

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 4 June 2024, 1pm – 2:30pm
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	Council interest DA

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luceille Yeomans, Tim Reich
COUNCIL CONSULTANT ASSESSMENT PLANNER	Maggie Li (Purdons), Richard Nash (Purdons)
APPLICANT REPRESENTATIVES	Kylie Coe (Village Building Co. Ltd), George Danassis (Village Building Co Ltd), Vince Whiteside (Village Building Co Ltd), Jamie Cregan
OTHER	Amanda Moylan (DPHI), Tracey Gillett (DPHI), Tim Mahoney (DPHI)

ASSESSMENT STATUS BRIEFING

- Council gave an update on the assessment of the proposal including the outcomes of the most recent exhibition of the DA and supporting documentation. There was discussion on the 4.6 requests in terms of recent State led infill affordable housing policy and the appropriate planning pathway. Council also indicated that there were a number of outstanding issues relating to traffic, heritage, and tree retention that required further justification/information.

KEY ISSUES DISCUSSED

- The Panel advised the Applicant that there were several residual issues that required attention prior to determination.
- These included the matters raised by Transport NSW in its correspondence dated 28/03/2023. The Panel advised that it needed the certainty of an outcome that the additional information would provide prior to any determination. It was not an issue that can be lawfully conditioned.

Planning Panels Secretariat

- The Panel advised that there is concern over the potential removal of two trees (identified as trees 1 and 18) and clarification on whether they are being retained is required.
- The Panel also advised that there needed to be certainty (shown on a plan) regarding final heritage outcomes prior to determination, particularly relating to the well (Option 1) and the treatment of the podium up to level 2. The Panel also required further justification regarding non-compliance with the Apartment Design Guide with respect to the number of apartments not receiving direct solar access.
- The Applicant advised that this information could be provided within two weeks of the Record of Brief being published.
- The Panel requested that once Council has the additional information it contacts the Panel Secretariat with a timeframe for the delivery of its final recommendations so a determination date could be scheduled.

TENTATIVE DATE FOR DETERMINATION SCHEDULED FOR 6 AUGUST 2024.