

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 9 May 2023, 11am – 11:45am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-224 – Queanbeyan-Palerang – DA.2023.0044 – RUTLEDGE STREET & 257 CRAWFORD STREET QUEANBEYAN 2620 – Shop Top Housing - demolition of buildings, construction of two 10 storey buildings comprising commercial premises, 178 dwelling units, and basement car parking

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luceille Yeomans
APPLICANT REPRESENTATIVES	Kylie Coe, Fred Kasparek, Jamie Cregan, Vince Whiteside, David Carey.
OTHER	Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

Council Briefing

- Council provided a background to the proposal and an update on the status of the assessment
- External consultant engaged to undertake assessment
- Status of internal and external referrals
- Public notification is complete with 38 submissions received
- Initial issues identified:
 - Flooding
 - Shared access
 - Clause 4.6 requests for non-compliance with floor space ratio and height development standards
 - Impact on adjoining properties
 - Heritage impact
 - Overshadowing and solar access
 - Height bulk and scale
 - Solar access and internal amenity

Planning Panels Secretariat

- ADG
- Setbacks
- Landscaping
- Car Parking arrangements
- Rooftop treatment

Applicant Briefing

- The Applicant addressed the Panel and provided a presentation which outlined the proposed development.
- The Applicant acknowledged the conflict in provisions contained in the QPRC DCP and QPRC LEP 2022 and indicated they have obtained advice indicating the QPRC DCP is not applicable.
- A summary of the clause 4.6 departures relating to height was provided.
- Considerations around affordable housing
- The Applicant committed to providing a response to matters raised in the submissions

Next steps

- Council to issue a FI request
- The Panel requested a further briefing be held following receipt of further information. Consultant assessment planner required to be present on behalf of Council.

TARGET DATE FOR DETERMINATION : August 2023