

Ref: SUB23/282754
11 June 2024

Rebecca Ryan
The General Manager
Queanbeyan-Palerang Regional Council
257 Crawford Street
QUEANBEYAN NSW 2620

Re: Notice of proposed residential housing

Dear Rebecca,

This letter is to notify Council of a proposal by Homes NSW to develop new residential housing and to invite Council's written comments on the development proposal:

Site location: 24 Thuralilly Street, Queanbeyan East, NSW 2620
Lot 176 in DP 222494

Proposal: Construction of a new manor house development comprising 3 units, with attached garages and associated landscaping.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. Homes NSW is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are enclosed for Council's review and comments:

- Architectural Plans
- Landscape Plan
- Civil Plans
- Traffic Report
- Statutory Notification Plans
- Survey Plan
- Section 10.7 Certificate
- Access Report
- BASIX & NatHERS Certificate
- Geotechnical Report
- Waste Management Plan
- Statement of Compliance
- Design Compliance Certificates
- Building Code of Australia Report
- Title Search and Deposited Plan
- Arborist Report

Please email Council's comments to Lucy Broadwell, Senior Planner, Homes NSW at lucy.broadwell@homes.nsw.gov.au by **6 July 2024**.

For general enquiries, please contact our Community Engagement team on 1800 738 718 (voicemail) or by email at CommunityEngagement@homes.nsw.gov.au.

Yours sincerely,

A handwritten signature in grey ink that reads "Lorna O'Shane".

Lorna O'Shane
Community Engagement Manager
Homes NSW

Ref: SUB23/282754

11 June 2024

The Resident(s)
15 Thurralilly Street
QUEANBEYAN EAST NSW 2620

Re: Proposed residential development – 24 Thurralilly Street, Queanbeyan

Dear Resident(s),

I am writing to you from Homes NSW about our plans to develop new housing at 24 Thurralilly Street, Queanbeyan East and seek your feedback on our detailed design.

What we are proposing

We are proposing to redevelop the vacant site with a new 2-storey manor house development which will include:

- 3 homes in total — 2 x 1 bedroom dwellings and 1 x 2 bedroom dwelling
- 3 attached garages
- Landscaping, fencing and associated works across the site

What is happening now?

We have recently completed a detailed design for 24 Thurralilly Street, Queanbeyan East. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project. Where possible, we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams.

How you can submit your feedback

After reading through the enclosed materials, you may provide feedback by contacting the Community Engagement Team via email: CommunityEngagement@homes.nsw.gov.au or phone: 1800 738 718 (voicemail).

All feedback should be received **by 6 July 2024** to give us enough time to consider it. You will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in grey ink that reads "Lorna O'Shane".

Lorna O'Shane
Community Engagement Manager
Homes NSW

About Homes NSW

The NSW Government is determined to make NSW a place where everyone has access to safe and secure housing, and where experiences of homelessness are rare, brief and non-recurring.

Homes NSW leads work to deliver more social and affordable housing, end the cycle of homelessness and deliver quality public housing to our 262,000 tenants across NSW. Access to safe housing assists people to pursue health, education and employment opportunities, which helps to strengthen the communities where we all live.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), NSW Aboriginal Housing Office (AHO) and key worker housing.



To find out more, visit our website at www.nsw.gov.au/homes-nsw or scan the QR code.

From: Annie Shumaker

Sent: Thursday, July 4, 2024 9:16 AM

To: CommunityEngagement <Communityengagement@homes.nsw.gov.au>; Lucy Broadwell <Lucy.Broadwell@homes.nsw.gov.au>

Subject: Development proposal - 24 Thurralilly Street, Queanbeyan East SUB23/282754

This Message Is From an External Sender

This message came from outside your organization.

Good morning Lucy

Thank you for the opportunity to comment on Homes NSW's proposed *construction of a new manor house development comprising 3 units, with attached garages and associated landscaping*.

Queanbeyan-Palerang Regional Council (QPRC) circulated the proposal internally and requested feedback from QPRC's Affordable Housing Strategy Working Group, which includes comments from Queanbeyan Housing Action Collective.

The following points are made for NSW Homes' consideration:

- QPRC staff understand Homes NSW is utilising the State Environmental Planning Policy (Housing) 2021 to progress the proposal
- The sight distance at Thurralilly Street at the intersection with High Street is difficult; the no right turn restriction is noted
- Footpaths around the proposal are 1.0 metre - an upgrade to 1.5m is recommended
- It is noted that because the proposed manor house development comprises 3 units, it has no requirement to meet the Access and Mobility controls outlined in Part 3C.5.10 of the Queanbeyan Development Control Plan 2012 (QDCP2012). This is because the QDCP 2012 does not require adaptable dwellings to be incorporated into proposals involving fewer than 5 units. While not required by the Queanbeyan Development Control Plan 2012, Homes NSW are requested to consider incorporating adaptable dwellings into further redevelopments of housing in Thurralilly Street, Queanbeyan.
- The proposed manor house development is supported with a BASIX building sustainability index certificate which outlines commitment to thermal performance, water usage and energy. It is noted however, that the living area of Unit C faces south and west. It is requested that orientation be taken into account in further redevelopment of housing in Thurralilly Street Queanbeyan.
- Given the aspect of Unit C, it is requested that NSW Homes consider double glazing and additional insulation as necessary, to assist residents to better manage heating and cooling.
- That unit connections to the solar power be individually metered for each unit
- That only electric appliances be installed into the units.

Please contact me at [REDACTED] should you require further information.

Kind regards
Annie

Annie Shumaker
Senior Strategic Planner

Queanbeyan-Palerang Regional Council

Tel: [1300 735 025](tel:1300735025)

Web: www.qprc.nsw.gov.au

Mail: PO Box 90 Queanbeyan NSW 2620

