



**Planning and Strategy  
Committee of the Whole**

**SUPPLEMENTARY**

**AGENDA**

**14 February 2018**

**Commencing at 5:30pm**

**Council Chambers  
253 Crawford St, Queanbeyan**



**\*\*On-site Inspections\*\***

List any inspections or indicate “Nil”

**S SUPPLEMENTARY REPORTS**

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**LIST OF ATTACHMENTS –**

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

**Open Attachments**

*Nil*

**Closed Attachments**

*Nil*



**S.1 Disposal of Waste Collected during Clean Up Australia Day (Ref: C1819573;  
Author: Overall/Hansen)**

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**Summary**

Clean Up Australia day is scheduled to occur on 4 March 2018. Various groups within our community participate in this event and clean up community areas.

To support this activity, it is recommended that Council waive the normal waste disposal fees for the disposal of the waste collected during Clean up Australia Day.

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**Recommendation**

**That as a matter of policy, Council permit residents to dispose of the waste collected during Clean Up Australia Day events at Council's waste facilities free of charge.**

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**Background**

Clean Up Australia commenced in 1990 and has continued to this day with widespread community support. Various community groups within the Queanbeyan-Palerang community participate in this event by cleaning up local community areas.

Further details on the event and advice on event site selection can be found at <https://www.cleanupaustaliaday.org.au/>

To assist this initiative, the rubbish collected on the day may be delivered to Council's waste transfer station free of charge.

**Financial Implications**

The financial impact of this recommendation is not known at this time and will be proportional to the increase in waste volumes experienced on the day.

The opening times of the waste transfer facilities will not be extended on this day however increases in the amount of waste being delivered to the transfer stations may require more staff to be rostered for the day.

**Attachments**

Nil



**S.2 Site Inspection - MOD.2017.060 - 62 Ellendon Street, Bungendore - Modification of DA.2016.009 (Ref: C1819282); Author: Thompson/Edwards**

**Report**

At the Planning and Strategy Committee meeting to be held on 14 February 2018, Council will consider a report on MOD.2017.060 for Modifications to DA.2016.009. The application has been recommended for approval, subject to the conditions outlined in the report to the Committee.

A site inspection was arranged for the Councillors to view the site prior to considering the report at the meeting. This took place at 5.30pm on Tuesday, 13 February 2018.

Present were the Mayor Tim Overall, Cr Peter Bray AM, Cr Pete Harrison, Cr Peter Marshall, Michael Thompson (Portfolio General Manager – Natural and Built Character), Patrick Williams (Town Planner), Geoffrey Gain (Applicant/Owner), Wendy Gain (Applicant/Owner), Alix Burnett (Neighbour/Submitter), Annabel Beith (Submitter), Vivien Laycock (Submitter), John Taylor (Neighbour), Sandra Godfrey (friend of Submitter), and Shannon Edwards (Minute Taker). Apologies were received from Cr Trudy Taylor.

The applicants provided an overview of the development which included the following information:

- The original Development Application (DA) incorporated internal alterations to the building.
- The modification centres around the addition of four dormer windows to the existing attic roof space (two on each of the northern and southern elevations) and an external staircase providing access to an existing external deck located adjacent to the eastern end of the attic space. The new windows will replace two existing skylights in the loft area.
- Originally an internal staircase to access the attic area was proposed but it was determined that this would take up a lot of space inside the house.

The applicant explained that the dormer windows were proposed as an addition to the second story to increase natural light as well as allowing more space to stand in the attic area. The roof in this area is on a steep angle.

Mr Thompson clarified the applicant's understanding that the existing development consent did not allow the attic to be used for habitable purposes. The applicants confirmed their understanding that this was an existing restriction on the use of the attic space.

A question was asked about the heritage considerations given in preparing the design. The applicant advised that the house was heritage listed and as such any external changes to the home needed to be assessed for their heritage impact. After consulting with Council's Heritage Advisor prior to lodging the modification, the windows the applicant desired were deemed unsuitable and changed to dormer windows. The Heritage Advisor has no objection to the proposed design.

All present were invited inside the property and some attendees proceeded up a ladder to the attic area and out onto the rear balcony. All present then proceeded into the backyard of 62 Ellendon Street.

The inspection then moved to 64 Ellendon Street where Councillors could view the potential impacts of the development noting that the windows and existing deck primarily overlooked the front yard and driveway and the north western corner of the dwelling.

It was noted that the proposed dormer windows were recommended for approval on condition that the glass be obscure and fixed in position, to address privacy; preventing any ability to look out of the windows. The applicants advised they had no objection to this condition. The neighbour was concerned that the obscure glass would be removed and replaced with clear

glass. It was noted that this would be a breach of a condition of consent and action could be taken to enforce the re-instatement of the obscure glass in the unlikely event this were to occur.

A submitter raised her concern with the existing guttering and windows of 62 Ellendon Street overhanging her property boundary, and that access on to her property would be required for ongoing maintenance. Mr Williams added it is important to note that the windows are recessed back from the boundary and as such the applicant has advised that they would not require access to the neighbour's property to carry out the work.

A submitter raised concerns that in autumn and spring, the large tree between the two properties had no leaves; a picture taken during this time of year was shown to visually demonstrate this. Council advised that a 1.8m screen was proposed for the balcony at 62 Ellendon Street; commencing at the edge of the building, continuing 1m past the length of the balustrade, and including a return along the length of the proposed stair landing.

The applicants noted their concern with the proposed return; explaining they would lose their view of their backyard but had no objection to the screening along the southern edge of the existing deck and proposed staircase landing.

A question was asked about fencing heights, to which Mr Thompson advised boundary fencing can be 1.8m high without consent. An extension to the height of the existing fence was noted extending to a height of 2.7m. It was suggested the matter of whether the fence extension was approved was a separate matter to the development in question, although it was noted that without the extended fence height, the privacy impacts may be increased.

At the conclusion of the site inspection, Mr Thompson indicated that the Planning & Strategy Committee will be considering a report on this matter at its meeting on Wednesday, 14 February 2018, starting promptly at 5.30pm. All present were advised that they were welcome to attend the meeting and make a presentation for up to five minutes on this matter on the Business Paper.

The inspection concluded at 6pm.

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**Recommendation**

**That the report be received for information.**

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**Attachments**

Nil