

<b>DATE OF DEFERRAL</b>	Tuesday, 29 September 2020
<b>PANEL MEMBERS</b>	Renata Brooks (Acting Chair), Tim Fletcher, Stuart McDonald and Chelsea Newman
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Pete Harrison: Has been involved in the planning for this development.

Papers circulated electronically on 14 September 2020.

#### **MATTER DEFERRED**

PPSSTH-31 – Queanbeyan-Palerang Regional – DA.2020.1022 at 257 Crawford Street, Queanbeyan – Public administration building including civic and cultural precinct (as described in Schedule 1)

#### **REASONS FOR DEFERRAL**

The panel agreed to defer the determination of the matter for provision of additional information by the applicant and Council and further assessment.

1. Further information required:

- a. An amended Clause 4.6 variation request which:
  - i. includes architectural drawings and dimensions and associated commentary to quantify the departure from the QLEP 2012 height of building development standard
  - ii. Addresses part 4.3(1)(b) of the standard (heritage character) recognising the recommendations of the heritage impact statement dated December 2019
  - iii. Confirms Secretary concurrence arrangements against current planning policy
- b. A copy of the tree protection plan referenced on p28 of the assessment report
- c. A summary of community feedback on the Concept Plan for the proposed development
- d. Clarification of whether the proposed on-site detention system will impact on the basement parking area and/or concept stormwater disposal system.

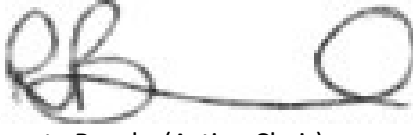

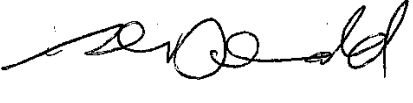

2. A supplementary assessment report which:

- a. Confirms site boundaries
- b. Assesses the amended Clause 4.6 variation request, including considering the extent to which this site is unique, and includes a clear recommendation
- c. Clarifies the basis for differential parking requirements between public administration and commercial space and the implications of this.
- d. Collates, properly assesses (including quantifying departures) and provides a recommendation on all DCP variations, particularly in relation to flooding (2.5.6(b)(i)), development adjacent to water, sewer and stormwater mains (6.3.2), height limits and setbacks (6.2.2)
- e. Clarifies how the recommendations of the Statement of Heritage Impact and Heritage Committee have been dealt with in relation to both subdivision and building construction and how it is proposed to condition the consent to achieve these outcomes if approved
- f. Assesses the effect of the new draft Queanbeyan LEP 2020.
- g. Resolves the inconsistency between references to trees to be retained and removed to remove ambiguity, clarify impacts and underpin enforceable conditions.
- h. Assesses the application against the State Environmental Planning Policy (Infrastructure) 2007.

- i. Confirms whether noise impacts and building sustainability can be achieved without material changes to building design which may have implications for overall assessment of the application (also see comments on conditions below).
- j. Provides amended conditions arising from the supplementary assessment and to address the following:
  - i. Delete the requirements in part (c) of condition 62 and move them to condition 15, for example by adding a part (d) *Demonstrated compliance with the recommendations of the geotechnical report prepared by D & N Geotechnical dated 6 June 2019.*
  - ii. Clarification of the intention of the determination notice to approve a public administration building and ancillary components, recognising that part of the development is proposed for use as "commercial office space" (so that there is never any issue with the ability to lease that area out independently)
  - iii. Condition 1 should specifically approve referenced plans, (as outlined in the attached schedule 1) so it is clear at a later time which plans have been approved, subject to any modifications that may result by virtue of the conditions imposed on the consent
  - iv. Conditions 8, relating to noise mitigation should be reframed to require the applicant to demonstrate compliance with relevant criteria within the existing acoustics report, prior to lodgement of the construction certificate. The existing condition would allow alterations which have not been considered as part of the core assessment (eg. provisions of additional sound attenuation barriers). If a condition requiring an acoustic report after occupancy is also recommended, the scope of any measures which may be taken at this stage needs to be clear.
  - v. Condition 10 relating to sustainability should be reconsidered to distinguish between design clarifications required prior to construction certificate and requirements for operational compliance with design. Conditions should not allow the implementation of measures which should have been considered as part of the core assessment (for example, additional shade structures/components may influence the shadow impact)
  - vi. Condition 14 refers to a Remedial Action Plan – however there is no condition requiring a Remedial Action Plan to be prepared, lodged and approved. This needs to be clarified.
  - vii. The requirements of Condition 30 in relation to sustainability should be met prior to issue of a construction certificate.
  - viii. Condition 47 and 48 in relation to parking should specify minimum numbers of parking spaces (including accessible spaces) within the basement and at grade and bicycle spaces, so there is no confusion in the future.
  - ix. Review all conditions, particularly 52 ,53 ,67, 74,75,76 & 77 to consider which would be more appropriately required prior to issue of a construction certificate.
  - x. Advisory notes of NSW Police should be distilled into appropriate conditions.

The Panel expects this information to be provided (Tuesday, 13 October 2020) at which time the Panel will determine the matter electronically.

The decision to defer the matter was Unanimous.

PANEL MEMBERS	
 Renata Brooks (Acting Chair)	 Tim Fletcher
 Stuart McDonald	 Chelsea Newman

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-31 – Queanbeyan-Palerang Regional – DA.2020.1022
2	PROPOSED DEVELOPMENT	<ul style="list-style-type: none"> <li>» Demolition of an existing substation that serviced the previous Council Administration building at 257 Crawford Street</li> <li>» Decommissioning and removal of existing substation adjacent to the previous Council Administration building</li> <li>» Construction of two new substations</li> <li>» Partial demolition relating to Bicentennial Hall &amp; The Q Foyer / Link</li> <li>» Demolition of existing structures and buildings at 10 and 12 Rutledge Street</li> <li>» Construction of a seven-storey public administration building at 257 Crawford Street (including basement)</li> <li>» Establishment of a new service lane from Crawford Street</li> <li>» Construction of new ground floor linkage Bicentennial Hall / The Q Foyer</li> <li>» Construction of mezzanine level from Bicentennial Hall to the new public administration building</li> <li>» Establishment and landscaping of a Crawford Street Plaza</li> <li>» Establishment and landscaping of The Q Plaza</li> <li>» Subdivision of the site to reconfigure the current lot alignment from six allotments into two allotments.</li> </ul>
3	STREET ADDRESS	257 Crawford Street, Queanbeyan
4	APPLICANT/OWNER	Applicant: SMEC prepared the DA documentation on behalf of QPRC Owner: QPRC
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
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) 2011</li> <li>○ State Environmental Planning Policy No.55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No.64 – Advertising and Signage</li> <li>○ Queanbeyan Local Environmental Plan 2012</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans:</li> </ul>

		<ul style="list-style-type: none"> <li>○ Queanbeyan Development Control Plan 2012</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	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 14 September 2020</li> <li>• Written submissions during public exhibition: Nil</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site inspection: Tuesday, 10 March 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Tim Fletcher</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: Friday, 25 September 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Renata Brooks (Acting Chair), Tim Fletcher, Stuart McDonald and Chelsea Newman</li> <li>○ <u>Council assessment staff</u>: Belinda McManus, Michael Thompson, Jacinta Tonner and Alex Glouftsis</li> <li>○ <u>Consultant representatives</u>: Liz Densley Elton Consulting</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report