 20,000 litres for fire fighting will be conditioned with consent.</p> <p><b>Vegetation management and landscaping</b></p> <p>The applicant will need to comply with the Planning for Bush Fire Protection 2006 guidelines in this regard.</p> <p>The above requirements will form part of the recommended conditions of consent.</p>	Yes <b>Conditioned</b>
<p><b>B5 Crime Prevention through Environmental Design</b></p> <p>This section outlines the relevant requirements for safe design. The development</p>	Yes <b>Advice note.</b>



**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
<p>meets the relevant objectives as discussed below.</p> <p><b>Objective</b></p> <p>a) <i>To ensure the incorporation of crime prevention strategies in new development</i></p> <p>b) <i>To promote active, pedestrian and cyclist orientated environments where developments are designed to integrate into the public domain</i></p> <p>c) <i>To maximise opportunities for natural surveillance of public spaces, buildings, site entrances and internal spaces</i></p> <p>The development is considered to generally meet the above objectives in that access to the site is via a lengthy road from Burra Road that is not readily accessible other than by residents or persons working in the truck depot. The applicant will need to address however security measures of the premises when it is unoccupied. This may include security lighting, lockable gates and the like.</p>	
<p><b>B6 Development on ridges and prominent hills and within 200m of a classified road</b></p> <p>The development is not located within 200m of a classified road. Elevated slopes/ridges exist on the site and in the vicinity however the development envelope will not adversely detract from the visual amenity or rural character of the immediate and surrounding area.</p>	Yes
<p><b>B7 Engineering Requirements</b></p> <p>An assessment was undertaken by Council's Development Engineer. The engineer advises:</p>	
	Yes Conditioned

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
<p><b>Access/Entrance</b></p> <p>There is an existing entrance via a right of way through 229 Burra Road which is proposed to be substantially modified to facilitate the entering and exiting of heavy vehicles. Modifications to the entry include;</p> <ol style="list-style-type: none"> <li>1. Re-alignment of the property fence and gate at the entry point to set back 25m from the edge of pavement.</li> <li>2. Tree adjacent to the existing fence is to be removed.</li> <li>3. Installation of a 600mm x 300mm Reinforced Concrete Box Culvert beneath the access.</li> <li>4. New 7.2m wide asphalted entry, with radius' to allow entry and exit of heavy vehicles.</li> </ol> <p>Turn paths have been provided to show that the test vehicle, a semi-trailer with plant float can turn into and out of the access without crossing to the opposing traffic lane satisfactorily.</p> <p>The entry grade is indicated on the provided longitudinal section to be initially 5% increasing to 10% at the lot boundary of 229 Burra Road (Lot 70).</p> <p>The existing culvert at the existing access has less than satisfactory cover, thus achieving cover requirements may be difficult during construction and re-grading existing drains and/or upgrading of the proposed reinforced concrete pipe may be required.</p>	

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
 <p>The section of Burra Road adjacent to the entry is essentially a sealed pavement with little or no shoulder on either side of the road. Whilst turning paths for heavy vehicles with a long trailer attached have been provided and show the vehicles being able to enter and exit within the existing carriageways, it is envisaged that truck wheel paths close to the edge of the sealed pavement are highly likely to cause cracking and deterioration of the pavement edges which is in otherwise good condition.</p> <p>Therefore, a condition of approval should be imposed to undertake shoulder widening works, nominally comprising 100mm gravel extending 0.5m from the sealed pavement edge. The shoulder works should be undertaken on both sides of the road from approximately the opposite entry on to Burra Road (236 Burra Road) to the south, extending to the culvert crossing approximately 30m to the north of the existing access.</p> <p>No entry fencing details have been shown or proposed, thus it is assumed that standard rural fencing comprising 1.2m high, stock fencing with strainer posts where required and steel posts at 6m centres will be installed at the entry and adjacent sides.</p>	

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
<p><b>Internal Access Road</b></p> <p>The internal access road is aligned to be within a right of carriageway. The proposed plans show a right of carriageway adjacent to a Crown Road (unformed) which, based on conversations with the applicant is proposed to be used in lieu of the Crown Reserve, though plans show the road passing through the Crown Reserve. It is assumed this has been drawn in error and if an approval is granted, this should be red amended so that the road is within the right of carriageway and join to the existing formation.</p> <p>The internal access road has steps down from 6m to 4.7m at CH105, approximately 95m inside Lot 70. The access road thereafter has been designed in accordance with Table 2 of the Palerang road access requirements 2004 as a Type 2 Residential Access, catering for 2 to 3 Lots. However, considering the access is to be used of heavy vehicles and likely to exceed the maximum potential traffic volume of 21 vehicles per day (VPD), the following additional controls are considered appropriate;</p> <ol style="list-style-type: none"> <li>1. Significant pavement upgrading and strengthening with a minimum of 150mm DGB20 grade gravel, placed on a sound sub-base.</li> <li>2. Widening of the access road from 4.7m to 9.2m formation width.</li> <li>3. Inclusion of passing bays at bends in accordance with Planning NSW document, Planning for Bushfire Protection, December 2001, Clause 4.3.2.</li> <li>4. Earthworks to reduce grade between Chainage 555m and 660m to less than 15%.</li> <li>5. Given the shallow earthworks proposed at culvert crossings, upgrading of culverts to reinforced concrete box culverts shall be placed where there is inadequate cover over reinforced concrete pipe culverts.</li> <li>6. Two coat 14mm/7mm bitumen seal 7.2m wide from the access to CH1170.</li> <li>7. Access shall have asphalt surfacing.</li> </ol> <p><b>Stormwater</b></p> <p>All culverts along the access road and at the Burra Road access point are to be constructed with headwalls at the entry and exit points with scour protection.</p> <p>Roof runoff is expected to be captured in rainwater tanks for re-use as the primary water supply for the site. Overflows from rainwater tanks must outlet a minimum of 3m away from any structures with scour protection provided at the outlet.</p> <p>Stormwater runoff from hardstand areas are proposed to be diverted via a grease arrestor/separator. Correspondence has been provided indicating the requirement for stormwater for wastewater from the separator to drain to an offline storage</p>	

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG DCP 2015 COMMENTS					COMPLIES (Yes/No)														
<p>pond/dam. This has been referred to Council's Health Officer for assessment given the site is within the Googong Catchment.</p>																			
<p><b>Effluent Disposal/Sewer</b></p> <p>A number of effluent disposal options have been provided by a consultant with recommendations on the site area and operation.</p>																			
<p><b>Erosion and Sediment Control</b></p> <p>Standard erosion and sediment control measures will be required.</p>																			
<p><b>Flooding</b></p> <p>Not applicable</p>																			
<p><b>Bushfire</b></p> <p>The Subdivision is located within Category 1 and 2 fire zones.</p>																			
<p><b>Section 94 Contributions</b></p> <p>The applicant will be conditioned to undertake verge works along the adjacent areas of Burra Road to help prevent cracking of the edge of the pavement with increase in heavy vehicle movements.</p> <p>The following Section 94 contributions are required for this location in Catchment 2 Location 5 (D) of the Yarrowlumla Plan. Contribution is calculated at 1 ET.</p> <table><tr><th>Contribution Plan</th><th>Base Contrib.</th><th>Inflation to 2016/17</th><th>Current Contrib. per E.T.</th><th>Current Contribution x 1.0 E.T.</th></tr><tr><td>Yarrowlumla Plan No.2 <b>Access Roads</b></td><td>\$3,386</td><td>109.46%</td><td>\$7,093</td><td><b>\$7,093</b></td></tr><tr><td>Yarrowlumla Plan No.3 <b>Community Facilities - Burra</b></td><td>\$80</td><td>59.04%</td><td>\$127</td><td><b>\$127</b></td></tr></table>						Contribution Plan	Base Contrib.	Inflation to 2016/17	Current Contrib. per E.T.	Current Contribution x 1.0 E.T.	Yarrowlumla Plan No.2 <b>Access Roads</b>	\$3,386	109.46%	\$7,093	<b>\$7,093</b>	Yarrowlumla Plan No.3 <b>Community Facilities - Burra</b>	\$80	59.04%	\$127
Contribution Plan	Base Contrib.	Inflation to 2016/17	Current Contrib. per E.T.	Current Contribution x 1.0 E.T.															
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Yarrowlumla Plan No.3 <b>Community Facilities - Burra</b>	\$80	59.04%	\$127	<b>\$127</b>															
<p><b>B8 Erosion and sediment control</b></p> <p>Conditions are recommended to ensure a sediment and erosion control plan is prepared in accordance with B8 and installed prior to construction works commencing. The measures will be required to be maintained as long as necessary to minimise erosion and sediment runoff.</p>					Yes <b>Conditioned</b>														
<p><b>B9 Flood Planning</b></p> <p>The development is not affected by the Flood Planning Map. Localised flooding is likely within the local watercourses however it is not a constraint to the development.</p>					Yes														

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
<b>B10 Heritage – Aboriginal and European and Natural</b> There are no known Aboriginal or European sites affected by the development or in the vicinity of the development. Should any Aboriginal relic or site be found during construction works all work will need to cease and the NSW Office of Environment and Heritage notified. This requirement will be a recommended condition of consent. The site also does not impact on any natural areas. The proposed buildings are of appropriate design, scale, height, roof forms and will utilise appropriate materials for the site and locality.	Yes <b>Conditioned</b>
<b>B11 Social and Economic Impact Assessment</b> The development is of a scale and type that does not justify the preparation of a social and economic impact assessment.	Yes
<b>B12 Landscaping</b> Landscaping works will be required within the car parking area.	Yes <b>Conditioned</b>
<b>B13 On- Site System of Sewage Management</b> The recommendations of the consultants <i>Site and Soil Assessment for On Site Effluent Disposal dated January 2016 prepared by Peter Fogarty</i> will be conditioned with consent to minimise the impact of effluent disposal on the site from the development.	Yes <b>Conditioned</b>
<b>B14 Potentially contaminated land</b> The site has long been used for grazing activities.No potentially past contaminating activities have been identified by the applicant in their submission.	Yes
<b>B15 Waste Management</b> B15 outlines the relevant provisions relating to waste management generated by a new development. Conditions are considered to be appropriate to address the waste that is likely to be generated by the development, throughout the construction period and the ongoing operations of the use.	Yes <b>Conditioned</b>
<b>B16 Greywater use</b> Not applicable to the development	Yes
<b>B17 Rainwater tanks</b> Not applicable to the development	Yes
<b>B18 Solid fuel heaters</b> Not applicable to the development	Yes
<b>Part C Site Specific Provisions</b>	
<b>C8 Industrial</b> This section applies to light industry in zone IN2 and not within RU1 zones. Whilst the development is not relevant under this clause matters relating to building setbacks, design, height, access and parking, waste management and landscaping have been considered as guidelines. The guidelines have generally been complied with in the development design.	Yes <b>Conditioned</b>
<b>Part E Notification of Development Application</b>	

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

<b>PALERANG DCP 2015 COMMENTS</b>	<b>COMPLIES (Yes/No)</b>
<p><b>Public Notification Of A Development Application</b>  The proposal required notification under Part E of the Palerang Development Control Plan 2015. The original exhibition period being from 26 May 2016 to 9 June 2016. Following a Council request for additional information and on receiving the information from the applicant the proposal was further advertised from 14 November 2016. Refer to the community consultation section of the Staff Report for consideration of the relevant issues raised in the submissions.</p>	Yes

***Additional Planning Considerations***

The following additional planning matters apply to the development:

<b>MATTERS FOR CONSIDERATION</b>	<b>COMPLIES (Yes/No)</b>
<b><i>Environmental Planning and Assessment Act Regulation 2000</i></b>	
<p><i>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</i></p> <p><i>Clause 92 - Australian Standard AS 2601-1991 (Demolition of Structures).</i>  <i>Clause 93 - Fire Safety Considerations (change of use of an existing building).</i>  <i>Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building).</i></p> <p>These provisions do not apply to the subdivision.</p>	Yes
<b><i>The Likely Impacts of the Development</i></b>	
<p><i>Context and Setting</i> – The proposed development is suitably located within the context and setting of the locality. The development site is located well away from existing dwelling houses to minimise environmental impacts from noise. The nearest dwelling is located at least 140m from the Right of Carriageway so that noise nuisance will be minimised. Conditions will need to apply however to ensure dust nuisance on nearby residences is minimised from heavy vehicles using the internal road.</p>	Yes
<p><i>Access, Transport and Traffic</i> – Access and traffic was commented on by Council's Development Engineer. Conditions of consent have been recommended for roadworks.  The development does not rely on any public transport.</p>	Yes
<p><i>Public Domain</i> – The development will not impact on the public domain.</p>	Yes
<p><i>Utilities</i> – The development will be connected to essential utilities being electricity</p>	Yes

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
and telecommunications.	
<i>Heritage</i> – There are no known heritage both indigenous and European issues associated with the development.	Yes
<i>Other Land Resources</i> - The proposed development will not adversely impact on valuable land resources for productive agriculture land and mineral and extractive resources.	Yes
<i>Water</i> – The development will not adversely impact on water supply. Refer to previous comments.	Yes
<i>Soils</i> - The proposed development is considered unlikely to result in any adverse impact to soils in the immediate locality. The highly erodible soils are identified on that part of the land not incorporated in the development envelope.	Yes
<i>Air and Microclimate</i> - The construction stage of the proposed development will likely cause the emission of some dust and potential for soil erosion and sedimentation. This can be addressed via the imposition of standard site management conditions.	Yes
<i>Flora and Fauna</i> - There will be no significant impacts to flora and fauna as a result of the proposed development. The development envelope has been chosen to minimise removal of vegetation except for mostly existing exotic grassland.	Yes
<i>Waste</i> - The imposition of standard conditions will manage the disposal of waste generated during the construction of the development and ongoing waste from the use.	Yes
<i>Noise and Vibration</i> – Construction of the development will be required to be undertaken at appropriate times throughout the day. However, the proposed use of the site does not present any likely detrimental impacts from noise and vibration on to adjoining properties. A standard condition will limit hours of operation for construction works and ongoing operations of the use.	Yes
<i>Natural Hazards</i> – As identified above, the development design is considered to be appropriate having considered natural hazards of bush fires, steep slopes and high erosion.	Yes
<i>Technological Hazards</i> - There are no known technological hazards affecting the site.	Yes
<i>Safety, Security and Crime Prevention</i> – As identified above the development is considered to be appropriate having regard to these matters.	Yes
<i>Social and Economic Impact in the Locality</i> - The proposed development is not expected to pose any negative social or economic impacts to the locality.	Yes
<i>Site Design and Internal Design</i> – Is considered suitable having regard to the land	Yes



**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
features.	
<p><i>Construction</i> – The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion impacts, dust and the like. These conditions are standard Council conditions of development consent.</p>	Yes
<p><i>Cumulative Impacts</i> - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered that with adherence to recommended conditions of consent that the proposal will not give rise to any adverse significant cumulative impacts.</p>	Yes
<b><i>The Suitability of the Site for the Development</i></b>	
<p><i>Does the proposal fit in the locality?</i> - The proposed development fits the current and future desired character of the locality. The development is of an appropriate scale and considered suitable in this location as it is sited well away from nearby residents. Objections raised concern mainly traffic safety and amenity issues. These matters have been addressed in the applicants amended road design plans and Council staff recommended conditions of consent.</p>	Yes
<p><i>Are the site attributes conducive to development?</i> – The site physical attributes relating to slopes, topography, flora and fauna, access, bushfires and current land use are considered suitable for the development. The proposed building/parking envelope has taken these matters into consideration.</p>	Yes
<b><i>Have any submissions been made in accordance with the Act or the Regulations?</i></b>	
<p><i>Public Submissions - Public Submissions</i> – Eight (8) public written submissions were received during the period of public notification and have been addressed in the planning report.</p> <p>The submissions identify a number of traffic issues and amenity issues that have been considered and addressed by staff. Conditions are recommended where appropriate.</p> <p>There are no grounds based on the submissions to warrant refusal of the application or its redesign.</p>	Yes
<p><i>Submissions from Public Authorities</i> – NSW Primary Industries – Lands and ICON Water – Commercial and Government Services Group, Commonwealth</p>	Yes

**4.1 Development Application 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction**  
**Attachment 1 - DA No 2016.105 - 233 Burra Road, Burra - Truck Depot, Ancillary Office and Access Road Construction - Section 79C (Continued)**

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<p>Department of Finance also lodged submission to the development.</p> <p>The Department was notified of the proposal as an adjoining owner by Council. The Department was at the time sent plan details of the application. Whilst the Departments non- support for the proposal is noted they have no statutory concurrence role regarding the development. Council can however take their submission into consideration albeit there are no supporting reasons given for the non-support</p> <p>As the development proposes to utilise a crown road for access and other crown land is located in the vicinity of the development the Department was contacted about the development. The Department advised it offers no objection to the proposal providing a number of matters are addressed by the applicant. These matters will form a condition of consent should the development be approved.</p>	
<b><i>The Public Interest</i></b>	
<p>Having regard to the relevant planning provisions outlined in this report the proposed development is considered to be in the public interest to approve (with the recommended conditions). Many of the conditions are designed to minimise environmental impacts over the land and to protect the local community amenity, the local traffic network and road safety.</p>	Yes
<b><i>Government and Community Interests</i></b>	
<p>It is considered that government and community interests will not be adversely affected by the proposed development subject to applying appropriate conditions to the consent.</p>	Yes
<b><i>Section 94 Development Contributions</i></b>	
<p><i>Section 94 Contributions</i>  Section 94 Contributions towards road upgrading will be required.</p>	Yes

# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Planning and Strategy Committee of the Whole Meeting Attachment**

**12 APRIL 2017**

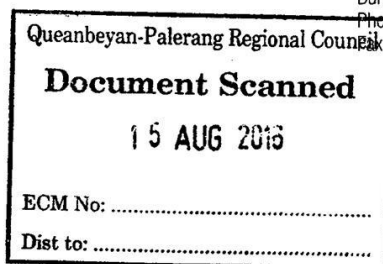
ITEM 4.1                      DEVELOPMENT APPLICATION 2016.105 - 233 BURRA  
ROAD, BURRA - TRUCK DEPOT, ANCILLARY OFFICE AND  
ACCESS ROAD CONSTRUCTION

ATTACHMENT 2            DA NO.2016.105 - PLANS - 233 BURRA ROAD



13 Gibraltar Street  
PO Box 372  
Bungendore NSW 2621  
Phone (02) 6238 0144  
Fax (02) 6238 0244

115 Yambil Street  
PO Box 735  
Griffith NSW 2680  
Phone (02) 6964 3192  
Fax (02) 6964 1575



ARL.LW. PN12674

8<sup>th</sup> August, 2016

Queanbeyan Palerang Regional Council  
PO Box 348  
BUNGENDORE NSW 2621

**ATTENTION: HAYDON MURDOCH**

Dear Sir,

**RE: DEVELOPMENT APPLICATION 2016.105  
233 Burra Road, GOOGONG  
Lot 11 DP 255493**

We act for the applicant in this matter and in responding to Council's letter of 6<sup>th</sup> July 2016. A survey of the intersection location, Burra Road and the route of the proposed road has now been completed.

1. A preliminary design of the intersection has been provided. This is an "increased" BAL treatment to accommodate a very long (25m) vehicle turning left into the right of carriageway.

This will require the removal of one tree and the fence will be set back to allow parking at the gateway free of traffic. The existing Burra Road sealed pavement is 4.3 metres wide (LHS) in this location and appears to be in good order.

From a nominal hold point 8 metres from the edge of Burra Road a safe intersection sight distance of 248 metres in each direction is achievable. This is an allowance for a 100kph speed zone (Austroads) (Rt 2s). Speed signage in this area indicates a lower speed, however, 100kph has been used.


The existing entrance at 236 Burra Road has extremely poor SISD, so the improvements to this intersection at No 233 will assist in identifying the potential exiting traffic.

2. From Burra Road it is proposed to provide a 6 metre wide sealed road for the first 100 metres as consideration of the 15% grade and safety at the intersection. A Type 2 (4.7 metre wide) gravel road is proposed for the remainder of the route.

Sheet 1 of the plans shows the potential location of 2 building envelopes, on Lots 70 and 32, which are both over 1 hectare in area and more than 50 metres from the right of carriageway.

3. The road will be constructed to a high standard and ongoing maintenance will be entirely at the expense of the proponent while the truck depot is in operation. If the depot ceases operation the maintenance will be shared equally. An agreement will be drafted to this effect.
4. The office is entirely ancillary to the truck depot to support daily operations only when the depot is in use. Office hours will be 9.00am to 5.00pm Monday to Friday. The staff using the office will include the General Manager, Transport Allocator and Accounts Administrator.

Yours faithfully  
PHL SURVEYORS

  
Alan R Longhurst  
Registered Surveyor  
B.Surv (Hons) GradDip UrbRegPlan

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