

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 24 October 2023, 11:30am – 12:00am
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSTH-224 – Queanbeyan-Palerang – DA.2023.0044 - Rutledge St & Crawford St, Queanbeyan - Shop Top Housing

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Grant Christmas
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Council members: John Preston and Bryce Wilson (Council interest DA)

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Luceille Yeomans
<b>COUNCIL CONSULTANT ASSESSMENT PLANNER</b>	Maggie Li (Purdon), Richard Nash (Purdon)
<b>DPE</b>	Amanda Moylan, Tracey Gillett, Tim Mahoney

**KEY ISSUES DISCUSSED**

The Council's independent consultant assessment planner provided the Panel with a status update of the assessment of the application and the following matters were discussed;

- Confirmation that the independent consultant assessment planners had been engaged to undertake the assessment to manage any conflicts of interest (Council is current landowner).
- Status of internal and external referrals.
- Matters raised during the public exhibition of the application.
- The applicant's response to the RFI.
- QLEP and DCP inconsistencies in relation to height
- Height limits set by QLEP Height of Building Map for the subject site and surrounding land/sites.
- The applicant's justification for additional height taking into consideration the desired future character of the area.
- Council confirmed that the measures to address the heritage well included:
  - installation of a transparent walkway/floor to view the well insitu; and
  - relocation and reconstruction of the top part of the well elsewhere on site along with an interpretive feature.
- Height and scale of development relative to heritage item (fire station).

### ***Next Steps***

- The Panel asked Council to;
  - confirm which affordable housing provisions are applicable to the proposed development, noting recent amendments to SEPP (Housing) 2021.
  - ensure the applicant provided updated and separate cl 4.6 requests which adequately address departures from the building height and FSR standards.
- The Panel noted further information had been provided by the applicant in relation to the proposed departures from the height and FSR controls.
- The Panel noted the applicant's conclusions regarding the departures in particular height and was not convinced that the height departure was consistent with the desired future character of the area. The Panel also questioned the use of the Council building as a reference point for height.
- The Panel suggested Council seek further justification in the updated 4.6 requests in regard to the proposed departures.
- The Panel encouraged Council consultant assessment planners to work with the applicant to resolve these outstanding issues prior to final consideration and determination of the development application.

**PUBLIC DETERMINATION MEETING DATE TENTATIVELY SCHEDULED FOR 12 MARCH 2023**

### **Planning Panels Secretariat**

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