



**Planning and Strategy
Committee of the Whole**

SUPPLEMENTARY

AGENDA

14 November 2018

Commencing at 5.30pm

**Council Chambers
253 Crawford St, Queanbeyan**

On-site Inspections - Nil

7 SUPPLEMENTARY REPORTS

7.2 Site Inspection - DA 397-2018 - 151 Crawford Street, Queanbeyan -
Demolition of Existing Dwelling and Garage3

LIST OF ATTACHMENTS –

(Copies available from CEO/General Manager's Office on request)

Open Attachments

Nil

Closed Attachments

Nil

7.2 Site Inspection - DA 397-2018 - 151 Crawford Street, Queanbeyan - Demolition of Existing Dwelling and Garage (Ref: C18155332); Author: Thompson/Edwards

Report

At the Planning and Strategy Committee meeting to be held on 14 November 2018, Council will consider a report on development application 397-2018 for the proposed demolition of an existing dwelling and garage at 151 Crawford Street, Queanbeyan. The application has been recommended for approval.

A site inspection was arranged to allow the Councillors to view the site prior to considering the report at the meeting. This took place at 4.00pm on Tuesday, 13 November 2018.

Present were Mayor Tim Overall, Cr Peter Bray AM, Cr Pete Harrison, Cr Peter Marshall, Michael Thompson (Portfolio General Manager – Natural and Built Character), David Carswell (Service Manager – Land-use Planning), Graeme Harlor (Service Manager – Development), Kaycee Dixon (Town Planner), Shane McNamee (Applicant representative), Adam Jackson (Applicant representative), and Shannon Edwards (Minute Taker).

An apology was received from Cr Michele Biscotti, and Cr Trudy Taylor.

An overview of the development was provided and the main planning concerns were:

- Heritage value of the dwelling; noting that the site was previously assessed for heritage value and Council decided not to list it on the heritage register.

Issues raised by the applicant in support of the demolition were:

- Difficulties in finding tenants
- The state of the existing site was poor; from a perspective of:
 - structural integrity
 - vandalism, signs of attempted illegal entry, difficulty in securing the premises
 - illegal dumping and rubbish build up
 - evidence of parties; two gas cylinders and several drums scattered around the yard

Questions from Councillors resulted in the following additional information being provided.

- The dwelling's last known (formal) occupation was in 2014.
- The ownership was transferred to the present owner in August 2017.
- An asbestos report had been prepared for the building and found that the roof sheeting material was a bonded asbestos material. The asbestos sheeting roof had subsequently been removed and certified as such from 28 June 2018.
- Concerns were expressed about whether genuine efforts had been made to secure the site to prevent vandalism and unauthorised use.
- The internal portion of the building was not able to be accessed.

At the conclusion of the site inspection, Mr Thompson indicated that the Planning and Strategy Committee will be considering a report on this matter at its meeting on Wednesday, 14 November 2018, starting promptly at 5.30pm. All present were invited to attend the meeting and register with the Clerk before commencement if they would like to make a presentation for up to five minutes on this matter on the Business Paper.

The site inspection concluded at 4.17pm.

Recommendation

That the report be received for information.

Attachments

Nil