



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

13 November 2024

Council Chambers
Nellie Hamilton Centre
257 Crawford Street
Queanbeyan

Presentations for items listed on the Agenda can be made in writing, via Zoom or in person. A live stream of the meeting can be viewed at: <http://webcast.qprc.nsw.gov.au/>

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Queanbeyan-Palerang Regional Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

On-site Inspections - Nil

SUPPLEMENTARY REPORTS

10.7 Site Inspection - DA.2023.0461 - Demolition of Existing Building and
Construction of Three Storey Rental Accommodation (co-living housing) – 95
Crawford Street, Queanbeyan.....2

LIST OF ATTACHMENTS

Open Attachments

Nil

Closed Attachments

Nil

10.7 Site Inspection - DA.2023.0461 - Demolition of Existing Building and Construction of Three Storey Rental Accommodation (co-living housing) – 95 Crawford Street, Queanbeyan (Ref: ; Author: Ormella/Edwards)

File Reference: DA.2023.0461

Recommendation

That the report be received for information.

Report

At the Council meeting to be held on 13 November 2023, Council will consider a report on DA.2023.0461. This application relates to a proposal for the demolition of an existing building and construction of three storey residential accommodation (co-living housing with 19 rooms, plus manager's unit) at 95 Crawford Street, Queanbeyan. The application has been recommended for conditional approval.

A site inspection was arranged to allow the opportunity for Councillors to view the site prior to considering the report at the meeting. This took place at 4pm on Monday, 11 November 2024.

Present and apologies were as follows:

Councillors and QPRC staff: Cr Kenrick Winchester (Mayor), Cr Morgan Broadbent, Cr Ross Macdonald, Cr Steve Taskovski, Cr Katrina Willis; Ruth Ormella (*Director, Development and Environment*); Kylie Coe (*Manager, Development*), Luceille Yeomans (*Assessing Officer*), Shannon Edwards (*Minutes Taker*).

Applicant and representatives: Scott Walsh (*Walsh Architects*), Brent Riseborough (*Walsh Architects*), Mel Krzus (*Gyde Consulting*), Karl Meier (*BuildCo*), Stefan Belavic (*BuildCo*).

Apologies: Cr Bill Waterhouse, Cr Bryce Wilson.

It is noted that Mr Raj Mohindra (a neighbour) arrived home at the beginning of the inspection and the Director of Development and Environment, Ruth Ormella, explained that a site inspection had been arranged for Councillors to view the site before the matter came before a Council meeting, and clarified it was not an opportunity for applicants or submitters to lobby Councillors.

Notwithstanding this, Ms Ormella invited Mr Mohindra to remain present for the initial introduction to the proposed development site. During this introduction, Ms Ormella drew attention to the front setback and the existing use as a dry-cleaning business, and also referred to the northern neighbouring residence, noting:

- the shared boundary (in relation to questions about the side setback),
- solar panels on the roof of the neighbouring property (in relation to questions about possible overshadowing),
- it sat slightly higher than the development site.

10.7 Site Inspection - DA.2023.0461 - Demolition of Existing Building and Construction of Three Storey Rental Accommodation (co-living housing) – 95 Crawford Street, Queanbeyan (Ref: ; Author: Ormella/Edwards) (Continued)

Councillors, QPRC staff then entered the site with the applicant representatives and Ms Ormella explained the following key points:

- the proposed 3.5m side setback, which was demonstrated by the applicant using a measuring tape,
- the site drops to the rear of the property, which is why a degree of cut is proposed, as shown with a green dotted line on the plans,
- the existing driveway is proposed to be replaced with landscaping (terrace planting, following the site contour),
- a pedestrian walkway is proposed to be added to the southern side of the block,
- any potential contamination identified from existing or previous site use will require full remediation.

All present moved through the site, to the rear laneway where the following was discussed:

- The site is zoned MU1 – Mixed Use (under *Queanbeyan-Palerang Regional Local Environmental Plan 2022*),
- The surrounding development is of medium density and mixed use/zoning,
- Ms Ormella offered to provide all Councillors with an image of the site with surrounding zones shown – see *image below*.

Land-use-zoning—95-Crawford-Street-and-local-area



Figure 1: demonstrating zone variation around proposed development site – 95 Crawford Street, Queanbeyan

10.7 Site Inspection - DA.2023.0461 - Demolition of Existing Building and Construction of Three Storey Rental Accommodation (co-living housing) – 95 Crawford Street, Queanbeyan (Ref: ; Author: Ormella/Edwards) (Continued)

- The applicant explained that the block behind is zoned to allow development heights of up to 14m,
- All vehicle entry and waste collection are both proposed via the rear public laneway;
 - Waste is currently collected from the rear of the existing properties, and the development application proposes internal bins that would be presented to the rear laneway on waste collection day,
 - Ms Yeomans explained that vehicle access would be offset approximately 2m from the side boundary, with a 4m aisle width. This was demonstrated with a measuring tape by the applicant,
 - A controlled access gate is proposed,
 - Council's development engineering team have assessed vehicle manoeuvrability and confirmed that the proposed setback allows vehicles to enter and exit in a forward direction, in accordance with required design specifications.

During this part of the inspection, Mr Mohindra entered the rear laneway in his vehicle and parked nearby, before measuring the distance between his vehicle and the kerb and guttering with a measuring tape. However, Mr Mohindra did not approach the Councillors, staff, or applicant to discuss the result of his measurement.

It was noted by Councillors that the rear laneway had recently been regraded and did not have line-markings or signage to prevent parking obstruction. Ms Ormella noted that this could be addressed in the conditions of consent.

Councillors and QPRC staff representatives then returned to the site via the rear laneway to allow the architect to explain shadow diagrams of both the existing and proposed structures demonstrating impacts to surrounding properties at various times of the day on 21 June (when the sun is at the lowest point in the sky).

Ms Ormella said it was important to note that the applicant removed a roof terrace from the proposal to minimise the impact to the northern neighbour, and that the proposed development had evolved in response to feedback, over the course of the assessment.

The site inspection concluded at 4.19pm.

Attachments

Nil