

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 July 2024, 1:30pm – 2:30pm Site inspection undertaken before briefing
LOCATION	Briefing (Hybrid): In-person at Council, 257 Crawford St, Queanbeyan & by videoconference (MS Teams) Site Visit: on-site at 18 Glenrock Drive GOOGONG 2620

BRIEFING MATTER(S)

PPSSTH-336 – QUEANBEYAN-PALERANG – DA.2024.0027 - 18 Glenrock Drive GOOGONG 2620 - Construction of a residential flat building comprising of 163 apartments with basement car parking.

PANEL MEMBERS

IN ATTENDANCE	Briefing: Chris Wilson, Juliet Grant, Grant Christmas, John Preston Site Visit: Chris Wilson, Juliet Grant, Grant Christmas, John Preston
APOLOGIES	Bryce Wilson
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Mary Kunang, Jacinta Tonner, Hamad Abro Site Visit: Mary Kunang, Jacinta Tonner, Hamad Abro, Kylie Coe
COUNCIL CONSULTANT ASSESSMENT OFFICER	Briefing: Mark Pepping (Zone Planning Group) Site Visit: Mark Pepping (Zone Planning Group)
APPLICANT REPRESENTATIVES	Briefing (MS Teams): Greg Brown (Base Developments), Adrian Stroh (Base Developments), Juliana Zubovic (Stewart Architects), Angus Chaseworth (Stewart Architects)
DPIE	Briefing: Amanda Moylan , Tracey Gillett

KEY ISSUES DISCUSSED

Council's consultant assessment planner provided the Panel with an update on the assessment of the application and the following matters were discussed:

- CI 4.6 departure from development standard for height of building.
- Conflict between the predicted built form within the structure plan and the anticipated height.
- ADG compliance, in particular in relation to cross ventilation, and the location of lifts and daylight noting some units in block A, B and C are non-compliant.
- Potential conflict of through site link and access to existing perpendicular street.
- Carparking arrangements, particularly in relation to shortfall in ADG requirements regarding accessible parking for adaptable units.

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- Loss of car parking spaces associated with compliance with the Australian Standard for car parking for adaptable housing, specifically for each accessible unit
- Designated private open space areas.
- Status of the Neighbourhood Structure Plan (Neighbourhood 2).
- Overall dwelling cap for Googong Township and clarity for individual development lot and number of dwellings.

The applicant provided the Panel with a presentation outlining the proposal. The following key issues were discussed;

- Parking shortfall and parking stress observed in the area and options to obtain a reasonable parking solution for the area.
- Prioritisation of deep planting over hard surfaced areas.
- Lack of provision of shared zone.
- The Applicant response to Councils request for further information in relation to car parking requirements. The applicant indicated they require additional time to further investigate how the shared parking zone is provided and how this can be supported and managed going forward

The Panel requested the following information be provided in support of the application.

- Parking allocation plan (to form part of any approved plan set)
- Details regarding the substation
- VPA arrangements.
- ADG report to be provided as an attachment.

The Panel advised its strong preference for the appropriate car parking on site to be provided onsite (noting the additional yield) and requested that any increase in parking is to comply with onsite visitor parking, total number of unit and accessible unit requirements, and not be at the expense of providing fully compliant parking for all units.

The Panel encouraged Council to continue to work with its consultant assessment planner to draft appropriate conditions of consent.

Next Steps

- The Panel requested the applicant provide the above information to clarify the matters raised in the briefing.
- The Council Assessment report is anticipated to be uploaded to the Planning Portal by 14 August 2024.

TENTATIVE DATE SCHEDULED FOR DETERMINATION BRIEFING on 21 AUGUST 2024

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