

BRIEFING & SITE INSPECTION DETAILS

BRIEFING DATE / TIME	Tuesday, 6 June 2023, 10:00am – 11:00am Site inspection undertaken after briefing, 2:15pm -3:00pm
LOCATION	QPRC / On-site - 43 McFarlane Avenue, Googong

BRIEFING MATTER(S)

PPSSTH-232 - Queanbeyan-Palerang – DA.2023.0103 – 43 McFarlane Avenue, Googong – Construction of residential flat buildings

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Site inspection and Briefing: Luceille Yeomans, Graham Harlour Briefing: Shannon Edwards
APPLICANT REPRESENTATIVES	Briefing: Giselle Ravarian (Urbane Studio), Peter Naylor (Voyager Projects), Brett Naylor (Voyager Projects), Ajanthan Bala (DNA Architects)
OTHER	Site inspection and Briefing: Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

Council Briefing

Council provided a background to the application and an overview of the assessment process to date and discussed the following matters;

- Public consultation - no submissions received
- Areas of non-compliance
- Building height
- Streetscape character
- Building separation and setbacks
- Removal of street trees
- Signage
- Location of deep soil planting
- Solar access
- Site coverage
- Absence of ADG design statement
- Internal and external referrals

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- Issues to be raised in RFI

Applicant Briefing

The applicant provided a presentation which outlined the following:

- Design concept, noting site is a gateway location
- Site topography and orientation
- Height range across site
- Communal open space and planting
- Waste servicing arrangements
- Internal public access
- Communal open space including view lines, cross flow, solar access, landscaping and amenity

The Panel raised questions regarding:

- Delivery of affordable/social housing
- Waste collection arrangements
- Water feature within communal open space
- DCP controls in regard to setbacks between buildings
- Tree removal
- Clarification of description of development and building type mix (no multi dwelling in description)
- Absence of ADG design statement

The Panel also suggested Council obtain from the Applicant:

- A fly-through of the development to enable a better understanding of the built form outcomes
- Perspectives of the development with a specific focus on the northeast corner and its interface with adjoining residential development

Next Steps

- The Panel requests Council and the Applicant work towards meeting the following target timeframes:
 - Council to send out a RFI by 20th June 2023
 - Applicant provides a response within 4 weeks (21st July 2023)
 - Council status update briefing for Panel to be scheduled for 2nd August 2023
 - Assessment report target 22nd August 2023
 - Final eDetermination briefing to be held by video conference and tentatively scheduled for 6th September 2023

TENTATIVE DETERMINATION DATE TO BE SCHEDULED FOR 6th September 2023

Planning Panels Secretariat

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