

DETAILS OF SITE INSPECTION AND BRIEFING

DATE	Site Visit: Wednesday, 17 July 2024, 9:55am – 10:25am Briefing: Wednesday, 7 August 2024, 2:00pm – 2:30pm
LOCATION	Site Visit: on-site at Heazlett Street GOOGONG 2620 Briefing: MS Teams

SUBJECT MATTER(S)

PPSSTH-429– PAN-428488 - Queanbeyan Palerang - DA.2024.0138 - Heazlett Street GOOGONG 2620 - Indoor Recreation Facility and Aquatic centre including a 25 x 8 lane pool, 50 sqm children's wading pool (splashpad), amenities, foyer, reception, administration, kiosk, plant and storage, a two-court indoor sports hall, landscaping, and precinct and building signage.

PANEL MEMBERS

IN ATTENDANCE	Briefing and Site Visit: Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	The Panel Chair determined that Council nominated Panel members Clr Bryce Wilson and Clr John Preston are conflicted as Council has an interest in the DA.

OTHER ATTENDEES

COUNCIL PLANNING STAFF	Site Visit: Tim Reich, Jacinta Tonner, Mary Kunang, Hamad Abro, Kylie Coe Briefing: Tim Reich
COUNCIL CONSULTANT ASSESSMENT PLANNER	Briefing and Site Visit: Kim Johnston
DPHI	Briefing: Amanda Moylan, Tracey Gillet

The Panel undertook an inspection of the site and surrounding area.

At the briefing, the Council consultant planner provided an update of the assessment of the DA with the following matters discussed:

- Parking provision and broader car parking strategy:
 - The applicant is relying on C1 parking for the current application, noting the C3 parking area is not yet constructed but proposed.

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- The amount of proposed car parking is consistent with the car parking required in the subdivision approval for the indoor centre, netball courts and sports field 3 (Brooks Oval).
- The parking is being provided in a modified layout to the subdivision.
- DCP requirements for car parking (83 spaces required when considered against DCP provisions)
- Consideration of likely demand for parking and parking comparison for Googong Common against provisions of QDCP 2012, precedent examples within council area and proposed car parking.
- Provisions contained in planning agreement in relation to car parking.
- Illumination of signage and potential impact on adjoining residential properties.
- Plan of management for overall sporting precinct. Plans of management for sports field (Gulaj Oval and Brooks oval existing and are under Councils management).
- Status of LEP amendment which is currently being finalised (Panel can determine without finalisation of PP).
- Cl 4.6 departure – height of building.
- Hours of operation.
- Noise impacts and acoustic report. The Panel queried if the indoor centre is proposed to be mechanically or manually ventilated.
- No submissions received during exhibition process.
- Referrals:
 - Awaiting further internal referrals
 - Outstanding TfNSW referral for traffic generation.
 - Referred to RFS. Not integrated, but comments provided.
 - Referral to Canberra airport and awaiting comments on obstacle limitations requirements under LEP.
 - Referral to Water NSW not required as >40m from riparian corridor.

Next steps

Council consultant assessment planner to issue RFI which amongst other matters will seek to confirm method of lighting and distance to residences and the need for revised cl4.6 which is based on 9m rather than 8.5m.

TENTATIVE EDETERMINATION SCHEDULED FOR 1ST OCTOBER 2024

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