

<b>DATE OF DEFERRAL</b>	28 November 2022
<b>DATE OF PANEL DECISION</b>	26 November 2022
<b>DATE OF PANEL MEETING</b>	15 November 2022
<b>PANEL MEMBERS</b>	Clare Brown (Acting Chair), Chris Wilson, Renata Brooks
<b>APOLOGIES</b>	Scott Martin, Jim Abbey
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 7 November 2022.

#### **MATTER DEFERRED**

PPSSTH-140 – Yass Valley – DA210262 at 209-223 Comur Street and Adele Street, Yass – Crago Mill Precinct - Demolition of an existing council administration office, the existing public car park, the existing automotive/mechanic workshop, the existing road edges and associated landscaping along Adele Street and Polding Street; Construction of a new single-storey public administration building, a new single-storey community library, a new two-storey commercial office building, an at-grade parking lot, additional 38 at-grade parking spaces; Establishment of a public plaza, a new pedestrian connection to Comur Street through to the Crago Mill; Refurbishment of the local heritage mill building – Crago Mill and Consolidation of the subject allotments.

#### **REASONS FOR DEFERRAL**

The panel agreed to defer the determination of the matter for additional information and an addendum assessment report. A key threshold issue was that the Panel was not satisfied on the information available to it, pursuant to clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 that the site was or could be made suitable for the proposed land uses. In this regard, the Panel requested that the applicant address the matters raised in the Preliminary Site Investigation/Detailed Site Investigation report prepared by Lanterra Consulting and in addition, address the issues raised by the Panel at the briefing meeting of 27 April 2022 as it related to the fill material within the former swimming pool on site.

Further, the Panel requested that the Applicant address in a further submission to the Council:

1. The matters raised by the Panel as set out in the record of briefing of 27 April 2022. In relation to heritage, a heritage investigation is required in relation to the cultural significance of the old swimming pool and an assessment of Aboriginal cultural heritage of the site.
2. Clarification as to the construction staging of the development, as there will be partial occupation and partial works areas across the site. A narrative is required around this issue.
3. A construction traffic management plan to address parking provisions and traffic management during the construction phase and addressing potential impact on current on site and on street parking available for visitors to the precinct and for construction traffic.

Once the additional information is received, the Panel requests that Council prepare a detailed addendum assessment report of the application addressing the new information and providing a detailed assessment/consideration of:

1. The principles underpinning the applicant's approach to heritage in relation to the Old Mill and surrounding heritage area, summary of the history of the development of the heritage approach and confirmation that there have been appropriate expert review/referrals.
2. Community Submissions: Assessment of the matters raised by submitters, the adequacy of the applicant's responses, and clarification of whether it would be appropriate to impose conditions to




secure the commitments made by the applicant in detailed plans or other documentation. In particular, are the conditions proposed by the applicant in matters 1 and 2 in its response to submissions supported and should they be included in the draft consent?

3. Stormwater: Clarify the arrangements proposed in relation to stormwater management, how they meet relevant controls, mitigate offsite impacts and are compatible with movement of vehicles and pedestrians, including clarification of on-site detention (OSD) arrangements and response to submitter concerns about stormwater management.
4. Clarification of the land to which the development application relates.
5. Adequacy of services to the site, including waste management during construction and operational phases.
6. Clarification of proposed development, outlining the proposed uses of each part of the new buildings and the refurbished Crago Mill
7. Assessment of the potential noise impacts on sensitive receivers and compliance with height of buildings and floor space ratio requirements

This additional assessment will require conditions to be revised and is to include reference to conditions proposed to mitigate or address impacts.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Clare Brown (Acting Chair)	 Chris Wilson
 Renata Brooks	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-140 – Yass Valley – DA210262
2	PROPOSED DEVELOPMENT	Demolition of an existing council administration office, the existing public car park, the existing automotive/mechanic workshop, the existing road edges and associated landscaping along Adele Street and Polding Street; Construction of a new single-storey public administration building, a new single-storey community library, a new two-storey commercial office building, an at-grade parking lot, additional 38 at-grade parking spaces; Establishment of a public plaza, a new pedestrian connection to Comur Street through to the Crago Mill; Refurbishment of the local heritage mill building – Crago Mill; and Consolidation of the subject allotments.
3	STREET ADDRESS	209-223 Comur Street and Adele Street, Yass
4	APPLICANT/OWNER	SMEC (Applicant) - Yass Valley Council (Owner)
5	TYPE OF REGIONAL DEVELOPMENT	<b>Council related development over \$5 million</b>
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (State and Regional Development)</li> <li>State Environmental Planning Policy No.55 (Remediation of Land)</li> <li>State Environmental Planning Policy No. 64 (Advertising and Signage)</li> <li>State and Environmental Planning Policy (Infrastructure) 2007</li> <li>Yass Valley Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: Nil</li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: [Nil]</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 21 October 2022 (uploaded to the portal on 04 November 2022)</li> <li>Written submissions during public exhibition: 5</li> <li>Total number of unique submissions received by way of objection: 1</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection: 27 April 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Clare Brown (Acting Chair), Renata Brooks, Chris Wilson, Jim Abbey, Scott Martin</li> <li><u>Council staff</u>: Chris Berry, James Dugdell, Ian Dencker, Julie Rogers</li> <li><u>Council assessment staff</u>: Graeme Harlor, James Burns (Queanbeyan Palerang Council)</li> <li><u>Applicant representatives</u>: Sophie Olsen &amp; Skylar Chan (SMEC)</li> </ul> </li> <li>Applicant &amp; Council Briefing: 27 April 2022</li> </ul>

		<ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Clare Brown (Acting Chair), Renata Brooks, Chris Wilson, Jim Abbey, Scott Martin</li> <li>○ <u>Council staff</u>: Chris Berry, James Dugdell, Ian Dencker, Julie Rogers</li> <li>○ <u>Council assessment staff</u>: Graeme Harlor, James Burns (Queanbeyan Palerang Council)</li> <li>○ <u>Applicant representatives</u>: Sophie Olsen &amp; Skylar Chan (SMEC)</li> </ul> <ul style="list-style-type: none"> <li>• Final briefing to discuss council's recommendation: 15 November 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Clare Brown (Acting Chair), Chris Wilson, Renata Brooks</li> <li>○ <u>Council assessment staff</u>: Graeme Harlor, Sam Burns (Queanbeyan Palerang Council)</li> <li>○ <u>Applicant representatives</u>: Ian Dencker, Julie Rogers, James Dugdell (Yass Valley Council), Sophie Olsen &amp; Skylar Chan (SMEC), Liam Reilly &amp; Joshua Dennis (APP)</li> <li>○ <u>DPE</u>: Carolyn Hunt, Tracey Gillett</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	<b>Approval</b>
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report