



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

ITEM 10.7: SITE INSPECTION - DA.2021.1060

28 July 2021

Commencing at 5.30pm

**Queanbeyan Council Chambers
253 Crawford Street
Queanbeyan**

On-site Inspections - Nil

SUPPLEMENTARY REPORTS

10.7 Site Inspection - DA.2021.1060 - Construction of a Farm Building - 159
Fernleigh Drive, Googong3

LIST OF ATTACHMENTS –

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

Open Attachments

Nil

Closed Attachments

Nil

**10.7 Site Inspection - DA.2021.1060 - Construction of a Farm Building - 159
Fernleigh Drive, Googong (Ref: ; Author: Thompson/Edwards)**

File Reference: DA.2021.1060

Report

At the Ordinary Council meeting to be held on 28 July 2021, Council will consider a report on development application DA.2021.1060. This application relates to the construction of a farm building at 159 Fernleigh Drive, Googong. The application has been recommended for refusal.

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 4.10pm on Tuesday, 27 July 2020.

Present were Mayor Tim Overall, Cr Pete Harrison, Michael Thompson (Portfolio General Manager – Natural and Built Character), Graeme Harlor (Service Manager – Development), Sam Burns (Town Planner & Assessing Officer), Jarron Walker (Applicant & Owner), Leah Walker (Owner), and Shannon Edwards (Minute Taker).

Apologies were received from Deputy Mayor Michele Biscotti, Cr Trudy Taylor, Cr Trevor Hicks, and Cr Mark Schweikert.

The applicant advised those present that the shed was being constructed for storage purposes including collectible vehicles, a truck, farm machinery and animal equipment and feed. The applicant advised that the existing sheds mentioned in the report to Council are horse stables and are unsuitable for the storage of cars and larger machinery.

The applicant explained that he owns a workshop in Canberra and therefore has no intention or need to run his towing business from this residence. The applicant did note that he may occasionally store towed vehicles in this shed where police require a towed vehicle to be protected from the elements for the purpose of further crash investigation.

The applicant also clarified that the steel framing observed on site was intended for use to construct a 2.1m storage mezzanine within the shed, and that the slab with drainage beside the shed was intended for use as a wash bay. Mr Thompson clarified that approval would be required if the applicant intended to cover or enclose the wash bay area.

The applicant commented that the report identified one of the setbacks did not meet the 25m minimum and advised that the resident of the relevant neighbouring property had no concern with the existing setback.

Those present inspected the immediate surrounds and noted that, despite the fact that no approval had been given, the proposed 540m², 6.6m high shed, had been almost entirely constructed and included a large concrete slab and extensive filling which formed the platform on which the shed was constructed and in places exceeded an estimated 4m in depth.

When asked about why fill was chosen over excavation, the applicant noted the level of a neighbouring property (133 Fernleigh Drive) was not dissimilar, and advised that the reason fill was brought to site was because the existing ground was rock and therefore excavation would have proven difficult.

The applicant also advised of his intention to power the shed using roof mounted solar panels.

Mr Thompson indicated that the Council will be considering a report on this matter at its meeting on Wednesday, 28 July 2021, starting promptly at 5.30pm. Those present were invited to register their interest if they wished to make a verbal presentation for up to three minutes on this agenda item, noting the respective deadlines detailed in the Council meeting invitation.

The site inspection concluded at 4.19pm.

Recommendation

That the report be received for information.

Attachments

Nil