

24 December 2018

Spacelab
Hamish J Sinclair
Strategic & Statutory Planner
5 /97 Northbourne Avenue
Turner ACT 2612

email: hamish@spacelab.net.au

Dear Hamish,

Re: Development Coordination and Review Panel (DCR) Meeting held on 13 DECEMBER 2018 with Queanbeyan-Palerang Regional Council – JUMPING CREEK

Please find attached a copy of the minutes relating to your attendance at DCR on 13 December 2018.

It should be noted that the advice given is based on preliminary discussions only and further information will likely be required once final plans are submitted for assessment. This advice is valid for three months from the date of issue.

DCR does not represent any commitment by Council to approve your proposal. A final decision on your proposal will be based on the merits of the development application, compliance with relevant statutory planning and building guidelines, Council's Development Control Plans, any public or government agency consultation and the suitability of the site for the proposed use.

To avoid any delays in the processing of your development application, please ensure your designer or architect submits a written Statement of Environmental Effects thoroughly addressing the requirements of DCR, Council's Local Environmental Plan and relevant Development Control Plan (DCP). Where any variation to Council's requirements is necessary, written justification must be submitted with your application to support the variation.

Should you have any further enquiries please contact Graeme Harlor of Council's Natural and Built Character, Development section on 6285 6266.

Yours faithfully

G HARLOR
DCR CHAIR

PER.....
encl



MINUTES

Development Co-ordination and Review (DCR) Panel Meeting

13 December 2018 at 2.45pm
Conference Room – 256 Crawford Street Queanbeyan

Attendance

Present: Graeme Harlor – Service Manager Development (Chair)
Michael Thompson – Portfolio General Manager – Natural & Built Character
Natasha Abbott – Service Manager – Natural Landscape & Health
Jacinta Tonner – Program Coordinator - Assessment
Arthean McBride – Senior Strategic Town Planner
Kaycee Dixon & James Rousell – Town Planners
Dirk Jol – Program Coordinator – Subdivision
Palak Patel - New Release Coordinator
Shannon Edwards & Liza Ebsworth - Minute Secretaries
Hamish Sinclair – Spacelab Studio
Geoff Bunnett – Spacelab Studio
Ben Cargill – Spiire
Lachlan O’Reilly – Spiire
Malcolm Leslie – PEET Limited (*via phone*)

Apologies: David Carswell – Service Manager – Land Use Planning

Property details:

Address: 28 Lonergan Drive, GREENLEIGH
Lot and DP: Lot 5 DP 1199045

Description of proposed development:

229 lot Torrens title subdivision

- Constraints noted are min lot size, varying environmental zones, gas connection
- Subdivision layout re. above and other site constraints have been considered in design
- Need to consider elements such as bushfire, ecology, mine sites, heritage items, creek rehabilitation & vegetation management
- Full cultural impact assessment has been undertaken, interested parties visited site four months ago and continuing to work with indigenous groups.
- Previous consultation with:
 - Ellerton Drive Extension (EDE) team
 - Rural Fire Service (RFS) – re. secondary access onto EDE
 - NRAR (formerly Office of Water)

Advice provided by the Panel:**1. PLANNING ADVICE****a) Key issues**

- A BDAR Report is required due to conservation value of the land and proposed vegetation removal;
- Schedule of proposed street names;
- Proposal will be integrated development;
- Road design for bushfire;
- Subdivision will be a Clause 4.6 variation due to non-compliances with minimum lot sizes

b) Integrated Development

- Rural Fires Act 1997
 - S100B – Subdivision of Bushfire Prone Land
- Water Management Act 2000
 - S91 – Controlled activity approval
- National Parks and Wildlife Act 1947
 - S90 – Aboriginal and archaeological Heritage
- Fisheries Management Act 1994
 - S219 – Passage of Fish
- Roads Act 1993
 - S138 - Works and structures

c) External Referrals

- NSW Roads and Maritime Services
 - Traffic generating development under Infrastructure SEPP (Schedule 3)
- NSW Police
 - Subdivision including more than 10 residential lots
- Office of Environment and Heritage
 - Biodiversity – Biodiversity Offsets Scheme
 - Heritage – Local Heritage Item
- Essential Energy
 - Power supply

d) Relevant Local Environmental Plan requirements**Zoning**

- Building envelopes are proposed wholly and partially on E2 zoned land. Please be mindful that dwelling houses are prohibited development in E2 zone.

Clause 4.1 – Minimum Lot Size

- Minimum lot size on block Oa does not comply.
- Residual lot does not meet 80Ha minimum lot size.
- Please ensure all lots comply with minimum lot size requirements.

Clause 5.10 – Heritage Conservation

- Clarification of historic areas specifically where lots are proposed;
- A heritage impact statement is required for Local Item A2 Marchiori's Lime Kiln and quarry, identified aboriginal sites and historic areas.

Clause 7.1 - Earthworks

- Detailed earthworks plan showing cut and fill of the site as well as grade of lots and building envelopes

Clause 7.5 – Scenic Protection

- The design of the subdivision must be sympathetic to the scenic protection area.
- A visual photo montage will be required to indicate how the development will sit within the landscape.

Clause 7.9 – Essential Services

- Servicing details (Water, sewer, stormwater, electricity, gas & NBN);

e) Relevant State Environmental Planning Policy requirements

- State Environmental Planning Policy - 55;
- State Environmental Planning Policy - Infrastructure;

f) Relevant Development Control Plan requirements

Part 2 and Part 6 apply

- Major variations to building envelope sizes and setbacks are being requested. Careful consideration must be taken to what variations are being applied for and must be addressed in detail.

g) Section 7.11 and 64 Plan – Development Contributions

Contributions are applicable to the development.

2. DEVELOPMENT ENGINEERING ADVICE

a) Key issues:

- Road widths
- Educt vent on SRM location
- Water supply conduit across EDE
- Bus route

b) Road and Parking

- Road width are to comply with QPRC D1 Specification, at the moment they are not conforming
- Applicant to engage with Q City to discuss the likelihood of development being on a bus route
- Intersection radii to comply with specification
- Consider bike paths joining EDE bicycle paths
- Consider limiting access into escarpment to prevent unauthorised vehicles and motorbikes

c) Water Servicing

- Water main to be located in conduit crossing EDE, investigate if a conduit can be provided prior to the development
- Further augmentation of infrastructure needs to be determined with utilities

d) Sewer

Educt vent on the SRM to be a high level vent and located in an inconspicuous location

3. Process for the Development Application

Key Points	Details
Consent Authority	Joint Regional Planning Panel
Integrated application	Yes – Approval authority and approval required
Notification of the application	Newspaper and surrounding owners and occupiers
Other referrals	NSW Police Traffic/Development Committee Heritage Advisor
Determination	Council Meeting
Post determination processes	Subdivision Certificate required
Likely fees and charges	Application Fees Development Contributions (S94 and s64) yet to be calculated.

Further action required prior to lodging the Development Application

1. **Key issues:**
 - **Address matters raised above**
 - **If any APZ are proposed, these must be on private land, rather than Council reserve**

2. **Design Matters to address:**
 - **Land that may be dedicated and managed by Council**

Contact Officer

Please contact **Palak Patel** to make an appointment to check application documents with a Planner and Engineer prior to lodging the development application.

Meeting Closed: 4pm