

APPENDIX B

CARETAKERS' DWELLINGS

Caretakers dwelling investigation

The subject site and its surrounding has been zoned 4(a) General Industrial as far back as the Planning Scheme for the Municipality of Queanbeyan, dated 17 February 1967. Much of the land under this zone has been carried across into the *Queanbeyan Local Environmental Plan 1998* as Zone 4(a) Industrial A and *Queanbeyan Local Environmental Plan 2012* (QLEP 2012) as IN1 General Industrial. Therefore this land was not rezoned from light industrial to general industrial.

Prior to QLEP 2012, there were no light industrial zone or equivalent under QLEP 1998. Some of the nearby industrial lands that has an interface with residential zones (including land east of Kealman Road, east of Lorn Road and along John Bull Street) were rezoned from Zone 4(a) General Industrial to IN2 Light Industrial when QLEP 2012 was gazetted.

Under Clause 34 of QLEP 1998, “dwelling-houses used in connection with other development permitted in this zone” (commonly known as caretakers units) are listed as permissible with development consent in Zone 4(a). These type of dwelling-houses were allowed to support the industrial activities of the land. Council records show nine caretakers units have been approved in the area. It is uncertain whether all approved caretakers units have be built or still being used as such.

‘Caretakers units’ or ‘dwelling-houses used in connection with other development permitted in this zone’ are not a defined term in the *Standard Instrument—Principal Local Environmental Plan* therefore they are not included in Zone IN1 General Industrial under QLEP 2012 as a type of development permissible with consent.

Address and summary

12 John Bull Street

- In summary: Development consent appears to be granted for a caretaker's unit
- 1 caretaker's unit approved at this address.

14 John Bull Street

- In summary: no approval for a caretaker's unit on Council's record, while there was discussion about a caretaker's unit in 2013, no DA has been received.
- No caretaker's unit approved at this address.

16 John Bull Street/5 Ogilvie

- In summary: Development consent appears to be granted for a caretaker's unit but its fit out may not have the necessary approval.
- 1 caretaker's unit approved at this address.

18 John Bull Street

- In summary: Development consent appears to be granted for a caretaker's unit.
- 1 caretaker's unit approved at this address.

20 John Bull Street/9 Ogilvie

- In summary: There appears to be approval of a concept plan under DA 3/91 for a caretaker's unit but does not appear to be acted on. A caretaker's unit has been approved as part of DA 370/2009, which will lapse soon.
- 1 caretaker's unit approved but not built at this address.

22 John Bull Street

- In summary: Development consent appears to be granted for a caretaker's unit.
- 1 caretaker's unit approved at this address.

24 John Bull Street

- In summary: a caretaker's unit was approved under DA 658/2002 and has an OC. It does not appear to be affected by the approved change of use under DA 77/2010.
- 1 caretaker's unit approved and built at this address.

18 Ogilvie Crescent

- In summary: 2 caretaker's units are approved at this address (one above unit 3 and the other above units 10 and 11).
- 2 caretaker's unit approved and built at this address.

1 Kealman Road

- In summary: a caretaker's unit was approved under DA 315-2007.
- 1 caretaker's unit approved and built at this address.

3 Kealman Road (was 67 Stephens Road and rated as 168 Gilmore Road)

- In summary: no approval for a caretaker's unit on Council's record.
- No caretaker's unit approved at this address.

