



**DETAILS OF SITE INSPECTION AND PRELIMINARY BRIEFING**

<b>DATE</b>	Briefing: Wednesday, 17 April 2024, 2:00-2:30 pm Site Inspection: Wednesday, 17 July 2024, 10:30am – 11:15am
<b>LOCATION</b>	On Site at 100 Wellsvale Drive, GOOGONG and via MS Teams

**SUBJECT MATTER(S)**

PPSSTH-335 – Queanbeyan-Palerang – DA.2023.0636 – 100 Wellsvale Drive GOOGONG - Community Facility including library

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Grant Christmas
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Council interest DA

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Briefing: Jacinta Tonner, Mary Kunang, Luceille Yeomans Site Inspection: Jacinta Tonner, Mary Kunang, Hamad Abro, Kylie Coe, Tim Reich.
<b>COUNCIL CONSULTANT ASSESSMENT PLANNER</b>	Site Inspection: Mark Pepping (Zone Planning)
<b>OTHER</b>	None

Council provided a preliminary briefing to Panel members on 17 April 2024 where the following matters were discussed:

- Proposed use as a “function centre”.
- Proposed hand over of the facility to QPRC at the completion of the project.
- Compliance with height and FSR requirements in the QPRLEP 2022.
- Commitments under Googong Local Planning Agreement.
- Consistency with Googong DCP, Master Plan and Neighbourhood 2 Structure Plan.
- Accessibility within building and to parking spaces.
- Adequacy of car parking (2 onsite parking spaces proposed).
- Off-site waste collection (on street loading zone – 26m designated space). No onsite waste enclosure.
- Council to appoint external consultant to undertake assessment due to Council interest.

Key issues discussed on site on 17 July 2024 included:

- Car Parking arrangements noting minimal parking is proposed on site (only 2 disabled spaces = 1/100sqm).
- Absence of development standards for parking associated with community facilities in DCP with 18 spaces provided in Googong town centre for this facility but potentially already oversubscribed. Use of facility for major events and associated parking requirements.
- Consistency of land size with VPA dedication requirement (associated with neighbourhood 2).
- Suitability of built form, scale and uses given constrained land size.
- Potential for redesign.
- Relationship with potential modification to town centre (supermarket) with reduced floor space and parking.
- RFI issued to applicant.