

# Record of site inspection



New South Wales Government  
Independent Planning Commission

| SITE INSPECTION NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                 |                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 21 Alpine Ash Way and 5 Melliodora Place, Tralee - Gateway Determination Review |                                                                   |
| Meeting location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The project site and surrounding area                                           |                                                                   |
| Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Friday, 22 May 2026                                                             |                                                                   |
| Time:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 11:00am                                                                         |                                                                   |
| ATTENDEES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                 |                                                                   |
| Commissioners:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Duncan Marshall                                                                 | Panel Chair                                                       |
| Office of the IPC:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Brad James                                                                      | Principal Case Manager                                            |
| Proponent:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Jamie Cregan<br>Will Pearson<br>Christian Knight                                | General Manager<br>Planning Manager<br>Senior Development Manager |
| Queanbeyan-Palerang Regional Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Patrick Williams                                                                | Acting Manager Strategic Planning                                 |
| LOCATIONS AND KEY OBSERVATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                 |                                                                   |
| <p><b>A. Southern site boundary</b><br/>Opening statement by Panel Chair and introductions<br/>The Commission observed the:</p> <ul style="list-style-type: none"><li>existing's site condition;</li><li>site's interface with the residential area to the south;</li><li>existing residential dwellings to the east of the site; and</li><li>Hume Industrial Area and disused rail line to the west;</li></ul> <p><b>B. Northern site boundary</b><br/>The Commission observed the:</p> <ul style="list-style-type: none"><li>northern site boundary and retention pond to the north of the site</li><li>existing vegetation screening along Environa Drive to the west</li></ul> |                                                                                 |                                                                   |
| Meeting closed at: 11:45am                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                 |                                                                   |
| LOCALITY TOUR LOCATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                 |                                                                   |
| <p>The Commission undertook a locality tour and viewed the site from the following locations:</p> <p><b>C. Speargrass community park</b><br/><b>D. Carnation Drive</b><br/><b>E. Hume Industrial Area</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                 |                                                                   |

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## SITE INSPECTION MAP



### Office of the Independent Planning Commission

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## SITE INSPECTION & LOCALITY TOUR PHOTOS

Figure 1 – View of the site from Location A



Figure 2 – View of the site from Location B



Figure 3 – View of the site from Location C



Figure 4 – View from Carnation Dr looking north

