



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

22 November 2023

**Braidwood Community Centre -
Opposite Library
4 Park Lane, Braidwood**

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

- 11.3 Site Inspection - DA.2022.1397 - Construction of a residential flat building – 11
Buttle Street, Queanbeyan East2

LIST OF ATTACHMENTS

Open Attachments

Nil

Closed Attachments

Nil

11.3 Site Inspection - DA.2022.1397 - Construction of a residential flat building – 11 Buttle Street, Queanbeyan East (Ref: ; Author: Ormella/Edwards)

File Reference: DA.2022.1397

Recommendation

That the report be received for information.

Report

At the Council meeting to be held on 22 November 2023, Council will consider a report on DA.2022.1397. This application relates to a proposal for the construction of a residential flat building (63 units over four storeys) at 11 Buttle Street, Queanbeyan East. 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 4.34pm on Thursday, 9 November 2023.

Present were as follows:

Councillors and QPRC staff: Cr Katrina Willis; Ruth Ormella (*Director, Development and Environment*); Rebecca Ryan (*General Manager, QPRC*), Graeme Harlor (*Manager, Development*) Shannon Edwards (*Minutes Taker*).

Applicant and representatives: Wayne Gregory (*Applicant*), Thomas Carberry (*SMEC*), Brendan Mand (*Construction Manager*)

Apologies: Luceille Yeomans (*Assessing Officer*).

Director – Development and Environment, Ruth Ormella, provided an overview of the development noting that there had been some amendments to plans which had been recently renotified to adjoining owners (closed 8 November 2023). These amendments relate to design changes, including the configuration of one and two bedroom units (inclusive of 11 accessible units), reduction to one basement level instead of two, and an opaque glass balustrade on all residences, to increase privacy. It was noted that despite these changes, the development still achieves the required number of vehicle parking.

The proposal requests construction of 63 residences; made up of 44 x one bedroom and 19 x two bedroom, and inclusive of 11 accessible units.

The site previously held a residential flat building that was demolished and sold as part of the NSW Government loose-fill asbestos scheme. Accordingly, the site is currently vacant. The site is surrounded other residential flat buildings at the rear, townhouses to one side and a single dwelling to the other; the latter of which it was pointed out is currently on the market and zoned for similar development.

DCP Variations:

- **Encroachment** - The site has a minor encroachment on the northern elevation which requires a variation to the Queanbeyan Development Control Plan (DCP) 2012.
- Mr Gregory advised that this minor encroachment will be offset by deep soil planting and landscaping to achieve a non-discernible appearance from Buttle Street.

11.3 Site Inspection - DA.2022.1397 - Construction of a residential flat building – 11 Buttle Street, Queanbeyan East (Ref: ; Author: Ormella/Edwards) (Continued)

- **Gross Floor Area** – Ms Ormella noted this variation was minor and has been offset by design changes.
- **Site Coverage** – The DCP states 40% maximum site coverage, and it was noted that the proposal exceeds this by 3%. This is proposed to be offset by the aforementioned deep soil planting, generous landscaping and communal space.

Waste Management:

- Bins will be stored in a dedicated, encapsulated room, with a vent to roof for odour management.
- Front to street waste is proposed. This means that rather than a truck entering the complex, the waste contractor will bring the bins out to the street.

Private Open Space:

- Cr Willis sought clarification on balcony size, and Mr Carberry advised that the setback requirements stipulate that the top two levels must shrink as the structure rises and accordingly the balconies on level two are wider than on other floors and noted that this supports visual articulation.
- Mr Carberry explained that common open spaces provided include tables and chairs, footpaths, planter boxes to protect easements, and street landscaping.
- Cr Willis enquired about clothes drying and Ms Ormella confirmed that this would be allowed on balconies.

Sustainability:

The applicant confirmed that 40 Solar panels will be installed as a condition of the BASIX certificate.

Affordable Housing:

Cr Willis asked if any of the residences were allocated as affordable housing. Mr Gregory advised the delivery costs will not make that possible on this scheme.

Submissions:

Concerns raised by submitters included overshadowing from the rear.

Mr Carberry advised the meeting that from noon, the shadow diagrams demonstrate that from noon, shadowing reaches the surface level of the neighbouring block, and by 2pm, the eaves of the existing neighbouring dwelling. Mr Carberry added that this allows 4.5 hours of sun, which provides more than the minimum requirement of 3.

It was also noted by the Mr Carberry that this neighbouring block is currently for sale and is zoned for similar development types.

The shadow to the residential flat building on the rear boundary is proposed to be mitigated by a 6m setback, which the meeting was advised is a 3m additional setback than the previous structure that was on the site.

The site inspection concluded at 4.48pm.

Attachments

Nil