



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

8 March 2023

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

- 10.5 Site Inspection - DA.2021.1453 - Construction of three storey boarding house
– 2 Ross Road, Queanbeyan2

LIST OF ATTACHMENTS

Open Attachments

Nil

Closed Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.5 Site Inspection - DA.2021.1453 - Construction of three storey boarding house – 2 Ross Road, Queanbeyan (Ref: ; Author: Ormella/Edwards)

File Reference: DA.2021.1453

Report

At the Council meeting to be held on 8 March 2023, Council will consider a deferred report on DA.2021.1453. This application relates to a proposal to construct a three-storey boarding house at 2 Ross Road, Queanbeyan. 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 5.06pm on Monday, 6 March 2023.

Present were as follows:

Councillors and QPRC staff: Cr Michele Biscotti; Cr Esma Livermore; Cr Ross Macdonald; Cr John Preston; Cr Steve Taskovski; Cr Katrina Willis; Cr Bryce Wilson; Ruth Ormella (*Director – Development and Environment*); Graeme Harlor (*Manager – Development*); Shannon Edwards (*Minute Taker*);

Apologies: Mayor Kenrick Winchester; Cr Mareeta Grundy

Mr Harlor provided a brief overview of the proposal to those present and clarified a 3.5m front setback and height of 8950mm above ground level, noting the rear elevation best depicts the height.

It was also noted that the neighbouring property, 4 Ross Road, has ground level courtyards along the side boundary of 2 Ross Road, which is rare. This was mentioned in relation to concerns raised by submitters regarding potential overshadowing of private open space (POS).

All present then moved to view the side boundary between 2 and 4 Ross Road, where Mr Harlor detailed the approximate 7m resulting side setback; comprising the existing setback on 4 Ross Road and the proposed 3.5m setback at 2 Ross Road.

In response to concerns raised by submitters, the applicant recently reversed the direction of the roof slope (prior to the 22 February 2023 Council Meeting). It is now sloping from South to North to further minimise potential overshadowing of the neighbouring building.

Question from Councillors included:

- **No minimum floor space ratio;** noting a maximum of 25m².
- **Cumulative acoustic impact of multiple air-conditioning units** – Ms Ormella reassured Councillors that air-conditioning units are required to meet Australian Standards and building regulations, and accordingly an acoustic assessment has been provided by the applicant and reviewed by Council's Environmental Health Officer, who raised no concerns.

Further it was noted that screening of the air-conditioning is proposed, but it was noted that the intention of this may be for visual mitigation alone. Ms Ormella offered to take this question on notice to provide clarification of any auditory buffer proposed.

- **Privacy and visual impact** – Ms Ormella confirmed that habitable rooms such as bedrooms and living areas generally do not require visual treatment when reasonable setbacks can be achieved. Adding that it is expected that blinds or curtains will also be added to provide additional privacy for both residents and neighbours. Mr Harlor later added that in most cases, the resident wants the same level of privacy as a

10.5 Site Inspection - DA.2021.1453 - Construction of three storey boarding house – 2 Ross Road, Queanbeyan (Ref: ; Author: Ormella/Edwards) (Continued)

neighbour. It was noted that the proposed development did combine a variation of living spaces in one room.

In terms of blocking the existing view of neighbours at 4 Ross Road, it was noted that this is not a legislated reason for refusal, and that the scale and height of the proposed development is permissible and characteristic of R4 (High Density) zoning. Councillors and staff both noted that the proposed separation was acceptable and, in fact, more generous than some other newer development areas in the region.

- **Waste management for bulky items** – it was noted by Councillors that dumping of bulky items is often an issue with multiunit developments in Queanbeyan. Clarification was sought as to whether hard waste collection would be available for the proposed development and Ms Ormella agreed to take this question on notice to be confirmed at the Council meeting. Mr Harlor noted that rooms will be furnished, and a manager will be on site which should minimise the risk of illegal dumping on the verge.
- **Carparking** – Councillors noted there are 20 rooms and 14 carparks proposed, but that the State Environmental Planning Policy (SEPP) overrides local controls regarding parking requirements.
- **Type of development and target demographic** – Councillors asked why a boarding house was proposed, instead of flats, and asked how this might relate to the Affordable Housing strategy. Ms Ormella clarified that boarding houses differed from affordable housing in terms of definitions.

It was suggested there was intent to meet a need within the community for low-cost housing and development such as this may assist to address people at risk of homelessness due to relocation, and cost of living pressures.

It is also intended to cater for skilled people and contractors coming to the region to work such as teachers, nurses, short term contracts, and those recently separated on a single income. Councillors noted there was a minimum stay of three months, but no specified maximum stay.

- **Lack of drying area, green POS, and kitchen size** – Ms Ormella noted that these concerns have been addressed in the assessment report.

The site inspection concluded at 5.29pm.

Recommendation

That the report be received for information.

Attachments

Nil