



Planning and Strategy Committee of the Whole

SUPPLEMENTARY

AGENDA

9 May 2018

Commencing at 5:30pm

**Council Chambers
253 Crawford St, Queanbeyan**

6 SUPPLEMENTARY REPORTS

- 6.1 Site Inspection - DA 31-2018 - 2A Meredith Street, Queanbeyan - Rooftop
Garden.....3
- 6.2 Site Inspection - DA.2017.286 - 5 McMahon Drive, Bungendore - Childcare
Centre5

LIST OF ATTACHMENTS –

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

Open Attachments

Nil

Closed Attachments

Nil

6.1 Site Inspection - DA 31-2018 - 2A Meredith Street, Queanbeyan - Rooftop Garden (Ref: C1861653); Author: Thompson/Edwards

Report

At the Planning and Strategy Committee meeting to be held on 9 May 2018, Council will consider a report on DA 31-2018 for a Rooftop Garden at 2A Meredith Street, Queanbeyan. 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 4.00pm on Tuesday, 8 May 2018.

Present were the Mayor Tim Overall, Cr Peter Bray AM, Cr Pete Harrison, Cr Trevor Hicks, Cr Peter Marshall, Michael Thompson (Portfolio General Manager – Natural and Built Character), Kaycee Dixon (Town Planner), Anna and Janice Martin (Submitters), John and Shirley Tsakalos (Submitters) and Shannon Edwards (Minute Taker).

An apology was received from Cr Trudy Taylor. In addition the applicant advised that they were unable to attend the site inspection.

2A Meredith Street was viewed from the front verge, and Mr Thompson explained the development to the Councillors; pointing out the brick garage behind the carport and explaining the roof had been removed, and replaced with a slab. Steps had been added to the western elevation and sheet metal screening was also noted.

Mr Thompson noted Council became aware of the work as a result of a complaint, and upon investigation, it was discovered there was no approval for demolition of the garage roof and replacement with the construction of a concrete slab which was subsequently used as an elevated deck. The development application had been lodged to allow this unauthorised work to be used for a rooftop garden.

Councillors and staff then moved to the rear yard of the neighbouring block at 67 Campbell Street (currently under development). This allowed Council to observe the impact of concerns raised in the submissions and the report to Council.

Information was provided by submitters indicating that changes to the roof commenced in August 2017 apparently to replace the existing roof which was leaking. However, since then stairs have been added and the area commenced use as a recreational space.

It was noted that the report to Council incorrectly advised that the previous roof was pitched; this assumption was corrected at the site inspection, where neighbours reported it was, in fact, a flat roof prior to demolition.

Mr Thompson advised those present that a 1m brick wall would be constructed around the edge of the existing concrete slab to form planter boxes. A 1.1m high slatted aluminium screen would be constructed behind the planter boxes to screen the roof garden. It was noted that the access stairs are in full view of the yard, with no screening.

It was noted that the garden overlooks the proposed garden area of the neighbouring premises with concerns about the impacts of overshadowing with regard to landscaping and also the rooms on this side of this house. The rooms adjoining this area of yard include the kitchen and lounge room.

Cr Bray asked if the changes to 2A Meredith had been assessed as structurally sound. Mr Thompson advised they had not, but that this would be required if the development was approved. At this point, it was noted the existing garage was always on the boundary, so there has been no change to setbacks.

Those present then moved to the rear yard of the neighbouring 63 Campbell Street to view the structure from another perspective.

It was noted that backyard privacy was less impacted for this particular yard due to the carport style roof covering the portion of the yard closest to the development. However, it was noted that the third bedroom was visible from the proposed development.

It was noted that noise would be a concern that would be difficult to mitigate.

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, 9 May 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 4.23pm.

Recommendation

That the report be received for information.

Attachments

Nil

6.2 Site Inspection - DA.2017.286 - 5 McMahon Drive, Bungendore - Childcare Centre (Ref: C1861698); Author: Thompson/Edwards

Report

At the Planning and Strategy Committee meeting to be held on 9 May 2018, Council will consider a report on DA.2017.286 for a Childcare Centre at 5 McMahon Drive, Bungendore. 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 5.00pm on Tuesday, 8 May 2018.

Present were the Mayor Tim Overall, Cr Peter Bray AM, Cr Pete Harrison, Cr Trevor Hicks, Cr Peter Marshall, Michael Thompson (Portfolio General Manager – Natural and Built Character), Luke Perkins (Senior Town Planner), Alex Baird (Applicant), Robert Jones (Submitter), Derek Mackay (Submitter), Derek Payne (Submitter), Bill & Desia Eagar (Submitters), Matt Hopf (interested party), Katherine Russell (interested party), Scott & Janine McPherson (interested party), Vanessa Lauf (Submitter), Joe & Robyn Gillman (Submitters), John Henson (Submitter), and Shannon Edwards (Minute Taker).

Apologies were received from Cr Trevor Hicks and Cr Trudy Taylor.

Overview

Mr Baird introduced himself and provided an overview of the proposal, describing it as;

- single storey childcare centre catering for 140-150 children,
- six internal rooms and 15-20 staff at its peak (noting this peak is estimated to build up over a two year period),
- operating 7.00am – 7.00pm (12 hours/day) on weekdays.

Mr Baird then acknowledged the constraints of the site, explaining that the following had been reviewed;

- Flood prone area proposed for car park – Mr Baird explained that it is proposed to raise this area to mitigate the flood effects, taking into account the resulting surface flow.
- Acoustics – an acoustic consultant has been engaged and clear balustrade fencing is proposed to mitigate this, as well as allowing for passive surveillance.
- Traffic generation – proposal has been based on RMS guidelines

Fencing and Setbacks

A question was asked about interface with the skate park; Mr Baird responded by mentioning the proposed acoustic fence, allows some passive with Council requiring open elements to the fencing on three of the four sides (excluding the side facing the carpark), including that separating the centre from the skate park.

In response to a question about the proposed fencing for the commercial site, in comparison to residential fencing requirements, Mr Perkins advised that streetscape was also taken into consideration when it came to fencing, and a solid fence the length of the larger block would not be desirable.

Setbacks were confirmed by as between 2m-3m at the closest point (Eastern setback – McCusker Drive) and 10m as the primary setback (Northern setback – McMahon Drive).

Traffic

In response to a question about whether or not Council proposed any changes to the two nearby 'no parking' areas or any slip roads, Mr Thompson confirmed that the development did not warrant this, and therefore, Council did not propose any change. In response to an enquiry

as to whether school holiday periods would increase traffic impact, Mr Perkins confirmed the centre only proposed care for children 0-5 years and as such would continue normal operations during school holiday periods.

In response to submitters concern for school children and other pedestrians having to cross the road back and forth, Mr Thompson confirmed there were currently no proposals for pedestrian crossing, a bus stop or a path on the other side of McCusker Drive.

Clarification was sought in relation to the duration and purpose of non-staff parking. Mr Thompson explained that the parking calculation was in line with requirements; being 1 space per 4 children; taking into account use of the site, including the staff required to care for those children as well as daily drop off and collection. It was acknowledged that at peak times all the carparks may well be used, but that during morning and afternoon peaks parking would be available.

It was asked if existing emergency and pedestrian access to the nearby playing field would be retained, to which Mr Perkins confirmed the proposed 6m setback of the carpark would allow access to the open area. It was also confirmed that Council would retain ownership of the land proposed for the carpark and therefore those using the skate park or nearby fields could also utilise this carpark.

Residents raised their concern about overflow of parking to nearby streets and having multiple entrances to the centre. Mr Perkins responded by advising there would be a single building entry on the carpark side, passively directing people to this side of the building. There would however be an emergency exit gate onto McMahon Drive.

Mr Perkins explained that further acoustic assessment of the centre would occur once operational to ensure the facility meets the requirements of the pre-development acoustic report.

Flooding

In response to a comment about the rapidity and frequency of flooding and impacts to the proposed parking area and two entrances to Elmslea Estate, Mr Perkins advised that an Emergency Management Plan required by the centre would address flooding and the centre would not operate during flood events.

General

A submitter stated that the residents' concerns were not necessarily opposed to the type of development, but rather the size and location, with regard to flooding, traffic generation and noise.

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, 9 May 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 5.30pm

Recommendation

That the report be received for information.

Attachments

Nil