

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 5 April 2022, 11:15am – 12:00 noon Site inspection undertaken before briefing
<b>LOCATION</b>	Quenbeyan Palerang Regional Council

#### BRIEFING MATTER(S)

PPSSTH-116 – Queanbeyan Palerang – DA.2021.1549 – 36 Googong Rd Googong – 1476 Torrens title residential lots, 20 super lots for future residential, commercial, open space and recreation use and all associated subdivision construction works, roads, tree removal and landscaping.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (A/Chair), Renata Brooks, Tim Fletcher
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Michael Thompson – portfolio General Manager Natural Built Character Graeme Harlor – Service Manager Development Jacinta Tonner – Program Coordinator – Assessment Alex Glouftsis – Specialist town planner Johan DuToit - Development Engineer
<b>DPE</b>	Amanda Moylan

#### KEY ISSUES DISCUSSED

- Background to broader subdivision and development including structure and timing of staging
- Variation to minimum lot size requirement sought noting Council's preference for smaller lots/higher density closer to commercial/town centre and larger lots on edge of the subdivision.
- Area of developable land required to be set aside as a consequence of biodiversity certification.
- Impact of lot yield on deliverables within the VPA.
- Super lot configuration.
- Lots located in E2 zoning.
- Traffic and road arrangements.
- Resilience and Hazards SEPP (SEPP 55) – contaminated land.
- RFI issued in February 2022.
- Notification and referrals (internal and external).

### ***Shearing Shed***

- Listing of Heritage item to be confirmed.
- Amending letter of offer to VPA relating to heritage item.
- Impacts on value of the yellow box reserve raised by BCD.

### ***Acoustic Impacts***

- Proposed noise attenuation walls.
- Number of properties impacted.
- The Panel requested council consider the acoustic impacts in its assessment report.

### ***Infrastructure***

- Subject to VPA.
- Last stages of sewerage treatment works being completed. Reservoir is complete.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR July/August 2022**