



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

22 June 2022

Commencing at 5.30pm

Council Chambers
253 Crawford St, Queanbeyan

Despite the easing of COVID restrictions, it should be noted that there is a limited number of public gallery seats available in the Chambers. Presentations can be made in writing or via Zoom. 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

10.3 Site Inspection - Development Application DA.2021.1259 - Four Torrens Title
Lots, Construction of Three Two Storey Dwelling Houses - 2G Phillip Avenue,
Queanbeyan East3

LIST OF ATTACHMENTS

Open Attachments

Nil

Closed Attachments

Nil

10.3 Site Inspection - Development Application DA.2021.1259 - Four Torrens Title Lots, Construction of Three Two Storey Dwelling Houses - 2G Phillip Avenue, Queanbeyan East (Ref: ; Author: Thompson/Corbett)

File Reference: DA.2021.1259

Report

At the Council meeting to be held on 22 June 2022, Council will consider a report on DA.2021.1259 – Four Torrens Title Lots, Construction of Three Two Storey Dwelling Houses at 2G Phillip Avenue, Queanbeyan East.

Present were as follows:

Councillors and QPRC Staff: Mayor Winchester; Cr Burton; Cr S Taskovski; Cr Willis; Councillor Wilson; Michael Thompson (*Program General Manager – Natural Built Character*); Graeme Harlor (*Service Manager – Development*); Maddison Corbett (*Minute Taker*). An apology was received from Cr Grundy.

Owner and Applicant Representatives: Gary and Stina Kerans (*Applicant – Pineclub Pty Ltd*); Greg and Erin Kerans (*Owners – Pineclub Pty Ltd*); Hanna Utzinga (*Owners – Pineclub Pty Ltd*);

Neighbours: Delane Bell, Neil Perrie, Noelene Granfield, Ron Begg; Rodd Henry; Michael Wrathall

Mr Kerans gave an overview of the history of the site from when the family trust first brought the property to the current application. Mr Kerans described various aspects of the application including the need to use Council land as a part of the Asset Protection Zone (APZ).

Mr Thompson explained that consideration of whether Council would support an APZ being established over the adjoining Council land will be a determinative matter in whether the application can progress.

Councillor Willis asked the applicant what trees will be removed on site. Some smaller trees near the driveway entry were required to be removed but most trees would remain including the large Yellow Box at the front of the site (some pruning may be required). No trees on the steeper sections of the site will be removed.

Councillor Willis also responded to the concern from the neighbours that additional housing in the street may result in additional on street parking which due to the narrowness of Phillip Ave could impact access. It was noted that this was an existing situation and that a suggestion that the street may be signposted 'no parking' along one side to reduce this issue be referred to the relevant Council portfolio for investigation.

Councillor Wilson questioned the water runoff along the escarpment where the dwellings are proposed. Mr Thompson advised this would be addressed in the construction of the house and would be engineered to drain accordingly to ensure the dwellings are not flooded by runoff.

Residents also raised the issue of parking on the street during construction. He advised there is a condition for a Management Plan to be submitted to Council to ensure parking can be accommodated on site for trade vehicles. He noted this may not always be possible however, should help to reduce the impacts on the residents. He also noted that this development is anticipated to generate an extra 30 vehicle movements daily and the street can accommodate this given there is only 4 dwellings currently.

10.3 Site Inspection - Development Application DA.2021.1259 - Four Torrens Title Lots, Construction of Three Two Storey Dwelling Houses - 2G Phillip Avenue, Queanbeyan East (Ref: ; Author: Thompson/Corbett) (Continued)

A resident raised the issue of whether there would be sufficient carparking on site. Two garages are provided for each dwelling as required. The two properties serviced by the battle-axe driveway will be able to turn around on site and leave in a forward direction.

Mr Thompson advised all those present that the Council would be considering a report on this matter at its meeting on Wednesday, 22 June 2022, 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 4:36pm.

Recommendation

That the report be received for information.

Attachments

Nil