PALERANG DEVELOPMENT CONTROL PLAN 2015

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Part A Preliminary Information

A1 About this Development Control Plan

The *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (*QPRLEP2022*) provides the statutory framework for land use management in the Queanbeyan-Palerang Local Government Area (LGA), subject to overriding planning controls in State Environmental Planning Policies and legislation.

This development control plan (DCP) expands on the aims, objectives and other provisions of the *QPRLEP2022* and provides detailed development provisions for development in the former Palerang LGA.

The purpose of a DCP is to provide guidance to developers and the consent authority when carrying out or approving development to:

- Achieve the objectives of land use zones under an environmental planning instrument (EPI); and
- Facilitate permissible development under an EPI.

Provisions in a DCP are therefore to provide guidance and are not statutory requirements.

A2 Citation - Name of this Development Control Plan

This DCP is called the Palerang Development Control Plan 2015. It has been prepared pursuant to the provisions of Division ~~Section~~ 3.6 of the *Environmental Planning and Assessment Act 1979* and Division 2 ~~Clauses 16-24~~ of the *Environmental Planning and Assessment Regulation 2021* ~~*2000*~~.

Queanbeyan-Palerang Regional Council ('Council'), as the consent authority, is required under Section 4.15 of the *Environmental Planning and Assessment Act 1979* to take into consideration the relevant provisions of the DCP in determining development applications on land to which it applies.

A3 Land covered by this Development Control Plan

The DCP applies to all land in the former Palerang local government area except for the state conservation area 'Braidwood and its setting'. Controls relating to 'Braidwood and its setting' are contained in the *Braidwood Development Control Plan 2006*.

The adoption of this DCP repeals the following development control plans:

- Palerang Council, Fencing Requirements in Rural, Environmental Protection and Rural Residential Areas
- Cooma-Monaro DCP No. 1 Development and Subdivision of Land (Urban and Rural)
- Cooma-Monaro Development Control Plan No. 20 Exempt Development
- Cooma-Monaro Development Control Plan No. 21 Complying Development
- Mulwaree Development Control Plan No. 6 Rural Subdivision for Dwelling Houses
- Mulwaree Development Control Plan No. 5 Dwelling Houses and Class 10 Buildings
- Palerang Council Development Control Plan Advertising and Notifying Development Applications
- Palerang Council, Palerang Advertising Signs Development Control Plan 2007
- Palerang Council, Palerang Activities in Public Places Development Control Plan 2007
- Palerang Council, Development Control Plan Yarrowlumla LEP 2002 2(v) Village Zone
- Yarrowlumla Development Control Plan Rural Zones
- Yarrowlumla Development Control 7(e) Environmental Protection Zone
- Tallaganda Environmental Heritage Development Control Plan No. 1
- Tallaganda Development Control Plan No. 3. Rural Small Holding Development

- Tallaganda Development Control Plan No. 3. Rural Small Holding Development
- Tallaganda Development Control Plan No. 6 Exempt Development
- Tallaganda Development Control Plan No. 7 Complying Development
- Tallaganda Shire Council, Development Control Plan No. 8 On-Site Sewage Management
- Tallaganda Shire Council, Development Control Plan No. 4 Rural 1(a)

A4 Purpose

The purpose of this DCP is to provide more detailed provisions and to support the aims of the *QPRLEP2022*. The aims of the *QPRLEP2022* are:

a) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
b) to protect and improve the economic, environmental, social and cultural resources and prospects of the community,
c) to facilitate the orderly and economic use and development of land having regard to ecological sustainability principles,
d) to provide for a diversity of housing to meet the needs of the community into the future,
e) to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development that caters for the retail, commercial and service needs of the community,
f) to keep and protect important natural habitat and biodiversity,
g) to protect water quality, aquifers and waterways,
h) to keep, protect and encourage sustainable primary industry and associated commerce in rural areas,
i) to identify and protect the cultural heritage of the area, including the built heritage and the Aboriginal heritage,
j) to protect important scenic quality, views and vistas,
k) to facilitate the orderly growth of urban release areas,
l) to ensure development does not unreasonably increase the demand for public services or public facilities,
m) to identify, protect and provide areas for community health and recreational activities.

A5 Structure of this Development Control Plan

This DCP is comprised of five ~~four~~ parts. It is important to read all parts as development applications must respond to all relevant matters in the DCP.

Part A – Preliminary Information

This part contains the preliminary information associated with the DCP and an explanation as to how it should be used. It also sets out the planning framework for the DCP.

Part B – General Provisions

This part contains the General Provisions that apply to all development. These provisions include:

- Site Analysis
- Biodiversity
- Bush fire prone land
- Contaminated land
- Crime prevention through environmental design

Disability standards for access

- Engineering requirements (roads, parking, stormwater management, water and utilities)
- Erosion and sediment control
- Flood planning
- Heritage
- Landscaping
- On-site system of sewage management
- Tree and vegetation preservation
- Waste management

Part C – Development Specific Provisions

This part contains the development specific provisions and includes:

- Subdivision
- Rural development
- Residential development
- Business development
- Industrial development
- Specific land uses

Part D – Area Specific Provisions

This part contains area-based provisions. Where an area-based provision is inconsistent with a general provision or a development specific provision, the area-based provision prevails to the extent of that inconsistency.

Part E – Notification of a Development Application

This part contains provisions to ensure that public participation occurs in an orderly, consistent and transparent manner.

A6 Variations to the Development Control Plan

Provisions of a DCP are intended to provide guidance and are not statutory requirements. Council may consider varying the development provisions where it can be demonstrated that the objectives to which the provision relates can be wholly achieved by an alternative solution and the proposal is consistent with the *QPRLEP2022* aims and zone objectives.

A variation that is inconsistent with any local environmental plan aim or zone objective will not be supported.

A7 When to use this Development Control Plan

This DCP applies to all development that requires consent in the former Palerang local government area except for the state conservation area of 'Braidwood and its setting' where the *Braidwood DCP 2006* applies.

A8 Lodging a Development Application

Pre-lodgement meetings

Applicants are encouraged to seek advice from Council prior to lodging a development application by contacting Council's customer service staff to arrange a pre-lodgement meeting.

Standard development application requirements

The *Environmental Planning and Assessment Act 1979* and the associated regulations specify the documentation required with all development applications. Missing or incomplete documentation can delay processing the development application. Checklists setting out the required information for different types of development are available from Council's customer service staff or on Council's website www.qprc.nsw.gov.au

A9 Notification of a Development Application

Public participation is an important component of the development assessment process. To ensure that public participation occurs in an orderly, consistent and transparent manner the development application will be advertised or notified in accordance with Part E.

A10 Publication of Development Applications Received List

A list of development applications received will be published on Council's website.

A11 Amendments, Modifications and Reviews

Amended applications – prior to determination

In accordance with the Environmental Planning and Assessment Regulation 2021 ~~2000~~, a development application may be amended or varied by the applicant (but only with the agreement of the consent authority) at any time before the development application is determined.

When a development application is amended, prior to it being determined, the development application may be readvertised and re-notified in accordance with Part E.

Modification of development consents - Section 4.55 applications

The *Environmental Planning and Assessment Act 1979* allows the modification of development consents where the consent authority is satisfied that following the modification the development will be substantially the same development as the development that was originally approved.

There are 3 categories of Section 4.55 applications:

- Section 4.55(1) – modifications involving minor error, misdescription or miscalculation
- Section 4.55(1A) – modification involving minimal environmental impact
- Section 4.55(2) – other modifications

The application may be readvertised and re-notified in accordance with Part E.

Request for review of determinations – Section 8.2 review

In accordance with the *Environmental Planning and Assessment Act 1979*, an applicant may request that Council review a determination of an application, other than:

a) a determination to issue or refuse to issue a complying development certificate, or
b) a determination in respect of designated development, or
c) a determination in respect of integrated development, or

d) a determination made by the council under Division 4.6 in respect of an application by the Crown

A12 Process Following Receipt of Submissions

Submissions in relation to development applications, Section 4.55 applications and Section 8.2 applications must be in writing (email is acceptable).

Submissions received by the Council will be available for public inspection upon request under the *Government Information (Public Access) Act 2009*. Submissions will not be kept confidential, and the names and details of submitters will not be suppressed, but details will not be included in Council business papers and will not be published on Council's website.

The Council will acknowledge submissions in writing.

If a development application is to be considered at a Council meeting, those who made written submissions, together with the applicant, will be advised of the Council meeting date at which the development application is to be considered. Applicants and submitters will have the opportunity to make a short statement at the Council meeting.

Those who made submissions will be advised in writing of the Council's decision regarding the development application.

A13 Developer Levies

Development contributions are levies applied to certain development as a means to fund local infrastructure and services that are required as a result of new development. The contributions are levied under the provisions of Section 7.11 and Section 7.12 Local Infrastructure Contribution Plans prepared pursuant to the *Environmental Planning and Assessment Act 1979* and Section 64 of the NSW *Local Government Act 1993*.

The following Development Contributions Plans apply to the Palerang local government area:

- Palerang Section 94A Development Contribution Plan
- Bungendore Section 7.11 Development Contributions Plan for Community and Recreation Facilities 2022
- Bungendore Section 7.11 Contributions Plan No. 8 – Provision of Pathway Network at Bungendore
- Bungendore Section 7.11 Contributions Plan No. 9 – Street upgrading at Bungendore
- Palerang Section 94 Plan No. 10 – Provision of Kings Highway Culverts at South Bungendore
- Bungendore Section 7.11 Development Contributions Plan for Car Parking Facilities 2021
- Yarrowlumla Section 94 Plan No. 2 – Provision of Access Roads
- Yarrowlumla Section 94 Plan No. 3 – Provision of Community Facilities
- Tallaganda Section 94 Plan No. 3 – Roadworks
- Tallaganda Section 94 Plan No. 4 – Bushfire Control and Suppression
- Mulwaree Section 94 Plan – 2003-2008

Section 7.11 and 7.12 contributions are determined in conjunction with a Development Application and are imposed by a condition of consent in accordance with the development contributions plan in force at that time. Contribution rates are adjusted quarterly in line with the Consumer Price Index or as specified in the individual plans.

Generally development applications for subdivision, dual occupancy, secondary dwelling, multi dwelling housing, residential flat buildings, seniors housing, commercial and industrial development, as well as development applications for dwelling houses on lots that were not created by an approved subdivision, will be subject to development contributions.

Contributions are usually satisfied by payment of a monetary contribution. However, subject to Council approval, contributions can also be satisfied by dedication of land and material public benefit (works-in-kind) or a combination of these.

The Act also provides for the negotiation of development contributions via a Voluntary Planning Agreement between Council and a developer.

The following Section 64 plans apply to the Palerang local government area:

- Water Supply – Development Servicing Plan for former Palerang
- Sewerage – Development Servicing Plan for former Palerang

A14 Relationship to Voluntary Planning Agreements

The consent authority is required to take into consideration, where relevant, a planning agreement that has been entered into under Section 7.4 of the *Environmental Planning and Assessment Act 1979*, or any draft planning agreement that a developer has offered to enter into under Section 7.4.

A15 Relationship to Other Council Policy Documents

This DCP should be read in conjunction with the *QPRLEP2022*.

Certain development may be subject to other policies of Council. The onus is on any prospective applicant to check with Council if there are any additional or updated documents relevant to the site that require consideration when making a development application.

A16 Savings and Transitional Provisions

This DCP does not apply to any development application, any application to modify development consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979* Act, or any application for a review of determination under Section 8.2 of the *Environmental Planning and Assessment Act 1979*, which was lodged with Queanbeyan-Palerang Regional Council, but not finally determined before the commencement of this DCP. Any development application lodged before the commencement of this DCP will be assessed in accordance with any previous DCP, or other Council policy which applied at the time of development application lodgement.

A17 References to External standards and documents

References are made in this DCP to external documents and standards, including but not limited to Australian and New Zealand Standards, AUSPEC specifications and standard drawings. In all circumstances, the reference is taken to mean the current version of that standard or specification.

A18 The Consent Authority

Queanbeyan-Palerang Regional Council is the consent authority for most development applications. The Minister is the consent authority for projects identified as being of state significance and the Southern ~~Joint~~ Regional Planning Panel may be the consent authority for development of regional significance.

A19 Glossary

This DCP adopts the terms and definitions of the *QPRLEP2022*. Additional terms used in this DCP are defined below

Arterial road

Arterial road are roads that carry high volumes of traffic and provide key transport links but are not classified roads

Buffer

Land set aside for the purpose of separating land areas where uses are incompatible, for example industry and housing.

Building articulation

Building articulation refers to the manner in which the building surfaces, edges, corners and materials unit to form the building. Elements of articulation include treatment to porches, balconies, doors, windows, roofs, materials and other architectural details. In highly articulated buildings each part clearly stands out.

Building envelope

The building envelope illustrates in a document such as an instrument made under the *NSW Conveyancing Act 1919*, the area where buildings can be erected.

Classified road

Classified road are roads designated by NSW Roads and Maritime Services as important transport links. The classified roads in the Queanbeyan-Palerang local government area are the Federal Highway, Monaro Highway, Kings Highway, Cooma Road, Sutton Road, Nerriga Road, Goulburn Road, Tarago Road, Macs Reef Road, Captains Flat Road and Bungendore Road (refer to map in Appendix D).

Development application

An application which seeks consent to carry out development and includes details of the proposed development and its impacts.

Easement

An easement is a restriction on the use of land. The width, location and purpose of an easement is shown on the Deposited Plan.

Public domain

Urban space which can be accessed by the public. It may include footpaths, roads and different types of park. In some instances the area is used for passive or non-passive recreation.

A20 Planning Framework

NSW Environmental Planning and Assessment Act 1979

Planning and development is carried out under the NSW *Environmental Planning and Assessment Act 1979* and the NSW Environmental Planning and Assessment Regulation 20212~~2000~~.

State Environmental Planning Policies

State Environmental Planning Policies are made under the NSW *Environmental Planning and Assessment Act 1979*. They are environmental planning instruments and are developed where policy extends beyond a local area. For example the State Environmental Planning Policy (Biodiversity and Conservation) 2021 manages water quality in the Sydney drinking water catchment. A large part of the Queanbeyan-Palerang local government area is within the Sydney drinking water catchment. There are numerous State Environmental Planning Policies applying to the local government area.

The *Queanbeyan-Palerang Regional Local Environmental Plan 2022*

The *QPRLEP2022* has been prepared for the Queanbeyan-Palerang local government area in accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*

The local environmental plan consists of a text document and maps. The aims of the local environmental plan are contained in the first part and each of the land use zones has a set of objectives.

The objectives are taken into account when a development application is being determined. It is not necessary to meet every objective. However, a development application that meets several is likely to be favourably considered.

It should be noted that the objectives are not strategies which require either property owners or Council to undertake work.

Exempt and Complying Development

The *Environmental Planning and Assessment Act 1979* provides that, as long as specified requirements are satisfied, certain developments can be:

- Exempt development, this type of development can proceed without any approvals under the *Environmental Planning and Assessment Act 1979*
- Complying development, this type of development can proceed with a streamlined approval process under the *Environmental Planning and Assessment Act 1979*

Provisions relating to exempt and complying development are contained primarily in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, with some additional provisions in the *QPRLEP2022*.

Exempt and complying development is still subject to any approvals or other requirements under other legislation such as the *Local Government Act 1993*, *Roads Act 1993* and *Water Management Act 2000*. This includes approvals for driveways across nature strips, water and sewer connections and stormwater discharge.

A21 Ecologically Sustainable Development

Ecologically Sustainable Development means using, conserving and enhancing natural resources so that the ecological processes on which life depends are maintained, and the total quality of life, now and in the future, is improved. A key concept of sustainable development is that social, economic and environmental considerations are interdependent.

Ecologically sustainable development policies have been adopted by governments at all levels across Australia and the principles have been included in a range of legislation. One of the objectives of the *Environment and Planning Assessment Act 1979* is to encourage ecologically sustainable development.

The *Local Government Act 1993* Dictionary defines the principles of ecologically sustainable development as those set out below. Principles are rules of conduct or action that are applied when implementing a policy or making decisions. They provide guidance on how decisions should be made.

Principles of ecologically sustainable development

Ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making processes. Ecologically sustainable development can be achieved through the implementation of the following principles:

a) The precautionary principle—namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by:

i. Careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

ii. An assessment of the risk-weighted consequences of various options

b) Inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations

c) Conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,

d) Improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, including the following:

   i. Polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement.

   ii. The users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste.

   iii. Environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

Examples of addressing the principles of Ecologically Sustainable Development in a new development might include the:

- use of solar or wind power
- planting of a xeriscape garden instead of using exotic plants
- use of a conservation agreement to protect an area of high biodiversity
- total cost of the development, for example a private recreation facility, is borne by those
- who will benefit from the development. This could be through the charging of an entry
- fee which covers all operational costs and provides funds for maintenance and ongoing
- improvements
- provision of walkways and shaded outdoor areas
- development is located close to a reasonable level of community services and
- infrastructure, ~~or~~
- reuse of an older building
- water re-use and water sensitive urban design

The *Local Government Act 1993* requires Council to take account of Ecologically Sustainable Development in all decision making, including its assessment of any development proposal. Additionally, the *NSW Land and Environment Court* has found that the principles of Ecologically Sustainable Development are to be considered.

The principles should also be taken into account by applicants in establishing project objectives, site selection and in the project layout, design, technology and operational decisions.

Part B General Provisions

B1 Site Analysis

A site analysis is required to ensure that development is of a high quality, minimises environmental impacts and positively contributes to the existing character of the locality.

The site analysis should comprise of a site plan and accompanying written material. The site plan is to illustrate the existing site attributes and constraints and must be based on a survey drawing produced by a qualified surveyor and contain a reference number and a date. Where no Deposit Plan is available distances shall be provided from natural features such as a river. In some instances an identification survey may be required

Unless otherwise agreed in writing by Council at a pre-lodgement meeting, a site analysis is required for all development applications.

Objective

a) To ensure that site attributes and constraints are carefully considered in the site planning and assessment process

Development application requirements

- Plans of the proposed development at a scale that shows the detail of the proposed development
- A due diligence assessment for Aboriginal heritage. Refer to section B10.2 Aboriginal Heritage in this DCP
- An A3 sized site plan is required for all development at a scale that allows it to be easily read. The following scales are provided as a guide:
  - 1:100 to 1:200 within a village area
  - 1:500 to 1:2000 for rural residential/rural development
  - 1:1000 for a road.
  - north point and bar scale

Note: Development on large lots may require lodgement of more than one site plan, each at different scales to allow all the site attributes and constraints to be read.

The plan is to show the following:

- microclimate including the prevailing winds
- lot dimensions, fences, boundaries and any easements
- existing contours at 0.25m intervals and levels to Australian Height Datum (AHD). Where development is proposed on land that has a slope of less than 2%, contour intervals are to be at 0.2m intervals. Development applications should show contours that are appropriate to the topography and nature of the proposed development
- steeply sloping land in excess of 18 degrees (unsuitable for house construction) – Note the *QPRLEP2022* Landscape Map shows slopes over 18 degrees and clause 7.7 of the *QPRLEP2022* requires that proposed development on these areas receive additional consideration
- existing cadastral boundaries and all adjoining Crown land (including Crown Public roads) must be identified
- flood affected areas (refer to section B.9 Flood planning in this DCP)
- overland stormwater flow paths, drainage and services

- any potentially contaminating land uses that have occurred on the land, contaminated soils or filled area or unstable lands (refer to section B.14 Potentially contaminated land in this DCP)
- easements or connections for drainage and internal house drains, water, sewer and utility services
- Identification of any existing trees or significant vegetation, including remnant vegetation, native grasses, improved pasture, habitat corridors and habitat for threatened species (refer to section B3 Flora, fauna, soil and watercourses)
- any existing buildings and other structures, including their setback distances from the existing or proposed lot boundaries
- heritage features (refer to sections B.10 Heritage – European (non-Indigenous), Aboriginal (Indigenous) and Natural and D Area Specific Provisions in this DCP)
- existing and proposed road network, including connectivity and access for all adjoining land parcels (refer to section B.7 Engineering requirements in this DCP)
- pedestrian and vehicle access (refer section B.7 Engineering requirements in this DCP)
- views to and from the site, including prominent ridgelines visible from surrounding areas and dedicated public roads (refer to section B.6 Development on ridgelines and prominent hills in this DCP)
- overshadowing by neighbouring structures
- any other notable features or characteristics of the site
- adjoining land uses
- sources of noise
- information required by other sections of this DCP. For example details relating to the proposed On-site System of Sewage Management (refer to B13).

B2 Accessible Design

B2.1 Access

The way in which buildings are designed can result in discrimination in places of employment, tourist or other accommodation, offices, or places of entertainment, recreation and leisure. The *Disability Discrimination Act 1992* makes it unlawful to discriminate on the grounds of disability in providing access to or use of premises that the public can enter or use.

Walkways, ramps and landings, handrails, grab rails, doorways, doors and door circulation space, entertainment facilities, signs, car parking, sanitary facilities, washbasins, washroom fixtures and fittings, showers and floor surfaces are all areas where accessibility requires consideration.

B2.2 Premises standards

The *Disability (Access to Premises – Buildings) Standards [Premises Standards]* requires any new building open to the public, or existing buildings undergoing renovation, to comply with the standards.

The *Premises Standards* apply to certain classes of buildings and structures governed by the *Building Code of Australia* that require building approval for a construction certificate or complying development certificate where the application is for the:

- erection of a building
- alterations and additions to an existing building, or
- an application for a change in building use where building works are proposed or required to meet fire safety standards.

The *Premises Standards* also introduce a new concept referred to as an 'affected part' of an existing building. This means the principal pedestrian entrance to the building and any part of the building that

is necessary to provide a continuous accessible path of travel from the principal pedestrian entrance to the new or upgraded part of the building.

Table 1 summarises the *Building Code of Australia* classes of building to which the *Premises Standards* apply. This Table should be read in conjunction with the *Premises Standards* for more detailed requirements, including exemptions.

The lodgement of a development application does not in itself trigger the *Premises Standards*. However, it should be considered at this stage to reduce the need to modify any consent issued through a Section 4.57 application at the construction certificate stage so as to comply with the *Premises Standards* requirements.

Table 1 Class of building and the premises standards

Building Class	Building Type	Premises Standards that can apply
Specified Class 1b	Premises (not exceeding 300m2 and maximum of 12 persons) providing short term holiday accommodation such as bed & breakfast, farm stay, holiday cabin, tourist park, hostel and boarding house.	Access required to and into specified common areas and proportion of rooms or cabin.
Class 2	Residential flat building common areas where one or more sole occupancy units are made available for short term rent as holiday units, serviced apartments or time-share facilities.	For new buildings access is required to specified common areas and at least one floor containing sole occupancy units up to the entrance doorway of every sole occupancy unit on that level.
Class 3	Hotel, motel or a larger boarding house or hostel (that is not a class 1 or class 2 building), residential parts of schools or universities, specialist accommodation for people with a disability and residential parts of detention centres.	Access provided through a pedestrian entrance to at least one floor containing sole occupancy units and to the doorway of each unit. Access to be provided to at least one of each type of common room or space. Minimum ratio of accessible sole occupancy units specified.
Class 5, 6, 7b, 8 & 9a	Includes schools, universities, early childhood centres theatres, cinemas, sports stadiums and concert halls	Access required by any person using the building. to all areas within the building normally used by the occupants Small Class 5, 6, 7b and 8 buildings may qualify for exemptions regarding access to upper floors.
Class 7a	Car park	Continuous accessible path of travel must be provided from any building required to be accessible to any level of an associated car park containing accessible car parking spaces.
Class 9b	Includes schools, universities, early childhood centres theatres, cinemas, sports stadiums and concert halls	Access must be provided to all areas normally used by the occupants. In larger class 9b buildings wheelchair seating must be provided in locations representative of fixed-seating locations taking into account amenity, proximity to facilities, available sight lines and pricing. Class 9b transport facilities are subject to additional requirements.
Class 9c	Aged care buildings	Access provided through a pedestrian entrance to at least one floor containing sole occupancy units and to the doorway of each unit. Access to be provided to at least one of each type of common room or space. Ratio of accessible sole occupancy units specified.

Class 10a	Non-habitable building including private garage, carport, shed, toilet block, change room or the like..	Certain class 10a buildings are quire to be accessible if they are located in an accessible area, eg, a toilet block in a park, a change room associated with a sports field or a structure used to provide shelter.
Class 10b	Structure including wall, fence, swimming pool and the like	Health centre pools, public pool or a common-use pool associated with class 3 buildings and has a perimeter measured at the water's edge of more than 40m requires at least one form of access for people with a disability.

Objective

a) To ensure that the public domain of new developments provides equitable and safe access.

Control

1) An access report detailing how the proposed development will meet the *Premises Standards* and *Building Code of Australia* will be required with the development application.
2) Access is to be compliant with the *Disability Discrimination Act 1992* where it is not covered by the Premises Standards.

B2.3 Adaptable Housing

Across Australia almost 1 in 5 persons have a disability. As people age this ratio increases to around 1 in 2 persons for those aged over 60 years (ABS 2009). There is an increasing need for dwellings that can be lived in by people with a disability, but also dwellings that can be easily adapted to meet the changing needs of occupants across their lifetime. Adaptable housing provides for the flexible design of a dwelling, which has the potential to meet, a broad range of housing needs (for example older people and those with a disability) as it can be modified to cater for a range of occupants or visitors whose circumstances may change over time.

Liveable housing design guidelines

Liveable housing design means designing homes to meet the changing needs of occupants across their lifetime. A liveable home is designed to be:

- easy to enter
- easy to move around in
- capable of easy and cost effective adaptation
- designed to respond to the changing needs of the home occupants

Liveable Housing design guidelines (National Dialogue on Universal Housing Design 2011) provide information on how to introduce liveable design features into a new home or applied within existing homes. Reference is also made to *AS1428.1 - 2009 Design for Access and Mobility and AS4299 – 1995 Adaptable Housing*.

Australian Standard AS4299 – 1995 Adaptable Housing

In addition to being designed to be usable by most people, a house built to *AS4299-1995* has provision for additional modifications, should they be required, to meet the specific needs of an occupant. This may include the modification of kitchen joinery to meet changing physical needs, alterations to the laundry and bathroom to increase access and usability, the increase of lighting levels in response to sensory disability or the introduction of support devices such as grab rails and or additional security measures.

The objectives of *AS4299-1995* are to ensure that adaptable dwellings generally meet the following performance requirements:

- To be visitable by people who use wheelchairs, including at least one wheelchair accessible entry and a path of travel to the living area and to an accessible or visitable toilet.

- To have no steps and a minimum of level changes.
- To enable manoeuvrability for wheelchairs in and between the living area, kitchen, bedroom, bathroom and toilet.
- To provide ease of reach to electrical controls, taps, shelves and cupboards at levels to suit people who use wheelchairs.
- To provide laundry facilities capable of adaptation to enable access by people who use wheelchairs (can be external to the housing unit providing there is a wheelchair accessible path of travel).
- To prevent the establishment of small spot fires within the structure.
- To protect the structure from the external environment by providing adequate protective space around the structure.

The Standard contains both normative and informative components. Appendix A of the Standard comprises a checklist of 119 design and performance features for adaptable housing units which are classified as essential (55), first priority desirable (41), and desirable (23).

Plans and construction of adaptable housing units can be independently certified to this checklist as follows:

- adaptable house class A: all essential and desirable features incorporated,
- adaptable house class B: all essential and a minimum 50% of desirable features (including all those notated first priority) incorporated, or
- adaptable house class C: all essential features incorporated.

Objective

a) To encourage the introduction of livable housing design elements to single dwellings and dual occupancy development to meet the changing needs of occupants across their lifetime.

b) To increase the stock of dwellings which meet the Class B *Adaptable Housing Australian Standard AS4299-1995.*

Control

1) Single dwellings, secondary dwellings, dual occupancy and semi-detached dwellings are to consider incorporating, as a minimum, the following six core design elements in the design of the building:
   - a safe and continuous path of travel from the street entrance and/or car parking area to the dwelling entrance that is level,
   - at least one level (step free) entrance into the dwelling,
   - internal doors and corridors that facilitate comfortable and unimpeded movement between spaces,
   - a toilet on the ground (or entry) level that provides easy access,
   - a bathroom that contains a hobless (step free) shower recess, and
   - reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.

2) Where a development will contain three or more dwellings, a minimum of one third of the dwellings are to meet the Class B requirements of *Australian Standard AS4299-1995 Adaptable Housing*.

References

- Australian Human Rights Commission (www.humanrights.gov.au)
- Australian Standards
  i. *AS4299-1995 Adaptable Housing*

ii. *AS1428.1-2009 Design for Access and Mobility*

- Disability (Access to Premises – Buildings) Standards 2010, at www.legislation.gov.au/Details/F2010L00668
- National Dialogue on Universal Housing Design, Revision1, (2011) Liveable Housing Design Guidelines at the Department of Families, Housing, Community Services and Indigenous Affairs https://www.dss.gov.au/our-responsibilities/disability-and-carers/program-services/government-international/national-disability-strategy-initiatives/livable-housing-design/national-dialogue-on-universal-housing-design-strategic-plan

B3 Flora, Fauna, Soil and Watercourses

The management of assets such as native flora and fauna, soil and watercourses is important as they are the key to ensuring quality air and water and high levels of biodiversity which in turn means lower levels of pest and weed species and productive soils which provide opportunities for agriculture. The *QPRLEP2022* contains clauses relating to terrestrial biodiversity, soil erosion and salinity, and watercourses. Additionally, there is State (and in some instances Commonwealth) legislation relating to each of these. Before commencing any works that involve the disturbance of these assets it is necessary to check what approvals are required.

B3.1 Terrestrial Biodiversity

The Queanbeyan-Palerang local government area, including in some instances the outer parts of urban areas, contains a wide range of terrestrial and aquatic threatened species (which are listed as being either critically endangered, endangered or vulnerable) and endangered ecological communities. Ecological communities are defined as a group of species that are found in the same land area. The *Biodiversity Conservation Act 2016* defines as 'Threatened Ecological Community' as a critically endangered ecological community, an endangered ecological community or a vulnerable listed in Schedule 2 of the Act.

Threatened ecological communities and species are required to be considered as part of the development assessment process. The threatened ecological communities and threatened species are listed in Schedule 1 and 2 of the *Biodiversity Conservation Act 2016*.

In some instances a proposal to remove trees or vegetation may require approval from government agencies that administer these acts in addition to Council.

Managing the conservation of biodiversity in relation to development

Currently there are a range of strategies to manage the conservation of biodiversity in relation to development. Options include Property Vegetation Plans, biodiversity offsets, biobanking and conservation agreements.

Further information

- Heritage NSW at www.heritage.nsw.gov.au
- NSW Department of Planning and Environment at www.planning.nsw.gov.au
- NSW Local Land Services at www.lls.nsw.gov.au

The *QPRLEP2022* contains a Terrestrial Biodiversity map and clause 7.2 Terrestrial Biodiversity. The map shows the vegetation that has been determined as being of high conservation value, and thus, the areas to which clause 7.2 applies. However, as the map is at a large scale and only includes native vegetation known to be of conservation value, there may be some areas which are not shown. Therefore all areas that are proposed to be subject to development require at least preliminary consideration of biodiversity values. The level of consideration will depend on the type of development and its location.

Objective

a) To maintain and enhance the Queanbeyan-Palerang local government area's biodiversity
b) To encourage the recovery of threatened species and endangered ecological communities
c) To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on biodiversity

Control

1) The *QPRLEP2022* Terrestrial Biodiversity Map and clause 7.2 Terrestrial Biodiversity should be considered in the preparation of a development application. If the lot (or part of the lot) to be developed are shown on the Terrestrial Biodiversity Map, the development application must demonstrate how clause 7.2 has been addressed.
2) In the consideration of native flora and fauna, if the lot (or part of the lot) to be developed is shown on the Terrestrial Biodiversity Map, a landscape/habitat approach is to be taken in the assessment of whether threatened species or an endangered ecological community is present. This means that rather than focusing on records of flora and fauna species, the type of vegetation community present is to be the basis of the assessment. The type of vegetation present will determine the fauna species that may be present. For example if the vegetation community is identified as being Natural Temperate Grassland then it is possible that threatened native reptile species will be present or if there are mature trees, it is likely that native birds will use the area.
3) In some instances it will be necessary to have a native flora and fauna report prepared as part of the development application. Developments that commonly require a flora and fauna report includes subdivision and earthworks in rural and environmental zones. Council's requirements for flora and fauna reports are listed below. It is strongly recommended that prior to commencing the report, that the development application and the need for the report be discussed with Council and that the relevant NSW Government agency guidelines are consulted.
4) Terrestrial flora and fauna reports are to be prepared by a person experienced and qualified in the terrestrial native flora and fauna of the former Palerang local government area.

Note: Where aquatic species may be impacted, an aquatic ecologist should be consulted as part of the survey and report preparation.

The terrestrial flora and fauna report is to contain the following information:

- the qualifications and experience of the person undertaking the flora and fauna survey and writing of the report
- a map of the survey area (include the scale). Note: surveys are to include all areas associated with the proposed development, for example entrances, powerline routes, internal roads and areas of affected road reserve
- the date and time of the survey and the survey method (the guidelines published by the NSW Department of Planning and Environment are to be taken into account)
- a list of flora and fauna species identified in the survey
- a search of the NSW Wildlife Atlas and other government data bases
- the impact of the development proposal on native flora and fauna
- recommendations in relation to habitat corridors. Refer to section B3.4 habitat corridors in this DCP
- comments in regard to the corridor significance of the survey area
- seven part tests on any threatened species or endangered ecological communities
- mitigation measures
- species for planting

- recommended biodiversity conservation strategies (if these are to be used). Refer to the control below. The requirement for these strategies should be discussed with Council.

5) The integrity of remnant vegetation areas and corridors is to be preserved and enhanced where possible through strategies that may include fencing or supplementary planting – refer to section B3.4 Habitat Corridors in this DCP

6) Vegetation on ridge lines should not, unless absolutely necessary, be removed. Refer to section B6 Development on ridges and prominent hills of this DCP

7) Where native vegetation is to be removed, strategies to compensate for the clearing may be required. Strategies might include the legal preservation of the same vegetation type either on the land to be developed or other areas of the property or in the region. It should be noted that the planting of tube stock where mature trees are proposed to be removed is not considered an appropriate compensation strategy. The proposed strategy is to be included with the development application.

Further information

- NSW Department of Planning and Environment at www.environment.nsw.gov.au

B3.2 Soils and steep slopes

Some types of development can have an impact on accelerating erosion and sedimentation on steep land or on land with fragile and dispersible soils. These areas pose considerable challenges for the construction of buildings and infrastructure such as roads. Development in areas subject to impeded drainage, waterlogging or salinity should also be carefully examined to ensure expensive intervention strategies are not required in the future and damage to infrastructure does not occur.

The *QPRLEP2022* contains clauses 7.5 Salinity, 7.6 Highly erodible soils and 7.7 Slopes over 18 degrees and an associated Landscape Map. In some instances it will be necessary to have a report prepared as part of a development application.

Objective

a) To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on the land

Control

1) The *QPRLEP2022* Landscape map and clauses 7.5 Salinity, 7.6 Highly erodible soils and 7.7 Slopes over 18 degrees should be considered in the preparation of a development application

2) If it is considered that the areas shown on the Landscape map will not be impacted by the development this is to be demonstrated in the development application. If the development proposal will have an impact on an area on the Landscape map, a report will be required. The report is to contain the following information and is to be submitted with the development application:
   - the qualifications and experience of the person undertaking the survey and writing of the report. The person undertaking the report should have a strong background in soil science
   - a map of the survey area (include the scale)
   - the date and time of the survey and the survey method
   - a description of the soils and drainage of the area
   - a list of flora species in the development area
   - the impact of the development proposal on the area
   - mitigation measures
   - species for planting.

Further information

- NSW Local Land Services at www.lls.nsw.gov.au
- NSW Department of Planning and Environment at www.environment.nsw.gov.au

B3.3 Watercourses

Riparian areas provide an important transition area between aquatic and terrestrial environments. They provide bank stablisation which reduces the loss of sediment into watercourses and habitat for aquatic and terrestrial fauna species.

Clause 7.4 Riparian land and watercourses of the *QPRLEP2022* and the associated map Riparian Lands and Watercourses contains provisions relating to development in riparian areas and watercourses.

Work proposed to be undertaken in a riparian area or watercourse may also require approval under the *Water Management Act 2000* and the *Fisheries Management Act 1994*.

In some instances it will be necessary to have a report prepared as part of the development application.

Objective

a) To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on the land.

Control

1) If it is considered that the areas shown on the Riparian Lands and Watercourse Map will not be impacted by the development, this is to be demonstrated in the development application. If the development proposal will have an impact on an area shown on the Riparian Lands and Watercourse, a report will be required. The report is to contain the following information and is to be submitted with the development application:
   - the qualifications and experience of the person undertaking the survey and writing of the report. Note: Where aquatic species may be impacted an aquatic ecologist should be consulted as part of the survey and report preparation
   - a map of the survey area (include the scale)
   - the date and time of the survey and the survey method
   - a description of the soils and drainage of the area
   - a list of flora and fauna species in the area
   - the impact of the development proposal on the area
   - mitigation measures
   - species for planting.

Further information

- NSW Department of Primary Industries at www.dpi.nsw.gov.au
- NSW Department of Industry – Water at www.dpie.nsw.gov.au/water

B3.4 Habitat corridors

A habitat corridor is an area of land (the size and shape varies) which allows for the movement of native flora and fauna. Areas of native flora allow native fauna species to move to a range of areas so that they can source food and breeding partners (the more potential breeding partners the more the potential for genetic diversity is increased).

Both of these are important in ensuring the health of the species, particularly when climate change is causing the location of flora and fauna species to change.

The movement may be either through terrestrial or aquatic environments or by flight. Different species will require different size habitat corridors. The retention of areas of native vegetation (including grasses) will provide the opportunity for habitat corridors to be maintained.

The planting of native vegetation particularly to link patches of native vegetation, may over time increase the size of the corridor. In landscapes that have been disturbed (such as land cleared for agriculture and housing) the retention and creation of links is crucial if native species are to remain in the area.

Buffer areas around patches of native vegetation can improve the condition of a patch. Buffers may include areas where grazing is reduced or native trees have been planted.

Strategies to maintain or enhance areas that contribute to a corridor include:

- avoiding clearing or cultivating on or around patches of native vegetation. During construction these areas should be fenced off
- retaining logs and leaf litter during the construction phase of development and beyond
- revegetating existing remnants and cleared areas with native species that are indigenous to the area
- controlling noxious and environmental weeds prior to the commencement of construction and once development is completed

In assessing a development application, the NSW *Environmental Planning and Assessment Act 1979* requires the consideration of the impact of the proposed development on native flora and fauna. Refer to section B3.1 Terrestrial biodiversity in this DCP.

Objective

a) To maintain or enhance habitat corridors

Control

1) Developments that involve large amounts of land, for example wind or solar farms or subdivisions undertaken under the following *Queanbeyan-Palerang Regional Local Environmental Plan (QPRLEP) 2022* clauses (listed below), may require a habitat corridor management plan that will maintain or enhance existing habitat corridors

4.1	Minimum subdivision lot size (in rural and environmental zones)
4.1AA	Minimum subdivision lot size for community title schemes
4.1D	Subdivision of certain land in Zones RU1 and C3
4.1E	Subdivision of land in Zones C3 and C4

2) The habitat corridor management plan is to contain the following information:
   - a map illustrating the existing native vegetation on the property and habitat corridors in the region
   - the species that will be planted and the proposed location
   - proposed strategies other than planting, for example fencing, which will maintain or enhance habitat corridors
   - the timing of the proposed strategies

Further information

- NSW Local Land Services at www.lls.nsw.gov.au
- NSW Department of Planning, Industry and Environment at www.environment.nsw.gov.au

B3.5 Tree and Vegetation Management

The purpose of this Section is to declare trees and other vegetation under Part 2.2 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. Where a tree or other vegetation is declared in this Section, a person must not clear vegetation without a permit granted by Council (Clause 2.10 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

This Section provides controls in respect of the preservation of trees and other vegetation. It outlines the circumstances in which trees and other vegetation can be removed without a permit, and those circumstances where a permit is required from Council. It is relevant to both the assessment of development applications, and applications for permits to remove vegetation where required.

Relevant clauses of the *QPRLEP2022* that also need to be considered in respect of the management of vegetation are:

- Clause 5.10 – Heritage Conservation
- Clause 7.2 – Terrestrial Biodiversity
- Clause 7.4 – Riparian Land and Watercourses
- Clause 7.14 – Scenic Protection

Various community land Plans of Management are referenced in this document with regard to maintenance of vegetation on public land. More detailed information for particular sites can be found on the Community Land Plans of Management section of Council's website.

Other sections of this DCP also deal with vegetation in certain circumstances, and these should also be referred to. These include:

- Part B3.4 – Habitat Corridors
- Part B10 – Heritage
- Part C1.3 – Specific requirements for land uses zones

B3.5.1 Relationship to Other Legislation and Controls

The *Biodiversity Conservation Act 2016* is the overarching legislation governing the management of native vegetation in NSW. Any proposed activity or development that includes the removal of any native vegetation must be undertaken consistent with that legislation as well as the provisions set out in this plan.

The clearing of any native vegetation on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots is wholly regulated by NSW Local Land Services under the *Biodiversity Conservation Act 2016*. Accordingly Council has no role in managing any clearing proposed in rural zones and any such proposals should be discussed with the relevant Local Land Services office.

S*tate Environmental Planning Policy (Biodiversity and Conservation) 2021* is also relevant to the management of both native and non-native vegetation in non-rural areas (ie, all zones with the exception of land zoned RU1, RU2, RU3 and RU4). Any clearing of trees and vegetation in these non-rural zones that is below the thresholds set out in the *Biodiversity Conservation Act 2016*, is primarily regulated by Council. Any removal or pruning of trees and vegetation in these circumstances requires a permit from Council, unless it falls within the exemptions identified elsewhere in this Section.

The Commonwealth Government also administers the *Environment Protection and Biodiversity Conservation Act 1999* which also provides controls for the protection of various native fauna and flora and which may also be relevant to any proposals to remove or damage native vegetation.

Note: Anyone proposing to pick, prune, damage or remove any native vegetation should ensure they discuss any proposals with the relevant State and Commonwealth Government agencies to confirm any other legal requirements in addition to the controls set out in this DCP.

B3.5.2 Objectives

1) To declare trees and other vegetation under Part 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021,
2) To protect ~~significant trees and~~ vegetation from inappropriate removal to enhance the amenity, streetscape and ecological values of land subject to *QPRLEP2022*,
3) To preserve existing biodiversity values where possible though the preservation of trees and other vegetation that contribute to these values,
4) To minimise the loss of trees and other vegetation that contribute to the scenic character of the LGA,
5) To provide suitable criteria for the assessment of development applications,
6) To provide appropriate controls for the management of trees and vegetation consistent with State Environmental Planning Policy (Biodiversity and Conservation) 2021, and
7) To outline circumstances where the clearing of trees or other vegetation do and do not require a permit from Council.

B3.5.3 Land to Which this Section Applies

This Section applies to the removal or pruning of vegetation that is less than the biodiversity offsets scheme threshold on non-rural land (land in any zone other than RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots) subject to *QPRLEP2022*.

Note: The proposed removal or pruning exceeds the biodiversity offsets scheme threshold if it is:

- the clearing of native vegetation of an area that exceeds the threshold (see Table 1 below), or
- the clearing of native vegetation is on land mapped as 'Sensitive Values' on the Biodiversity Values Map prepared by the NSW Department of Planning and Environment and located on their website.

If the proposed removal or pruning exceeds the biodiversity offsets scheme threshold, it requires an approval from the Native Vegetation Panel (refer to Part 2.14 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

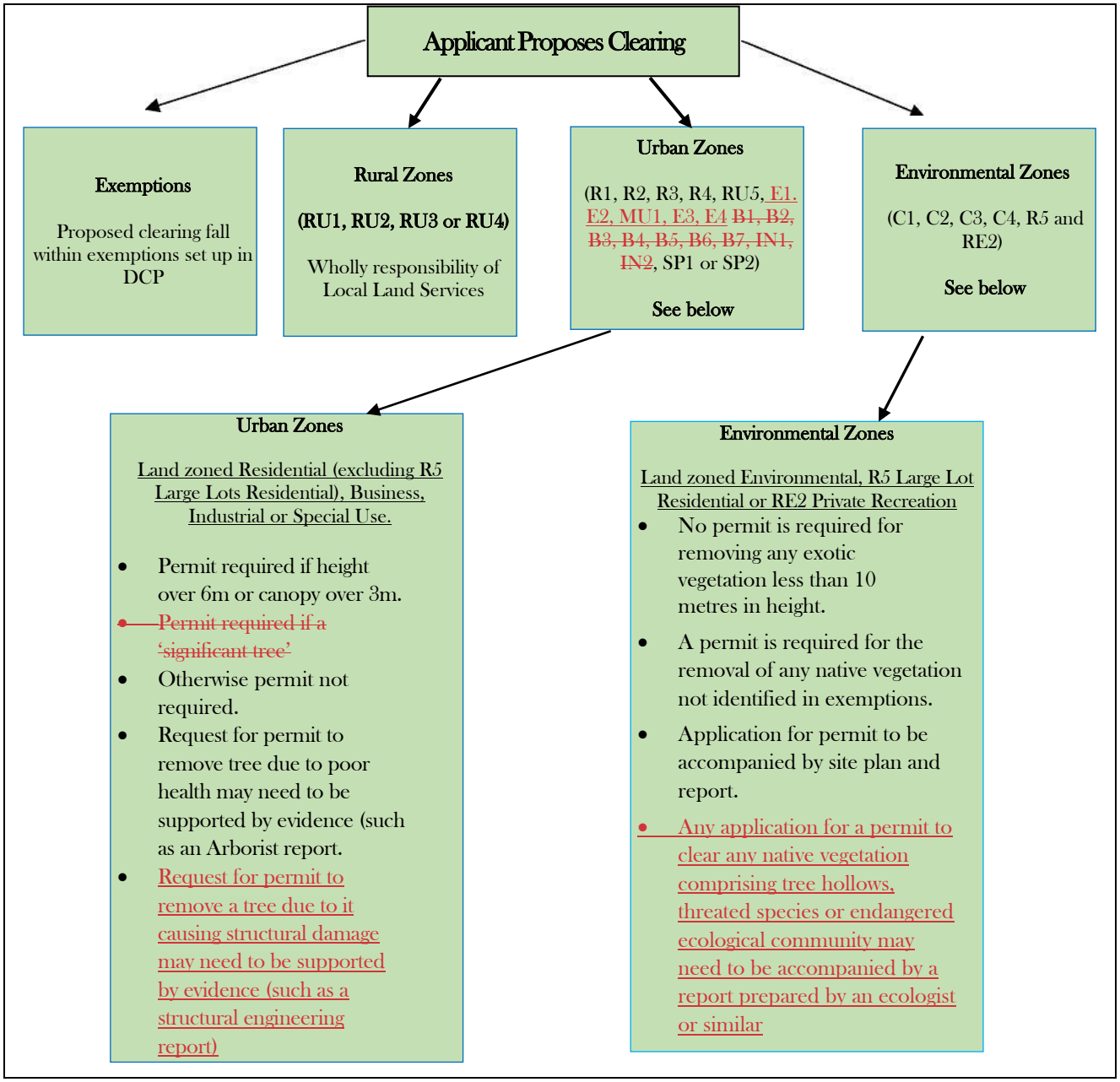
Table 1 - Thresholds for Clearing by Property Size

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 hectares or more
1 ha to less than 40 ha	0.5 hectares or more
40 ha to less than 1000 ha	1 hectares or more
1000 ha or more	2 hectares or more

The minimum lot size applicable to any land being cleared is as follows:

- the minimum lot size as shown on the *QPRLEP2022* Lot Size Map, or
- if the Lot Size Map does not map a minimum lot size for the land, the actual size of that allotment of land on which the proposed development is to be carried out.

Figure 1 - Vegetation Clearing Procedure – Summary Chart



B3.5.4 Exemptions

Exclusions from Exemptions

Environmental Heritage including Aboriginal Heritage

None of the exemptions listed in this Section apply to any trees or other vegetation located on a heritage item, Aboriginal object, Aboriginal place of heritage significance, or on land within a heritage conservation area.

Council can only grant a permit for the removal or pruning of vegetation on land that is, or forms part of a heritage item; or is within a heritage conservation area; or that is or forms part of an Aboriginal object; or is within an Aboriginal place of heritage significance, if it is:

- of a minor nature; or
- is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area, and would not adversely affect the heritage

significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area.

As per clause 5.10(3) of the *QPRLEP 2022~~2020~~*.

Therefore, Council requires:

a) a permit application for any removal or pruning of vegetation that is minor in nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area, and
b) a development application for any other removal or pruning of vegetation on a heritage item, Aboriginal object, Aboriginal place of heritage significance, or on land within a heritage conservation area.

Clause 2.8 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and Clause 5.10 of *QPRLEP2022* contain specific requirements for trees and other vegetation located on heritage items and heritage conservation areas and should be read in conjunction with this Section.

Consent Conditions and 88B Instruments

None of the exemptions listed in this Section apply to any trees or vegetation that are required to be retained by the conditions of a development consent or a Section 88B restriction to user instrument. The Vegetation SEPP, and subsequently this Section, do not affect authorisations under other Acts that are required to be obtained in connection with the clearing of vegetation.

Clearing Requiring Approval Under State or Commonwealth Legislation

None of the exemptions listed in this section apply to any clearing of vegetation that requires an approval under any State or Commonwealth legislation, for example endangered ecological communities (EECs). It is the legal responsibility of the landowner to ensure this is considered. If unsure, further advice should be sought from the NSW Office of Environment and Heritage or Council.

Removal of Vegetation that Does Not Require a Permit

Any tree or other vegetation may be removed without a permit where:

- Council is satisfied it presents an immediate risk to life or property,
- Council or the Native Vegetation Panel is satisfied the tree is dead or dying and is not required as the habitat of native animals,
- the clearing is authorised under Section 60O of the *Local Land Services Act 2013*,
- it is consistent with any approved development application issued by Council for the site,
- it is to be pruned as part of routine pruning of fruit trees, forestry work or commercial horticulture/viticulture,
- it is an environmental weed required to be removed under any relevant NSW legislation,
- it is an exotic environmental weed within the riparian zone of Queanbeyan River, Jerrabomberra Creek or their tributaries shown as a blue line on a topographical map,
- it is an exotic environmental weed within bushland subject to an adopted Plan of Management,
- it is located on Council Managed Lands (both Community and Operational) where the proposed works have been approved by the Service Manager – Urban Landscapes, or
- the land is zoned R5 Large Lot Residential, RE2 Private Recreation, C2 Environmental Conservation, C3 Environmental Management or C4 Environmental Living, and it falls within any of the following circumstances:
  i. clearing for permanent boundary fence - 5 metres on either side (adjoining landholder agreement is required),
  ii. clearing for permanent internal fence - 3 metres on either side,
  iii. clearing around buildings other than a residential building - 10 metres from outer edge of the structure,

iv. clearing around a water tank - 3 metres from outer edge of the structure,
v. clearing around stockyards - 10 metres from outer edge of the structure,
vi. clearing around a water pump - 2 metres from outer edge of the structure,
vii. is clearing of native or exotic vegetation planted by the landowner less than 10 years old. Council can use aerial photography to establish where land has been cleared in the past.

Where someone is clearing vegetation under any of these exemptions, Council recommends keeping photos of the clearing, both before and after, and retaining these for a period of six months in the event Council is requested to investigate the clearing.

Vegetation clearance may be permitted in rural areas under the *Rural Fires Act 1997* under the 10/50 Vegetation Clearing Scheme (Further information is available from NSW Rural Fire Service at www.rfs.nsw.gov.au). This scheme allows for clearing in a designated areas to:

i. trees within 10m of a home; and
ii. underlying vegetation such as shrubs (but not trees) on a property within 50m of a home.

Note: Extensive conditions surround this code and the onus is on the landowner to thoroughly investigate and document the clearing work.

B3.5.5 Controls

B3.5.5.1 All Zones

1) A permit is required for the pruning or removal of any ~~significant trees or~~ trees used as survey markers.

~~A significant tree includes all trees listed on Council Significant Tree register and including:~~

- ~~Yellow Box (Eucalyptus melliodora) – within the road reserve, corner of Williamsdale Road and Keewong Lane~~

B3.5.5.2 Land Zoned Rural (RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots)

1) The clearing of any native vegetation on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots is wholly regulated by NSW Local Land Services under the *Biodiversity Conservation Act 2016*. Accordingly Council has no role in managing any clearing proposed in rural zones and any such proposals should be discussed with the relevant Local Land Services office.

B3.5.5.3 Land Zoned Residential (R1, R2, R3, R4 and RU5), Employment (E1, E2, E3 and E4)~~Business (B1, B2, B3, B4, B5, B6, B7 and B8, Industrial (IN1and IN2)~~, Special Use (SP1 and SP2) and RE1 Public Recreation

1) ~~a)~~ No permit is required for the removal of any vegetation set out under the listed exemptions at 3.5.4 of this section.
2) ~~b)~~ A permit is required for the removal, ringbarking, lopping, topping, poisoning, pruning or relocation of all existing trees, both native or exotic, having:
   i. height of 6 metres or greater, or
   ii. a canopy spread of 3 metres or greater.
3) ~~c)~~ A permit is also required for all works affecting a native ~~"significant"~~ tree. ~~All trees identified as "Significant" by Council, and nominated or registered as such on Council's significant tree register, regardless of height, canopy or location, must be retained, preserved, protected and maintained. Special requirements apply for the removal or pruning of "significant" trees.~~ For further information on these requirements, please contact Council's Urban Landscapes Section.

~~d)~~4) Any proposed removal of a tree that is a poor specimen and is in a state of decline that is prolonged and irreversible, may need to be supported by relevant evidence from a suitably qualified person (for example a report from an Arborist).

~~e)~~5) Any proposed removal of trees that have caused or are likely to cause significant structural damage may need to be supported by relevant evidence from a suitably qualified person (for example a report from a Structural Engineer).

~~f)~~6) For every tree removed from a site for construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site. The tree is to be replaced within the property boundary of the site it was removed from unless otherwise specified by Council.

~~g)~~7) The removal or pruning of trees or other vegetation proposed to facilitate solar access for the tree owner or their neighbours is not generally supported.

The permit application must be signed by the owner(s) of the property on which the trees are growing and accompanied by the relevant fee (refer to Council's Fees and Charges).

B3.5.5.4 Land Zoned Residential R5 Large Lot Residential, RE2 Private Recreation, C2 Environmental Conservation, C3 Environmental Management and C4 Environmental Living

1) No permit is required for the removal of any vegetation set out under the listed exemptions at 3.5.4 of this section.
2) No permit is required for the removal of any tree less than 6 metres tall and 3m in canopy spread.
3) A permit is required for the removal of any native vegetation. All permit applications must be accompanied by a site plan which is drawn to scale and illustrates:
    i. the property boundary, existing structures and access roads,
    ii. the location of all trees and other vegetation on the lot and identification of those trees or vegetation proposed for removal or pruning with approximate heights and widths,
    iii. the total area (in m^2) of clearing being applied for, and total area (in m^2) of previous clearing,
    iv. the trees or vegetation, including species name, proposed for removal or pruning,
    v. the distance of those trees or vegetation proposed for removal or pruning from the nearest boundary and/or structure,
    vi. if relevant, placement of drainage and sewer mains, and overhead power lines,
    vii. the location of any known watercourses on the property; and
    viii. a north arrow.

The permit application must be signed by the owner(s) of the property on which the trees are growing and accompanied by a report by the relevant fees (refer to Council's Fees and Charges).

Any application for a permit to clear native vegetation comprising any trees containing hollows, threatened species or that is part of an endangered ecological community, is to be accompanied by a report by a suitably qualified person. The following information is to be contained in the report:

    i. application for a permit to clear native vegetation comprising any trees containing hollows, threatened species or that is part of endangered ecological community, is to be accompanied by a report by a suitably qualified person. The following information is to be contained in the report:
    ii. the qualifications and experience of all person/s undertaking the report,
    iii. a map of the subject property including a detailed map of the proposed clearing area,

iv. the date and time of any site inspections or surveys undertaken to inform the report, including the methodology of those surveys (the guidelines published by the NSW Office of Environment and Heritage are to be taken into account),

v. a list of flora and fauna species identified by any survey,

vi. a search of the NSW Wildlife Atlas and other government databases,

vii. the impact of the development proposal on native flora and fauna,

viii. recommendations in relation to any impacts on habitat corridors,

ix. comments in regard to the ecological significance of the study area,

x. location and description of any hollow bearing trees, threatened species or endangered ecological communities,

xi. proposed mitigation measures,

xii. species for replanting where proposed, and

xiii. recommended biodiversity conservation strategies (if these are to be used).

For every tree removed from a site for construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site.

B3.6 Environmental Protection Works

Development that fits the definition of environmental protection works under the *QPRLEP2022* requires development consent. The dictionary of the *QPRLEP2022* provides a definition of environmental protection works.

Objective

a) To ensure that environmental protection works are undertaken in a manner that benefits the natural environment.

Control

1) A report detailing the proposal is to be submitted with the development application. The report is to contain the following:
   a) a site analysis as described in Part B1 of this DCP
   b) the aim and timing of the works
   c) the means of undertaking the work
   d) environmental control methods.

Further information

- NSW Department of Planning and Environment www.enviroment.nsw.gov.au
- NSW Local Land Services at www.lls.nsw.gov.au

B4 Bush Fire Prone Land

All new construction subject to bush fire must comply with the current version of *AS3959 Construction of Buildings in Bush Fire Prone Areas*.

Bush fire prone land is land that can support a bush fire or is likely to be subject to bush fire attack.

The Queanbeyan-Palerang Regional Council area is located within an area of Australia estimated to have one large bush fire every five years.

A Bush Fire Prone Land Map has been prepared by the Queanbeyan-Palerang Regional Council and certified by the Commissioner of the NSW Rural Fire Service. The map identifies bush fire hazards and associated buffer zones within LGA.

Category 1 vegetation – appears as orange on the Bush Fire Prone Land Map and includes forests, woodlands, heath lands, pine plantations and wetlands. Land within 100m of category 1 vegetation (indicated by the red buffer on the map) is also captured by the Bush Fire Prone Land Map due to the likelihood of bush fire attack.

Category 2 vegetation – appears as yellow on the Bush Fire Prone Land Map and includes grasslands, scrublands, rainforests, open woodlands and mallee. The land within 30m of category 2 vegetation (indicated by the red buffer on the map) is also captured by the Bush Fire Prone Land Map.

To find out if your development is in a bush fire prone area, contact council and ask to view the Palerang Bush Fire Prone Land Map or apply for a Section 10.7 Planning Certificate for the property from council.

If any part of a proposed development (including the building envelope, access roads, landscaping, or asset protection zones) falls within an area that has been mapped as bush fire prone on the relevant Bush Fire Prone Land Map, then the applicant must consider bush fire as part of the development process.

Dwelling houses in rural areas are at much greater risk of bush fire than those built in urban areas, due to the amount of fuel surrounding the houses and the potential for ember attack from bush fires in forested areas in the locality. As a result a higher Bushfire Attack Level construction level is required.

Prospective home builders should give careful consideration to the design and siting of their new home since these have been found to significantly improve the chances of buildings surviving a bush fire. The CSIRO Division of Building Research has found that to provide a good level of resistance to bush fires a building design needs to:

- prevent the establishment of small spot fires within the structure
- protect the structure from the external environment by providing adequate protective space around the structure
- allow the structure to physically withstand the impact of high wind and radiation stresses for short periods of time.

The *Environmental Planning and Assessment Act 1979* establishes a system for requiring bush fire protection measures on bush fire prone land at development application stage and the *Rural Fires Act 1997* classes certain development as integrated development and these are set out in Table 2 below.

New development on areas on any part of a lot identified as bush fire prone are subject to the development and planning controls of the NSW Rural Fire Services publication Planning for Bush Fire Protection 2019 Guidelines and must be designed to improve the survivability of the development and the occupants that are exposed to a bush fire hazard.

Table 2 Bush fire prone land and development categories

Type of Application	Complying Development	Non Integrated Development Application	Integrated Development Application
Description	Development approval which is not through the development application process	Development application site on bush fire prone land and not 'integrated'. Includes infill other than residential/rural subdivision or 'special fire protection purposes' such as seniors living, tourist facilities and schools	Residential/rural subdivision or 'special fire protection purposes' such as seniors living, tourist facilities and schools

Legislation	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	~~Section 79BA~~Section 4.14 NSW Environmental Planning and Assessment Act 1979	~~Section 91~~Section 4.46 NSW Environmental Planning and Assessment Act 1979 and 100B NSW Rural Fires Act 1997
Referral	Bush fire risk must be certified/assessed by a qualified consultant or Council	Possible consultation with the NSW Rural Fire Service	A Bush Fire Safety Authority from the NSW Rural Fire Service required

The following section outlines the requirements for development on land classified as Bush Fire Prone Land within the LGA and should be read in conjunction with clause 5.11 of the *QPRLEP2022*.

Objective

a) To minimise risk to life, property and the environment from bush fire.
b) To ensure compliance with the statutory obligations for development in bush fire prone areas.
c) To ensure bush fire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands.

Control

B4.1 All development applications

1) Applications must satisfy the relevant provisions of *Planning for Bushfire Protection 2019*.
2) Development design and the siting of building envelopes and Asset Protection Zones should consider any potential environmental impact and steps to mitigate the impact on environmentally sensitive lands. Further detailed requirements are set out in section B3.1 Terrestrial Biodiversity in this DCP.

B4.2 Subdivision applications

1) Bush fire protection measures are to be placed wholly within the development site. All proposed Asset Protection Zones are to be within the property to be subdivided and incorporated into affected lots or within the existing or proposed road reserve, or a combination of both. Asset Protection Zones will not be accepted on Council reserves, other public lands or in reserves proposed to be dedicated through the subdivision.

B4.3 Dwelling Houses

1) ~~1)~~ Development applications for dwelling houses, alterations and additions to an existing dwelling house within bush fire prone land must address the requirements contained in the NSW Rural Fire Service publication Building in Bush Fire Prone Areas Single Dwelling Applicants Kit

2) Assessment of development applications for alterations and additions to an existing dwelling house in bushfire prone land may require the existing dwelling to be upgraded to improve ember protection to ensure the whole building is able to withstand the potential impacts of bush fire attack.

B4.4 Integrated development

(Section 4.46 ~~91~~ of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*)

1) Integrated development applications must be accompanied by a Bush Fire Risk Assessment report prepared by a suitably qualified and experienced bush fire consultant. The report is to outline the proposed development's consistency with the NSW Rural Fire Services Planning for *Bush Fire Protection 2019 ~~2006~~ Guidelines, Australian Standards AS3959-2009 Construction of Buildings in Bush Fire Prone Areas*, and any other documents that have been adopted by NSW Rural Fire Service

References

- Australian Standards *AS3959-2009 Construction of Buildings in Bush Fire Prone Areas*
- NSW Rural Fire Services, *Planning for Bush Fire Protection 2019~~2006~~ Guidelines*

NSW Rural Fire Service *Building in Bush Fire Prone Areas Single Dwelling Applicants Kit*

Further information

- NSW Rural Fire Service at www.rfs.nsw.gov.au

B5 Crime Prevention through Environmental Design

The design of buildings and public spaces can affect opportunities for crime and the perceptions people have in relation to security and safety. The four principles of crime prevention through environmental design that are used in the assessment of development applications to minimise the opportunities for crime are outlined below.

Natural surveillance – design should allow people to see what others are doing as a means to deter the potential for crime. This can be achieved by having clear sight lines between public and private places, effective lighting of public places and landscaping that makes places attractive but does not provide places to hide or entrap people.

Access control – physical and perceived barriers can be used to manage movements to minimise opportunities for crime. This can be achieved by creating landscapes and physical locations that channel and group pedestrians into target areas, public spaces which attract people to gather rather than discouraging them, and restricting access to internal areas of high risk that are rarely visited (e.g. car parks) often through the use of physical barriers.

Territorial reinforcement – increasing the community ownership of public spaces increases activity levels and encourages people to help prevent crime. This can be achieved by designing places that encourages people to gather and to feel some responsibility for its use and condition, having clear transitions between private and public space and using design cues on who is to use the space.

Space management – public spaces that are attractive and well maintained are more likely to be inviting and well used. This can be achieved through the implementation of strategies that includes site cleanliness, repair and removal of vandalism and graffiti, replacement of lighting when required and general upkeep of the street furniture and fixtures.

All development applications will be assessed against the crime prevention through environmental design general principles.

A Crime Risk Assessment may be required for high risk developments.

Objective

a) To ensure the incorporation of crime prevention strategies in new development
b) To promote active, pedestrian and cyclist orientated environments where developments are designed to integrate into the public domain
c) To maximise opportunities for natural surveillance of public spaces, buildings, site entrances and internal spaces

Control

1) The four crime prevention principles through environmental design general design principles are to be considered in the design of all developments
2) Public, semi-public and private areas are to be clearly defined
3) Natural surveillance is to be provided to communal and public places in the design of the development
4) Landscaping that obstructs casual surveillance and allows intruders to hide should not be used. Note: Plants such as low hedges and shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance

5) Large shrubs, trees and building works that could enable an intruder to gain access to a dwelling or neighbouring dwelling should be avoided
6) Lighting to enable natural surveillance, particularly in entrances and exits, service areas, pathways and car parks is to be provided in accordance with the relevant Australian Standard. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties
7) An appropriate level of security for individual dwellings and communal areas should be provided to reduce opportunity for unauthorised access
8) Dwellings and communal areas are to be designed to provide a sense of ownership
9) Public facilities (for example Automatic Teller Machines, telephones, bicycle storage) are to be located in areas of high activity
10) Fence design is to maximise the natural surveillance from the street to the building and from the building to the street and minimise the opportunities to hide
11) Entries are to be clearly visible and identifiable from the street
12) Entrances are to be designed to allow users to see into the building before entering
13) Administration areas and offices in industrial developments are to be located at the front of the building
14) Blank walls along street frontages are to be minimized
15) Blind corners in pathways, stairwells, hallways and car parks are to be avoided
16) Public toilets and rest areas are to be located to promote their use and maximise public surveillance without creating visual intrusion
17) Dwellings are to be clearly identified by a street number to prevent unintended access and to assist persons trying to find the dwelling

Further information

- NSW Police-Safer by Design at www.police.nsw.gov.au/community_issues/crime_prevention/safer_by_design

B6 Development on ridges and prominent hills and within 200 metres of a classified road

Ridges and hillscapes are important visual reference points and contribute to the character of the landscape. Development on hilltops, escarpments and ridges and within 200 metres of a classified road can have a negative visual impact in rural and environmental land use zones and alter the character of an area. It is generally possible to maintain the visual amenity of a rural area whilst enabling development if measures such as changing the location of the proposed development, establishing and maintaining a vegetation screen or by using materials that 'blend' the development with the natural environment.

Objective

a) To ensure that development does not detract from the visual amenity and does not reduce the rural character of an area

Control

1) Buildings, infrastructure or services are to be kept below significant ridgelines or hilltops
2) Outbuildings and water tanks associated with dwellings are not to be visually prominent
3) Lots being created for residential subdivision are to be sited so that buildings, infrastructure or services are below ridgelines
4) Building envelopes are to be sited to avoid buildings being prominent in a rural landscape
5) Development within 200 metres of a classified road in the rural and environmental land use zones is to be avoided
6) Low-reflectivity roofing materials are to be used
7) Materials and colours are to be sympathetic to the natural environment
8) Vegetation is not to be removed from ridgelines

9) A vegetation screen is to be established and maintained at the commencement of construction. The vegetation screen is to consist of plants indigenous to the area
10) Depending on the scale, location and nature of the development a visual impact analysis may be required

B7 Engineering Requirements

B7.1 Parking

Objective

a) To ensure development provides parking spaces commensurate with the intended use of the site
b) To ensure the design and location of parking areas and other areas used for the movement of vehicles and pedestrians is efficient, safe and convenient, and integrated into the design of the development to minimise the visual impact
c) To ensure that adequate car parking spaces are available within convenient walking distance of the commercial centre of Bungendore and other traffic generating developments.
d) To ensure that car parking sites are designed for access and mobility
e) To ensure that car parking sites consider parking for bicycles, mobility scooters, electric vehicles and motorcycles
f) To ensure car parking is designed to reduce unwanted environmental impacts, such as redirecting stormwater onto adjacent properties
g) To ensure appropriate loading and service vehicle areas are provided in parking areas

Control

1) Off-street parking is to be provided on the development site or in a centralised Council operated parking area where the land is zoned E1 or MU1 ~~B2 or B4~~
2) Development that leads to a loss of on-street or off-street parking is to provide the same number of lost parking spaces in parking areas associated with the development, in addition to that required by the development itself
3) Provision is to be made for service vehicles on-site. Parking and loading areas are to be commensurate with the nature of the development and to the requirements of AS2890
4) All vehicles are to enter and leave the site (except residential developments) in a forward direction
5) Off-street car parking areas are to be surfaced with an appropriate wearing course. Pavement designs are to conform to AUSSPEC #1 Specification Series (as amended by Council)
6) Parking for people with a disability shall be supplied in the numbers provided in Table D3.5 of the Disability (Access to Premises – Buildings) Standards 2010 and to the requirements of AS1428 and AS2890
7) Car park design is to enable safe pedestrian movements and reduce pedestrian/vehicle interactions. Car park design is to exclude pedestrian movement through areas that will be used by service vehicles for reversing
8) Landscaping is to be provided to soften hard surfaces and provide shade
9) Car parking areas are to have suitable drainage and incorporate water sensitive urban design elements where appropriate
10) Underground carparking areas are to have the level of their entrance (and all other openings such as pedestrian doors and air vents) at or above the flood planning level, see B9 Flood Planning
11) Lighting is to be provided to the appropriate levels as defined in AS1158
12) Off-street car parking is to comply with the following documents:
    - *Disability (Access to Premises – Buildings) Standards*

- *AS 2890 –Parking Facilities*
- *AS 1428 – Design for Access and Mobility*
- *AS 1158 – Road Lighting*
- *AS 1742.11 – Manual of uniform traffic control devices, Part 11: Parking Controls*
- *NSW Roads and Traffic Authority Guide to Traffic Generating Developments*
- *Austroads Guide to Traffic Management Part 11: Parking*
- *Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial*

Development application requirements

The following matters are to be taken into consideration when considering off-street car parking in relation to development:

- existing on-site parking provisions
- the availability of public parking facilities in the area
- the likely demand for off-street parking generated by the development and in the case of a redevelopment, the likely increased demand that will arise and the likely peak parking demand
- the impact of increased traffic on the existing road capacity

Development applications, where off-street parking is part of the proposed development, are to include the following information:

- parking and manoeuvring areas including pedestrian movement and special parking zones (such as bicycle, seniors or parent parking)
- parking area entry/exit locations and dimensions
- accessible parking locations
- loading/unloading, service delivery frequency and type, vehicle swept paths
- sign posting and line marking
- waste collection areas
- landscaping
- pavement construction
- drainage systems
- lighting

In addition, a report will be required detailing how the proposed parking area complies with the documents referred to in this section of the DCP.

B7.2 Roads

Objective

a) To ensure new or upgraded roads provide for safe and efficient movement for all road users including pedestrians, cyclists and other non-vehicular road users
b) To ensure new or upgraded roads integrate with the Palerang local government area road network and hierarchy
c) To ensure new or upgraded roads have an appropriate road design for the intended development.
d) To ensure new and upgraded roads are designed to reduce unwanted environmental impacts
e) To ensure new and upgraded roads are designed to manage risk to road users
f) To ensure all lots have suitable, safe and efficient access to and from public roads and that all road and stormwater drainage infrastructure works are properly constructed.

Control

1) Design and construction is to be in accordance with Austroads Guide to Road Design (and TfNSW~~NSW Roads and Maritime~~R ~~Services~~ supplements), AUSSPEC #1 Specification Series (as amended by Council)
2) Roads are to comply with the road hierarchy shown in Table 3 for urban areas and Table 4 for rural areas of this DCP
3) Verges are to comply with the road hierarchy shown in Table 3 for urban areas and Table 4 for rural areas and provide a suitable surface for a continuous path of travel
4) Street lighting is to be designed and installed in accordance with AS1158 in areas zoned E1, MU1, E3 ~~B2, B4, IN2,~~ R1, R2, RE1 and RU5. New roads in other land zones may require lighting at major intersections
5) All roads in urban areas are to have kerb and guttering as required in the road hierarchy shown in Table 3 of this DCP
6) All new and upgraded public roads in EI, MU1, ~~B2, B4~~, RU5, E3~~IN2~~, R1, R2, R5 and SP2 are to be sealed and are to be accessed via sealed roads. Sealing of public roads in other zones may be required. All roads are to have appropriate pavement drainage controls.
7) Bus facilities, including bus shelters, parking areas and turning areas if appropriate (such as in rural locations), are to be provided at appropriate locations and to the standards of relevant regulatory and legislative requirements
8) The design of roads is to consider the location and impact of proposed works on native vegetation, ~~significant trees,~~ European and Aboriginal heritage and significant rock outcrops, see B3 Flora and Fauna, Soil and Watercourses
9) All lots in a subdivision, or vacant lots where new residential development is proposed, must have coinciding physical and legal access to / from a properly formed public road
10) In areas where an applicant proposal fronts a poorly constructed or unformed public road, the subdivision will be required to construct full kerb and gutter, stormwater drainage, full or half road construction and sealing in addition to the provision of nature strips with a 3% cross fall to the roadway. Generally, kerb and gutter and verge areas will not be required in RU1, C2, C3, RU5 and C4 zones
11) The sealing of sections of gravel road where extra traffic generated will cause the need to address dust impacts adjacent to existing or proposed dwellings (in accordance with Table 4) will be required

Development application requirements

All development applications involving the construction of new roads, or substantial upgrades of existing roads, shall be submitted with drawings. Drawings are to be prepared by suitably qualified persons as set out in *AUSSPEC #1 Specification Series (as amended by Council)* and shall comply with the requirements of this document. Drawings shall be presented at appropriate scales (as set out in *AUSSPEC #1)* and shall contain the following information:

- locality plan showing entire development on one sheet;
- general layout plans including
    - proposed road centre lines (including all off-road cycleways/footpaths) labelled with a unique identifier, e.g. “Road 1”
    - road widths and curve radii
    - drainage, culvert or bridge locations
    - entrances and the justification for their location including sight distance diagrams for road intersections; and
    - water, stormwater and sewer main locations
- road centreline longitudinal sections (including all off-road cycleways/footpaths)
- typical road cross sections including details on the road surface

- contours, watercourses and drainage lines and a catchment analysis
- existing and proposed easements, railways and Crown Public Roads and any proposals to close them; and
- underground and above ground infrastructure such as gas, telecommunications, wastewater, water and electricity infrastructure
- trees and areas of significant native vegetation

In addition, a report shall be required detailing the assumptions and design criteria used in the design of the roads and how impacts on native vegetation, ~~significant trees,~~ European and Aboriginal heritage and significant rock outcrops have been minimised. The report shall also address steps taken in the design process to minimise risks to all road users categories when completed (*Note*: this does not need to include an assessment of risk during construction).

Prior to submitting the development application, proposed road centrelines and lot boundaries shall be pegged at 25m intervals. Pegs shall also be placed at curve tangent points and midpoints prior to submitting the development application. The top of pegs shall be a minimum 1.0m above the existing ground surface and shall have either highly visible tape attached to the peg or be painted (100mm wide from the top of the peg) in an appropriate colour.

~~PTO~~

Table 3 Urban zone street standards

STREET/ROAD TYPE	UP (A)	UL	U1	U2	U3	U4
Category/Purpose	Private Road	Lane	Access Street	Local Street	Collector Street	Local Sub Arterial
Number of Lots Served	1	1-14	1-14	15-285	286-428	>429
VPD (AADT)/Lot	7	7	7	7	7	7
Traffic Volumes (VPD AADT)	-	7-98	7-98	99-1995	1996-2996	>2997
Carriageway Width (m)	3.0 (B)	5.0	6.0	8.0	9.0	11.0
Minimum Verge Width	-	1.0	4.5	4.5	4.5	5.5
Footpath Requirement (C)	-	-	1.5 (one side only)	1.5 (one side only)	1.5 (one side only)	1.5 (one side only)
Nominal Road Reserve Width (m) (F)	-	8.5	15	17	20	22
Street Trees	NIL	NIL	1 street tree per 2 lot frontages on alternate sides of the street			
Kerb type (G)	FLUSH/ROLL	FLUSH/ROLL	FLUSH/ROLL	ROLL/BARRIER	BARRIER	BARRIER
Design speed (km/h) (D)	10	25	25	40	50	60
Maximum Grade %	20	20	20	20	15	10
Drainage Design Frequency						
Minor	10	10	10	10	10	10
Major	100	100	100	100	100	100
Design Traffic Loadings (ESAs) (E)		2 x 103	2 x 103	4 x 103	1 x 104	3.4 x 104

VPD Vehicles per day

AADT Average Annual Daily Traffic

ESAs Equivalent Standard Axles

NOTES:

a) Design speed, horizontal and vertical geometry not specified for Type UP road. Type UP roads shall comply with the requirements of *AS2890* and emergency services

b) Width to suit requirements of *AS2890* and emergency services

c) Wider footpaths will be required if shown in the Pedestrian and Mobility Plan. Verge widths may need to be increased to suit

d) Lower or higher designs speed may be specified in special circumstances of topographical or environmental conservation constraints/circumstances. Road alignments shall be designed so as to ensure a consistent or gradually changing speed environment so that each curve is not incongruous with the adjoining curves thereby 'trapping' unwary drivers. In this regard where terrain or environment dictate a reduction in speed environment, geometric elements connecting the two speed environments should be designed with appropriate design speeds to provide a speed transition between elements of not more than 15-20 km/h. All curves and crests which have a design speed less than the posted speed limit shall be provided with appropriate speed warning signs on each approach

e) Pavement design, materials and construction to be in accordance with AUSSPEC #1, which refers to specific publications

f) Nominal road reserve widths do not cater for all situations. Additional road reserve is required where necessary to accommodate features such as drainage swales, bus bays and intersections splays.

g) If an area in an RU5 zone does not have kerb and guttering it will not be required.

Table 3 Urban zone street standards

ROAD TYPE	RP1	RP2	RP3 (A)	RS1	RS2	RS3	RS4
Category/Purpose	Single Lot Private Access	Residential Private Access (A)	Minor Rural Road	Local Road	Access Road	Collector Road	Arterial Road
Number of Lots Served	1	2-5	1-5	2-21	22-71	72-142	>142
VPD (AADT)/Lot	7	7	7	7	7	7	7
Traffic Volumes (VPD AADT)	7	8-35	35	7-147	148-497	498-994	>994
Minimum Pavement Formation Width (m)	4.0 (B)	6.0	9.2	9.2	9.2	10.0	11.0
Minimum Verge Widths (C)		-					
a. Embankments	-	1.0	1.0	1.0	1.0	1.5	2.0
b. Cuttings	-	1.0	1.5	1.25	1.5	2.0	2.0
Seal Width Requirements (D)							
a. Lanes (m)	-	-	N/A	2 @ 3.1	2 @ 3.1	2 @ 3.5	2 @ 3.5
b. Shoulders (m)	-	-	N/A	2 @ 0.5	2 @ 0.5	2 @ 1.0	2 @ 1.0
c. Total (m)	-	-	N/A	7.2	7.2	8.5	9.5
Verge Track Width (m) (E)	-	-	1.5 (one side only)	1.5 (one side only)	1.5 (one side only)	1.5 (one side only)	1.5 (one side only)

Nominal Road Reserve Width (m) (F) (G)	-	-		20	25	30	30
ROAD TYPE	RP1	RP2		RS1	RS2	RS3	RS4
Design Speed (km/h) (H)	-	-		60	70	80	80-100
Maximum Grade % (I)							
a. Unsealed surface using erosion resistant gravels	15	15		-	-	-	-
b. Unsealed surface using sandy decomposed granite	7	7		-	-	-	-
c. Sealed surface	20	20		14	12	12	12
Drainage Design Frequency (i)	-	2		20	50	100	100
(ii)	-	2		10	25	50	50
1 in....Years (J) (iii)	-	2		5	10	20	20
(iv)	-	2		2	5	10	10
Minimum Basecourse Thickness (mm) (K)	100	100		150	150	200	200
Design Traffic Loadings (ESAs)	2×10^3	1×10^4		4.2×10^4	2.2×10^5	6.6×10^5	1.1×10^6

VPD Vehicles per day

AADT Average Annual Daily Traffic

ESAs Equivalent Standard Axles

NOTES:

a) Type RP1 and RP2 roads are for private roads only, and design speed, horizontal and vertical geometry are therefore not specified for these roads. These roads are to be aligned to minimise impact on, or interference/disturbance of native vegetation, ~~significant trees,~~ water courses, rock outcrops, and items of Aboriginal and European heritage. Vertical geometry is to follow the natural surface and avoid cuts/fills deeper/higher than 0.5 metre as far as practicable. Longitudinal table drains where needed are to be as small as practicable and are to be turned out to level spreaders at 20 metre (max) intervals or terminated at cross drainage culverts/causeways at 50 metre (max) intervals. Type RP3 roads shall only be constructed in the E3 and RU1 land use zones where existing roads are unsealed and greater than one kilometre in length.

b) If required by Rural Fire Service documentation passing bays shall be constructed in a bush fire prone area.

c) Verge widths adjacent to carriageway shall be as specified in the table and as shown in the Typical Cross Section below. Where not specified in the table, keep widths to practicable minimums.

d) Delineation is required in accordance with Austroads and Roads and Maritime Service standards. On public roads where it has been determined sealing is not required, lane and shoulder widths shall be as per the sealing width requirements.

e) Verge tracks are to be provided at a safe location away from vehicle traffic (i.e. not against the shoulder) and have a maximum crossfall of 4%. Refer to Typical Cross Section below.

f) A reduction in the road reserve width may be permitted in flatter terrain if it can be demonstrated that the road formation, cut and fill batters, drainage, lateral clearances at top and bottom of batters of at least 2.5m and horse trails and services can be adequately incorporated within the road boundaries.

g) Stock proof fencing shall be provided along public road reserves. Refer to C~~30~~29.

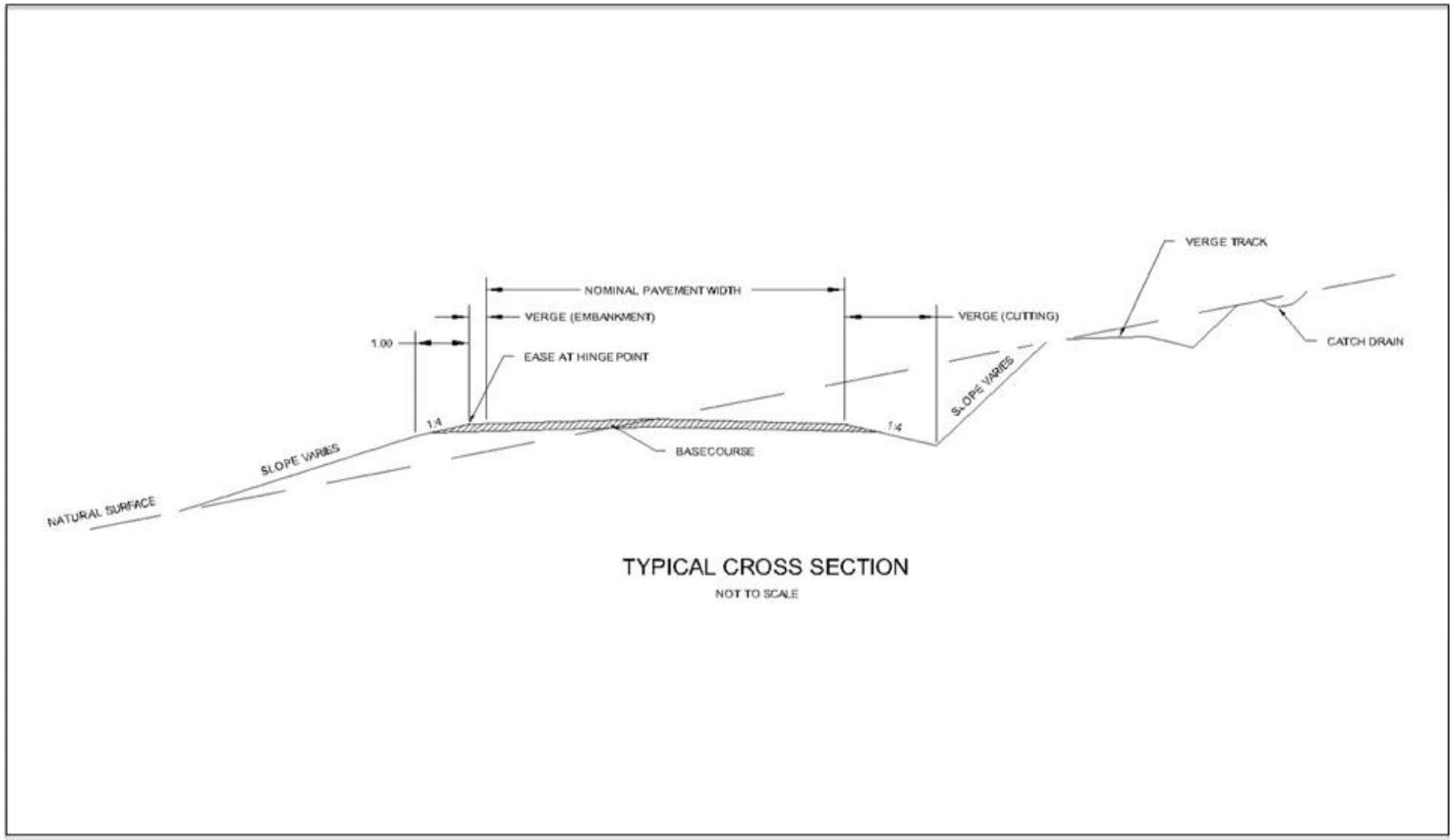
h) Lower or higher design speeds may be specified in special circumstances of topographical or environmental conservation constraints. Road alignments shall be designed so as to ensure a consistent or gradually changing speed environment so that each curve is not incongruous with the adjoining curves thereby 'trapping' unwary drivers. In this regard where the terrain or environment dictates a reduction in speed environment, geometric elements connecting the two speed environments should be designed with appropriate design speeds to provide a speed transition between elements of not more than 15-20 km/h. All curves and crests which have a design speed less than the posted speed limit shall be provided with appropriate speed warning signs on each approach.

i) Permanent erosion protection, sediment control and revegetation is to be designed and constructed to protect disturbed surfaces along and adjacent to roadsides, table drains and drainage structures in accordance with sound drainage design and environmental principles. For gravel roads, a small increase in maximum grade may be accepted if the road is over a steeper section is finished with a non-erodible or bitumen sealed pavement. V-shaped table drains are not acceptable.

j) Adequate provision shall be made for overtopping in accordance with AUSTROADS 'Bridge Design Code'.
   i. Bridge Structure with effective waterway area > 30 m2
   ii. Major Culvert Structure with effective waterway area > 3 < 30 m2
   iii. Minor Culvert Structure with effective waterway area < 3 m2
   iv. Catch Drains

   Additional erosion control works or overtopping structures may be required.

k) Pavement design, materials and construction to be in accordance with AUSSPEC #1, which refers to specific publications.



TYPICAL CROSS SECTION

NOT TO SCALE

B7.3 Urban Vehicle Access

Objective

a) To ensure vehicles are able to enter and exit properties in a safe manner
b) To ensure vehicle accesses do not unnecessarily restrict on-street parking

Control

1) Vehicular access and car parking areas are to comply with *AS 2890 – Parking Facilities*. Suitable transitions are to be provided to the public road
2) Driveways are to be offset a minimum of 0.9m from side boundaries to allow effective screen planting along the boundary
3) The driveway within the property is to be minimum 3.0m wide, with adequate turning area provided to allow ease of access to garages

~~4) The width of the driveway crossing within the road reserve shall be 3.0m~~

4) Landscaping, mailboxes, fences and other structures, where located near driveway crossings, are not to compromise safety aspects such as sight distance for both pedestrians and vehicles

5) The driveway crossing location and dimensions are to comply with ~~Palerang~~ Council's Design and Construction Specifications ~~standard drawings PAL-SD-102 to PAL-SD-111. Refer to Appendix A for details~~

6) Vehicular access is to be located clear of services as shown in ~~Palerang~~ Council's Design and Construction Specifications. ~~standard drawings PAL-SD-108. Refer to Appendix A for details~~

Development application requirements

Drawings are to contain the following information:

- Site plan showing intended access, dimensions and offset to the nearest side boundary and the location of any utilities such as stormwater pits, water mains, telecommunication pits or street trees
- Description of pavement material, for example concrete, pavers, compacted gravel
- A longitudinal section for the driveway where the difference between the back of kerb and garage/carport entry exceeds 600mm in height

B7.4 Laneways

B7.4.1 Existing Laneways

The urban areas of Bungendore and Captains Flat have a number of existing laneways, as shown in Figure 1 to Figure 2.

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Figure 1 Existing Laneways – Bungendore

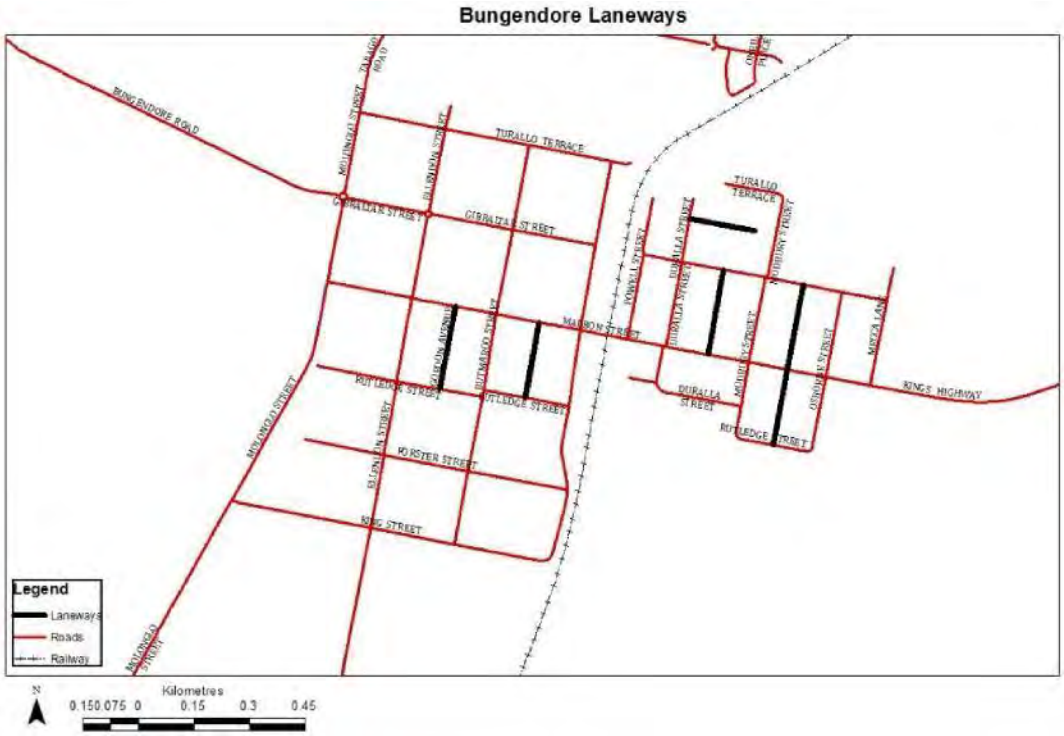
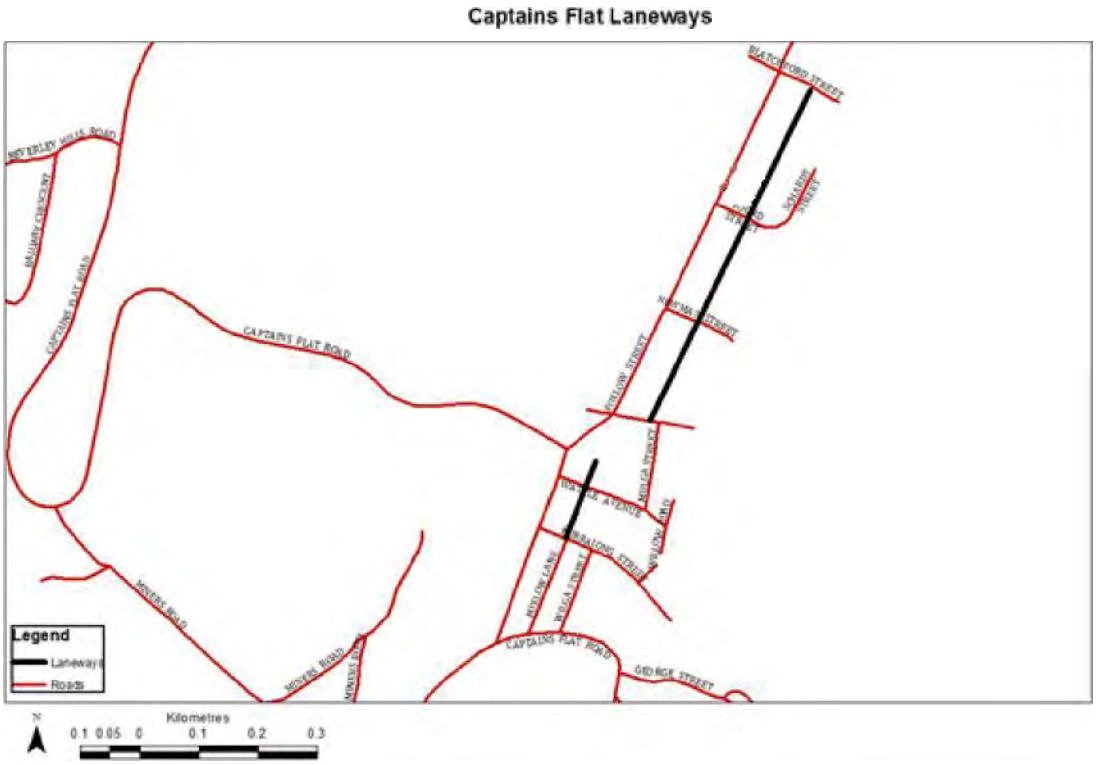


Figure 2 Existing Laneways – Captains Flat



Access via lanes facilitates the development of infill dwellings at the rear of existing residences. These dwellings would utilise the lane as their sole access to the street network. This facilitates the greater use of urban land (thereby avoiding urban sprawl) without detrimentally affecting the streetscape and character of an area.

The use of lanes provides a superior living environment to battle axe development. It is preferable for dwellings to face streets and lanes, thus having an 'outlook' and direct, private access, rather than be enclosed in backyards. It also contributes to personal safety through surveillance.

Objective

a) To facilitate infill residential development in Bungendore and Captains Flat
b) To retain or enhance the streetscape and character of an area

Control

1) The laneway must be the only access point to the lot
2) Lanes are to be 8 metres in width to provide for pedestrian and vehicular movement, parking, utilities and some landscaping
3) Land must be dedicated to Council to ensure that the laneway will be a Council owned and maintained road
4) The laneway is to be sealed

B7.4.2 New Laneways

Laneways are not appropriate for greenfield developments for the reasons outlined below:

- Narrow carriageways reduce the efficiency of commuter and commercial vehicles
- Narrow road reserves reduce the ease of utility service provision and stormwater drainage
- Narrow road reserves reduce the safety for pedestrians and other vulnerable road users

Objectives

a) to provide a suitable standard of road for existing lanes in urban zones
b) to provide a superior living environment to battleaxe development
c) to provide sufficient road reserve to supply utilities and stormwater drainage
d) to ensure subdivisions appropriately address existing laneways
e) to increase safety and security for pedestrians, other road users and adjoining properties
f) to prevent the construction of new laneways in urban areas unless located within private land

Controls

1) The laneway must be the only access point to the new lot
2) For developments involving laneways in an infill subdivision, the laneways are to be 8 metres in width and all land under the laneway is to be dedicated to Council
3) Developments involving subdivisions are required to seal the laneway
4) Pedestrian and vehicle access to rear lot is via the laneway only
5) Laneways are designed and signposted for one-way traffic movement
6) Laneways are not to be included in greenfield development requiring new roads

B7.5 Rural Internal Access Roads

Objective

a) To ensure vehicles can access dwellings or building envelopes in a safe manner
b) To ensure access roads meet the requirements of Planning for Bush fire Protection
c) To ensure access roads have a minimal environmental impact

Control

1) Access roads are to comply with road types as defined in Table 4 in section B7.2
2) Access roads are to be traversable by two-wheel drive vehicles in all-weather conditions
3) Access roads are to meet the requirements of *Planning for Bush fire Protection 2019*.
4) Permanent erosion and sediment control measures are to be in place to limit water velocities
5) Access roads are not to traverse areas of environmental significance such as waterlogged areas or heavily vegetated areas and avoid traversing steep slopes where possible
6) Unsealed roads are to have a maximum grade of 15 per cent when erosion resistant gravels are used and 7 per cent where more erodible gravels such as sandy decomposed granites are used. In some circumstances where roads are sealed the grade can be increased to 20 percent
7) Drawings or reports are to be prepared by a person experienced and qualified in design and construction of rural access roads as set out in *AUS-SPEC #1 Development Specification Series Design* as amended by ~~Palerang~~ Council

Development application requirements

Drawings are to contain the following information:

- Site plan showing intended access road centreline. The plan also should show significant features such as drainage lines, vegetation and rock outcrops in the vicinity of the access road
- A typical section for the access road
- A longitudinal section for the access road
- The location of any cross-drainage structures such as culverts
- Erosion and sediment control plan in accordance with section B8

B7.6 Rural Entrances

Objective

a) To ensure vehicles can enter and exit properties in a safe manner
b) To ensure vehicle entrances are sited in safe locations

Control

1) Vehicular access complies with the provisions of *AS 2890 – Parking Facilities*. Suitable transitions are provided to the public road.
2) Vehicular entrances are located with safe intersection sight distance in both directions. Where not practical, vehicular entrances are located with safe stopping distance available in both directions (the impracticality of the entrance must be justified to Council's satisfaction).
3) Gates are to be located with sufficient setback to allow the design vehicle to wait without presenting a hazard to through traffic. Unless stated otherwise, the design vehicle shall be a 12.5m heavy rigid vehicle.
4) Culverts, where applicable, are set back outside the road clear zone.
5) Entrances are generally designed and constructed to the requirements of ~~Palerang Council. standard drawings PAL SD 101. Refer to appendix A for details~~ Council's Design and Construction Specifications.
6) Landscaping, mailboxes, fences and other structures, where located near driveway crossings, are not to compromise safety aspects such as sight distances for all road users

Development application requirements

Drawings are to contain the following information:

- Site plan showing intended access location
- Sight distance diagrams showing compliance with *Austroads Guide to Road Design* (and TfNSW ~~Roads and Maritime Services~~ supplements) for the appropriate road speed zone

B7.7 Stormwater and water sensitive urban design

Objective

a) To minimise the potential impacts of development and other associated activities on the aesthetic, recreational and ecological values of receiving waters
b) To ensure stormwater is controlled in a way that minimises nuisance to neighbouring properties
c) To set minimum standards for the collection and management of stormwater on development sites.
d) To preserve natural drainage systems, where practicable, and to provide for the repair and enhancement of environmentally significant or degraded land
e) To ensure appropriate easements are provided over existing drainage systems on private property

Control

1) Stormwater and drainage systems are to comply with Parts B1 of this DCP
2) Easements are to be provided for all new and existing stormwater infrastructure
3) Single dwellings are to comply with BASIX water consumption reduction targets
4) Stormwater from all development (excluding single dwellings) leaving the site is to meet the performance targets set out in Table 5

Table 5 Water Quality and Quantity Performance Targets

Criterion	Target Reduction	Comment
Annual Suspended Solids Export Load	80%	When compared to post construction site if no controls were implemented
Annual Total Phosphorous Export Load	65%	
Annual Total Nitrogen Export Load	45%	
Reduction of runoff peak flow to no more than the pre-development levels	3 month ARI	Captured flow to be released over a period of 1 to 3 days
Reduction of peak flows to pre-development levels	5 year to 100 year ARI	

Development application requirements

Preliminary engineering plans and supporting documents are required for development applications. Plans are to be prepared by a suitably qualified person and to comply with Aus-Spec as amended by Council. Drawings are to contain the following information;

- Site plan showing intended minor drainage
- Site plan showing intended major drainage
- Water sensitive urban design plan and modelling
- Catchment plan
- Life cycle costing for all water sensitive urban design aspects

B7.8 Footpaths and Verges

Objective

a) To ensure all road verges have sufficient width to accommodate all utilities, street lighting, footpaths, bus facilities and street trees
b) To ensure all road verges provide a safe environment for vehicular and non-vehicular road users
c) To ensure services are located in shared service trenches where appropriate
d) To ensure road verges are compliant (where practicable) with Australian Standards related to accessibility

Control

1) Structures and services are not to restrict sight distances for road users
2) Protective measures, such as guard rail, are to be employed in accordance with Austroads standards (and RMS supplements)
3) Verge widths are to be of sufficient width to accommodate all services and street trees where appropriate
4) Shared services trenches are to comply with offsets and requirements as specified by individual utility providers.
5) Utility allocations are to comply with section B7.8
6) Verge crossfalls must not exceed 3% from boundary to the back of kerb
7) Footpath crossfalls comply with the requirements of *AS1428* and *Disability Access Standards*

Development application requirements

Refer to section B7.2 and B7.3 for development application requirements

B7.9 Utilities

Objective

a) To ensure all developments have adequate services to cater for future development, including water for domestic and fire fighting purposes
b) To enable installation, maintenance and augmentation of services in a cost effective manner and with minimal impact on the environment

Control

1) Utilities are to be provided at subdivision stage to each lot in accordance with the Table 6 over:

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Table 6 Utility requirements

Zoning / Services	~~B2/B4/IN2~~ E1/MU1	E3/E4	R1/R2	RU1	RU5/R5
Water	R	S1	R	S1	S2
Gas	D	N	D	N	N
Sewer	R	S3	R	S3	S4
Electricity	R	S5	R	S5	R
Telecommunications	R	R	R	R	R
R – REQUIRED	Utility must be provided				
N – NOT REQUIRED					
D – DESIRABLE	Evidence must be provided from service provider indicating that they do not wish to provide the utility				
S1 – SPECIAL	Refer to B7.9 of this DCP for controls for provision of water in areas not serviced by reticulated water				
S2 – SPECIAL	Required if the site is serviced by reticulated water. Refer to B7.9 of this DCP for controls for provision of water in areas not serviced by reticulated water				
S3 – SPECIAL	Refer to the B13 of this DCP for controls for on-site sewage management in areas not serviced by reticulated sewer				
S4 – SPECIAL	Required if the site is serviced by reticulated sewer. Refer to B7.9 of this DCP for controls for on-site sewage management in areas not serviced by reticulated sewer				
S5 – SPECIAL	Required except where adequate provision can be made for alternative power sources				

2) The provision of reticulated natural gas is highly desirable in areas where gas is located nearby, such as Bungendore
3) All services are to be underground. Where overhead electricity wiring exists in established areas, Council may vary this standard to provide for reasonable connection to the existing system
4) Services are to be located within shared service trenches where appropriate
5) Public services within private property are to be located within easements as shown in Table 7:

Table 7 Easement requirements

Service	Service Diameter (mm)	Minimum Easement Width (m)
Water	≤150 200-375 >375	2.5 3.0 Discuss with Council
Sewer	≤225 300 – 375 >375	2.5 3.5 Discuss with Council
Stormwater	<375 375 – 675 750 – 1200 >1200	1.5 2.5 3.5 Discuss with Council
Combined Services	Any	Sized to accommodate services with appropriate clearances. Minimum width 3.5m.
Gas/Communications/Electricity	-	To the requirements of service providers

6) Utility services are not to adversely affect the viability of significant vegetation and waterways
7) Street lighting is to comply with the current version of AS 1158 and is to be designed to minimise on-going electricity costs to Council
8) Designs are to comply with the Model Agreement for Local Councils and Utility/Service Providers and the Guide to Codes & Practices for Streets Opening

Development application requirements

All development applications involving the construction of utility services shall be submitted with suitable drawings to assess the proposal. Drawings are to be prepared by suitably qualified persons as set out in *AUSSPEC #1 Specification Series* (as amended by Council) and shall comply with the requirements of this document. Drawings shall be presented at appropriate scales (as set out in *AUSSPEC #1*) and shall contain the following information:

- general layout plans including:
  - Proposed and existing electricity, gas, telecommunications and all other non-Council owned service alignments
  - Alignments of existing and proposed Council water, sewer and stormwater infrastructure

B7.10 Sewer and Water

Note: Where sewer and water are not available refer to sections B13 On-site System of Sewage Management and B17 Rainwater tanks

Objective

a) To ensure water and sewerage infrastructure meets the needs of the development
b) To ensure that water and sewerage infrastructure provided by the development does not place an unreasonable burden on the community
c) To ensure that the infrastructure required to service a development is funded by the development and is provided in a logical and timely manner

Control

1) Development applications are to include an Infrastructure Servicing Plan prepared by a qualified engineer that identifies servicing requirements necessary for the development and any upgrades proposed to the existing system. The Infrastructure Servicing Plan shall include underground and aboveground utilities
2) Development applications for subdivision or major development are to consider the timing and staging of infrastructure provision including:
   - Demonstrating that water and sewerage reticulation is able to be provided having regard to the existing water mains and proposed sewer servicing strategy
   - Forward funding of any infrastructure headworks ahead of Council's program of works
3) All lots are to be provided with water and sewer connections suitable for the intended development where existing infrastructure is located within reasonable proximity
4) Water and sewer are to be designed in accordance with the *Water Supply Code of Australia (Version 3.1)*, *Sewerage Code of Australia (Version 2.3)* and *Sewage Pumping Station Code of Australia (Version 2.1)* as published by Water Services Association of Australia, *AUSSPEC #1 Specification Series* (as amended by Council) and industry best practice

B8 Erosion and Sediment Control

Sedimentation from development sites is a major pollutant for water courses and drainage systems, causing significant environmental damage as it results in phosphorus, micro-organisms, and chemicals polluting waterways. Therefore there is a need to ensure that when a site is developed appropriate

measures are implemented to prevent the loss of sediment and to rehabilitate the site through interim and long term measures. To this end one of two kinds of plans is to be submitted with all development applications which require disturbance to soil:

- an Erosion and Sediment Control Plan or
- a Soil and Water Management Plan

Table 8 sets out the broad categories of development and the type of plan required. The requirements should be confirmed with Council at a pre lodgement meeting.

Table 8 Erosion and sediment control plan by activity type

Area of disturbance	Nominal type of activity	Type of plan
<250m2	house extensions, small driveways and garages	consult with Council
250m - 2,500m2	most houses, long driveways, commercial developments, small subdivisions, small medium density housing, small civil works	Erosion and Sediment Control Plan
>2,500m2	large subdivisions, large medium density housing and large civil works	Soil and Water Management Plan including calculations relating to the need for a sediment basin

An Erosion and Sediment Control Plan can vary depending on the complexity, scope and nature of the development, with more detailed plans and associated documentation being required for major proposals which necessitate disturbance to soil.

B8.1 Erosion and Sediment Control Plans

The Erosion and Sediment Control Plan shall include but not be limited to:

- a recognised scale, appropriate to the site
- a locality plan showing site boundaries and roads
- existing vegetation including what is to be retained
- existing and proposed site drainage, including any dams or artificial wetlands to be used
- contours and slope gradient – with particular attention being given to slopes of greater than 10%
- nature and extent of proposed earthworks, including cut and fill
- location of roads, driveways, access-ways and all impervious surfaces
- location of stockpiles
- erosion control measures
- sediment control measures
- details of site revegetation
- outline of the maintenance program for erosion and sediment control measures
- name of person responsible for implementing the plan
- supporting information may be required to be submitted with the Plan detailing:
- any areas that may have the potential for serious erosion or sedimentation and the proposed management details
- a brief description of the overall site rehabilitation program

B8.2 Soil and Water Management Plan

A Soil and Water Management Plan is to include all the matters required for an Erosion and Sediment Control Plan as well as the following information (as relevant):

- location of lots, public open space, stormwater drainage systems, schools, shopping/community centres
- the location of land designated or zoned for special uses
- existing site contours
- the location and general diagrammatic representations of all sediment control measures
- location and engineering details with supporting design calculations for all necessary sediment basins
- location and basic details of any other facilities proposed to be included as part of the development or works, such as constructed wetlands, gross pollutant traps, trash racks or trash collection/separator units or water sensitive stormwater treatment measures (such as bio retention systems, vegetated swales and infiltration measures)

The above plans should be prepared in accordance with the NSW Landcom publication titled *Managing Urban Stormwater: Soils and Construction Vol. 1 4th ed. March 2004 (Blue Book).* Where there is an inconsistency between this DCP and the Bluebook, the Blue Book shall prevail

Objective

a) To minimise the erosion and sedimentation arising from land use and development
b) To intercept and contain eroded material from building and development sites within the boundaries of the site
c) To minimise the potential for sediment and silt laden waters coming off the site or contributing to water courses
d) To minimise soil loss from development through effective site management practices that reduce windblown soil loss
e) To ensure prompt and effective stabilisation of disturbed lands by appropriate revegetation strategies

Control

B8.2.1 Preparation of the plan

1) Plans are to be prepared by a person qualified and experienced in the management of soil and water

B8.2.2 Site preparation

1) Sediment control measures must be installed prior to commencing any excavation or earth moving
2) Where vegetation exists on the site, buffer zones of vegetation should be retained along the boundaries of the site, particularly those adjacent to waterways and street gutters

B8.2.3 Sediment Control measures

1) Sediment fences down slope of the disturbed site are to be installed, either at the boundaries of the site or at the edge of the disturbed site, with the returns upslope. Fencing is to be placed around the low side of building sites, particularly near flow lines, to filter sediment from runoff water. The fences must be regularly inspected and sediment removed to ensure the fences remain effective
2) Upslope diversion devices, such as perimeter banks or barriers shall be installed to reduce the volume of stormwater reaching any disturbed areas
3) On rural properties, farm dams proposed to be built as part of the subdivision or artificial wetlands are to be constructed in the initial stages so that they may act as sediment retention ponds during the construction phases. During construction, the dam should preferably be kept empty between storm events
4) Cut and fill should be kept to a minimum, and suitably retained ~~shall be not greater than a cut of 1 metre~~

5) Barriers are required to trap coarse sediment at all points where stormwater leaves the site to stop it washing into gutters, drains and waterways
6) Adjacent streets and gutters are to be swept regularly to keep them clean and the removal of accidental spills of soil or other material shall occur immediately. Hosing of streets and gutters is not permitted at any time during construction
7) Kerbside vegetation and other vegetation surrounding the development site shall be maintained in a healthy state so it can function as an additional filter strip for sediment
8) Topsoil removal shall be limited to the construction site only. Once topsoil is removed, it is to be stockpiled for reuse in landscaping
9) Revegetation of sites shall occur as soon as possible to prevent soil erosion. Excavated top soil should be reused

B8.2.4 Wash out Areas

1) A designated washout area shall be provided for waste water generating activities such as tile cutting, paint and other trade equipment. This area shall be located away from drainage lines and the street gutter and be regularly cleared in an appropriate manner
2) All runoff is to be intercepted by a sediment fence, straw hay bales or other suitable filter device to prevent stormwater pollution

B8.2.5 Stabilised Entry/Exit Point

1) A single vehicle entry/exit is to be constructed out of 40mm blue metal aggregate or recycled concrete to a depth of 150mm to minimise tracking of sediment onto roads

B8.2.6 Position of stockpiles

1) Stockpiles of building materials shall be located away from drainage paths and uphill of sediment barriers
2) No stockpiles are to be located on nature strips, footpaths, roadways, access ways, public land or within drainage lines
3) Sediment fences shall be placed around the stockpile(s)

B8.2.7 Air Pollution

1) Stockpiles of sand and soil and disturbed areas shall be located in a sheltered position where possible and covered or watered to prevent soil being blown offsite

B8.2.8 Inspection and Maintenance

1) Erosion and sediment control measures must be inspected regularly being:
   - daily when work is occurring on the site
   - weekly when work is not occurring on the site
   - immediately after a rainfall event to ensure the controls are functioning and any sediment removed
2) All erosion and sediment control measures shall be maintained until construction is complete and the site is stabilised

B8.2.9 Rural Roads

Roads are the single largest source of sediment movement from rural subdivisions, both during the construction phase and in the longer term.

1) A Soil and Water Management Plan is required for all rural roads. Refer to section B7 Engineering requirements in this DCP for more detailed requirements in the design and construction of roads
2) Temporary erosion and sediment controls, such as sediment fences, must be installed and inspected by the certifier prior to work commencing and are to be maintained during construction and through the defects liability period

3) All disturbed areas shall be topsoiled and revegetated

B8.2.10 Penalties for non-compliance

Failure to implement or maintain adequate sediment and erosion control on a site can result in regulatory action, which may include the issue of fines.

Further information

Illustrations of different types of sediment control devices can be found in the NSW Landcom publication titled *Managing Urban Stormwater: Soils and Construction Vol. 1 4th ed. March 2004 (Blue Book).*

B9 Flood Planning

Parts of the urban areas of Braidwood, Bungendore and Captains Flat are all affected by flooding. Other areas of the local government area are also susceptible to flooding but have not been studied by Council. These areas, however, still require consideration of flooding. Clause 5.21 of *QPRLEP2022* requires that proposed development consider flood hazard.

Objective

a) To comply with the objectives of Clause 5.21 of the *QPRLEP2022*
b) To ensure the impacts of the full range of floods, up to and including the probable maximum flood, are considered when assessing development of flood prone land
c) To take account of social, economic and ecological factors in relation to flood issues
d) To ensure development is in accordance with the principles contained in the *Floodplain Development Manual*, issued by the NSW Government
e) To only permit development where the full potential risk to life from flooding can be managed for all floods up to and including the Probable Maximum Flood.
f) To minimise the impact of flooding and flood liability on individual owners and occupiers
g) To ensure development and construction materials are compatible with the flood hazard

Development application requirement

A comprehensive flood report may be required with any development application on land identified as being at or below the flood planning level, this should be discussed with council prior to submitting a development application. The flood report shall be prepared by a suitably qualified and experienced engineer recognised under the National Professional Engineers Register in this field. The full name of the person who prepared the report, relevant qualifications and registration number are to be provided on the front page of the report. The report shall:

- be undertaken in accordance the with NSW *Floodplain Development Manual*
- include a description of the watercourse or drainage system that is relevant to the site, whether located on, adjacent to or remote from the development site
- consider the full range of flood events up to and including the probable maximum flood
- include site plans and cross-sections of appropriate scale and detail to allow assessment of the development
- show flood levels for the probable maximum flood, 1%, 5%, 10% and 20% annual exceedance probability (AEP) flood events for both pre and post development scenarios
- show flood velocities and vectors for the 1% AEP pre and post development scenarios
- show provisional flood hazard categories for the post development scenario determined in accordance with the *Floodplain Development Manual* and including consideration of obvious issues related to evacuation
- show hydraulic categories across the site for the pre and post development scenario
- include all assumptions, calculations and modelling outputs of the flood investigation

- include a section and modelling considering impacts on adjacent properties and the wider floodplain
- include any other information necessary to allow the development to be appropriately assessed.

In addition, if the development includes construction of buildings at or below the 1% AEP flood event, a report from a qualified structural engineer is to demonstrate that all buildings are capable of withstanding the hydraulic loads induced by flood waters. The assessment shall consider the effects of debris and buoyancy.

Control

B9.1 General

1) Consideration will be given to development on land below the flood planning level, but only if it is not located within a floodway or high hazard area as stated in the Floodplain Development Manual
2) Any portion of any building that may be subject to the effects of flood waters is to be built from flood compatible materials (see Appendix AB for suggested materials)
3) All services associated with the development are to be adequately flood proofed
4) No on-site sewage management system shall be located within a flood planning area

B9.2 Residential – new development

1) Developments designed to cater for vulnerable sections of the community (such as seniors housing) are not suitable for land identified as being a Flood Planning Area
2) Floor levels of habitable rooms are to be at or above the Flood Planning Level
3) Flood safe access and emergency egress for all flood events up to the 1% AEP event plus 500mm freeboard is to be provided
4) Residential garages are to be at or above the 1% AEP level. Where this is impractical, garages are as to be as high as practical and electrical points are to be at or above the Flood Planning Level

B9.3 Residential development – extension to existing dwelling

1) Extensions with a floor area up to 35 m2 may be approved with floor levels below the 1% AEP flood level if the applicant can demonstrate that:
   - no practical alternative exists, and
   - the level of hazard will not increase
2) Extensions with a floor area up to 50 m2 may be approved with floor levels at or above the 1% AEP flood level but less than the Flood Planning Level if the applicant can demonstrate that:
   - no practical alternative exists, and
   - the level of hazard will not increase

B9.4 Non habitable extensions or alterations, outbuildings and swimming pools

1) Any portion of a building that may be subject to inundation is to be built from flood compatible materials
2) All electrical services shall be adequately flood proofed
3) All flood sensitive equipment shall be located above the 1% AEP flood level

B9.5 Industrial and Commercial Development

1) Floor levels at or above the Flood Planning Level or the buildings are to be flood proofed to at least the Flood Planning Level
2) Flood safe access and emergency egress for all flood events up to the1:100 ARI event plus 500mm freeboard is to be provided

3) All flood sensitive equipment shall be located above the 1% AEP flood level

B9.6 Rural uses

1) New buildings and extensions to existing buildings for rural uses that are below the 1:100 ARI flood level(other than a residential building) will be considered on their merits subject to:
   - The proposed development not increasing the flood hazard or flood damage to other properties or adversely affect other properties during times of flooding, and
   - The proposed use and the potential for property loss

2) Areas to be used to store potential pollutants and hazardous materials are to be constructed above the 1% AEP flood level.

B9.7 Alterations to the Natural Surface Level of Land

1) Proposed earthworks are not to increase the flooding hazard or flood damage to other properties or adversely affect other properties during flood events

B9.8 Fencing

1) Fencing construction and materials are to allow floodwaters to equalise on either side
2) Fencing construction and materials are to safely allow floodwaters or debris to pass

B10 Heritage – European (non-Indigenous), Aboriginal (Indigenous) and Natural

Heritage consists of those places and objects that we as a community have inherited from the past and want to hand on to future generations.

Our heritage gives us a sense of living history and provides a physical link to the work and way of life of earlier generations. It enriches our lives and helps us to understand who we are today.

The former Palerang local government areas heritage is diverse and includes buildings, objects, monuments, Aboriginal places, gardens, bridges, landscapes, archaeological sites, relics, streets, industrial structures, routes of human movement, cultural landscapes and a conservation precinct.

The controls relating to 'Braidwood and its setting' are contained in the *Braidwood Development Control Plan (BDCP) 2006*.

B10.1 European Heritage

Heritage items have special qualities that make them significant and in undertaking development care needs to be taken to ensure that the features or characteristics that make the item significant are not compromised by change. Heritage items are mostly buildings but can include structures, places or relics.

Council maintains a database of heritage items included in the *QPRLEP2022*. Most items have an inventory record that identifies their significance and may also include historic photographs along with other information. This should be considered where the development of a heritage item or a place in a conservation area is being proposed. Heritage studies for Bungendore and Braidwood and its surrounds are available for viewing at Council's administrative offices.

Council provides a free heritage advisory service to assist property owners and developers determine how heritage controls apply to their proposed development. Applicants are strongly advised to discuss their development proposal with Council's Heritage Advisor or a professional with specialist heritage training and experience prior to lodging a development application.

Heritage items are listed in Schedule 5 of the *QPRLEP2022*. Additionally, there are numerous items on the NSW State Heritage Register. This DCP should be read in conjunction with clause 5.10 Heritage Conservation of the *QPRLEP 2022*.

B10.1.1 Suggested colour schemes

Suggested colour schemes are contained in Appendix B~~C~~ of this DCP.

B10.1.2 Maintenance of heritage items

Maintaining heritage items is the most practical way to protect the significance and history of a building, work, relic, or place. Common maintenance tasks include:

- ensuring roofs are secure and without gaps or broken tiles that will allow water to penetrate
- ensuring roof and site drainage systems are operating efficiently, check conditions of gutters, drainpipes and drains regularly and keep clear of debris
- regular monitoring of walls and cladding for structural soundness and protection from water, wind, dust and vermin
- keeping trees and branches pruned and clear of roof and walls
- weeding and pruning plants and repair significant garden structures
- regularly checking and repairing garden fences
- maintaining adequate under floor ventilation
- avoiding locating garden beds against exterior walls. If unavoidable, ensure the ground level is maintained below the level of the damp course and any wall ventilators or weep holes

B10.1.3 Works that may not require approval and exempt development

Some works do not require development consent (this does not include state listed items), including many that are required to maintain a property. This can include the following:

- maintenance
- repainting surfaces that are already painted in the same colour or a colour in keeping with the heritage significance. if in doubt about appropriate colours seek advice from Council's Heritage Advisor
- repairs to joinery, roof and wall framing
- wall repairs, underpinning, repointing and installation of a damp proof course
- replacing or establishing gutters and down pipes
- roof repairs, replacement of chimney pots. repointing tiles, replacing roof sheeting or tiles on a like for like basis
- reglazing on a like for like basis
- repairs to veranda tiling, decking and posts
- repairs to boundary walls and fences
- repairing stonework and plasterwork
- general maintenance of heritage gardens (e.g. pruning or replanting of original species)
- non-structural internal alterations of locally listed heritage items which do not have their interiors listed as being significant

If the works proposed are minor, a written description of the proposed works including details of materials to be used and materials to be replaced, paint colour and other relevant details should be sent to Council. Council will review the proposed works and will provide advice that it is satisfied the proposed works are minor and that development consent is not required.

Exempt development

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 allows certain minor development as exempt development. Development consent is required if the development standards for heritage items specified in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* cannot be met.

B10.1.4 Works requiring development approval

In most instances alterations and additions to a heritage listed item require the lodgement of a development application and an assessment of the impact of the proposal on the heritage significance of the place, including historic, architectural, aesthetic, cultural, social, technological, landscape, archaeological or other features of the place including its setting.

Council offers a free heritage advisory service and can assist with preliminary advice on proposals affecting heritage items and sites in the vicinity of heritage items.

Objective

a) To ensure that a building's historic character and heritage significance is addressed in the design stage

Control

1) Copies of relevant parts of the inventory sheets in Council's heritage data base are to be included with the development application. Council may require the preparation of a Built Heritage Impact Statement (requirements are outlined at the end of this section). Proponents should seek advice from Council's Heritage Advisor as early as possible to determine the need for a heritage impact statement

B10.1.5 Matters for Consideration

B10.1.5.1 Building Style and Character

Objective

a) To ensure that a building's significance, including style and character of all elevations and contributing buildings, are appropriately managed when alterations and additions are planned

Control

1) Architectural and design elements that contribute to the heritage significance of the item or surrounds are to be maintained and respected in any development
2) Alterations and additions including contemporary architectural designs should not compromise, dominate or detract from a place's significant heritage attributes including its style and character, form, detail, finish and setting
3) Additions to buildings should not appear larger or more dominant than the original building when seen from the public domain
4) Extensions should respect the form, symmetry and location on the block of the existing dwelling or structure

B10.1.5.2 Alterations to significant elevations, and location of additions

A historic building's front elevation is often its most important façade, having been designed with streetscape presentation in mind. It is usually well composed and detailed and can reveal considerable information about the building's age, style, scale and resources available at the time of construction and this should be respected in the design of new development. A heritage item is rarely only significant for the appearance of its front elevation, and other elevations can also be important in understanding the item. In some instances previous alterations may have added an additional layer of heritage value.

Objective

a) To encourage management of all elevations to ensure that they are in keeping with the heritage value of the whole building
b) To locate additions so that the front façade of the building retains its integrity and remains dominant

Control

1) Additions to the front of a building will only be considered where original details are being reinstated which have previously been removed or where the alteration is to a previous unsympathetic addition and will enhance the building's character
2) Additions to the side of buildings should be set back from the front face by a minimum of 900 mm
3) The front elevation of a listed building (and any other elevation considered to be important to the significance of the item) should not be substantially altered except for:
   i. restoring the facade to its original form, detail and condition.
   ii. removing previous alterations or additions that are unsympathetic or detract from the heritage significance of the place
   iii. minor alterations that are in keeping with the form, style and character of the place
   iv. general maintenance
   v. extensions should not prevent vehicle access to the rear of the lot.
   vi. extensions should respect the form, symmetry and location on the block of the existing dwelling or structure and the relationship between the existing dwelling and any secondary buildings on the site or buildings in the vicinity

B10.1.5.3 Building Scale

In general, buildings may be extended by:

- increasing the bulk or form of the existing building at ground level or
- constructing a linked pavilion to the rear of the main dwelling

The former may be more appropriate where the extension is not large and will not distort the scale of the original. Extensions of this type should closely follow the detail of the original building with ridge-lines of the addition no higher than the original.

The pavilion model is suited to extensions to small cottages, or where minimal disturbance of the original fabric is required. The pavilion model enables a modern interpretation of the original, generally using modern materials and details that reflect historic scale and roof pitch, and is suitable where the new ridgeline will be higher than the original.

Objective

a) To ensure that the scale of new work is compatible with, and does not dominate, that of the original building or its setting

Control

1) Extensions should appear to be of a lesser scale than the original
2) The height of extensions should be no higher than the primary existing ridgeline
3) The vertical and horizontal scale of walls should be consistent with that of the existing building
4) Large additions or those of a differing scale should adopt the "pavilion" model of additions

Figure 3 The primary roof form should remain dominant with new additions set back and having lower ridge height

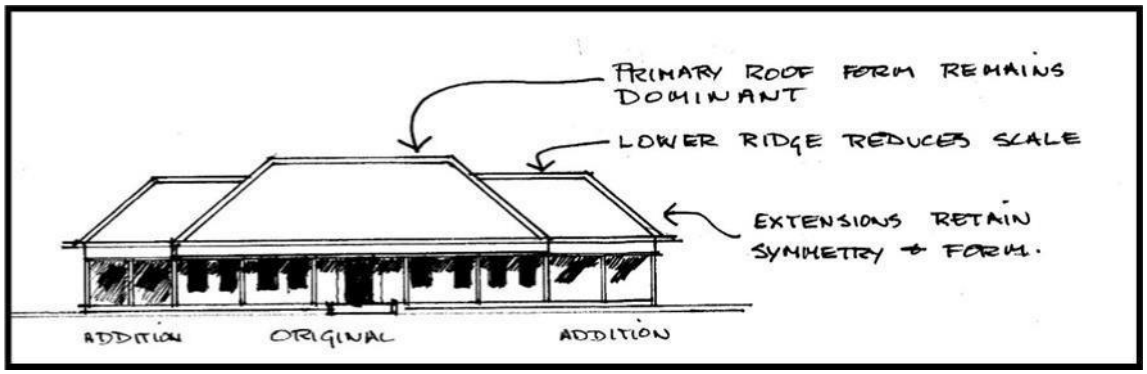
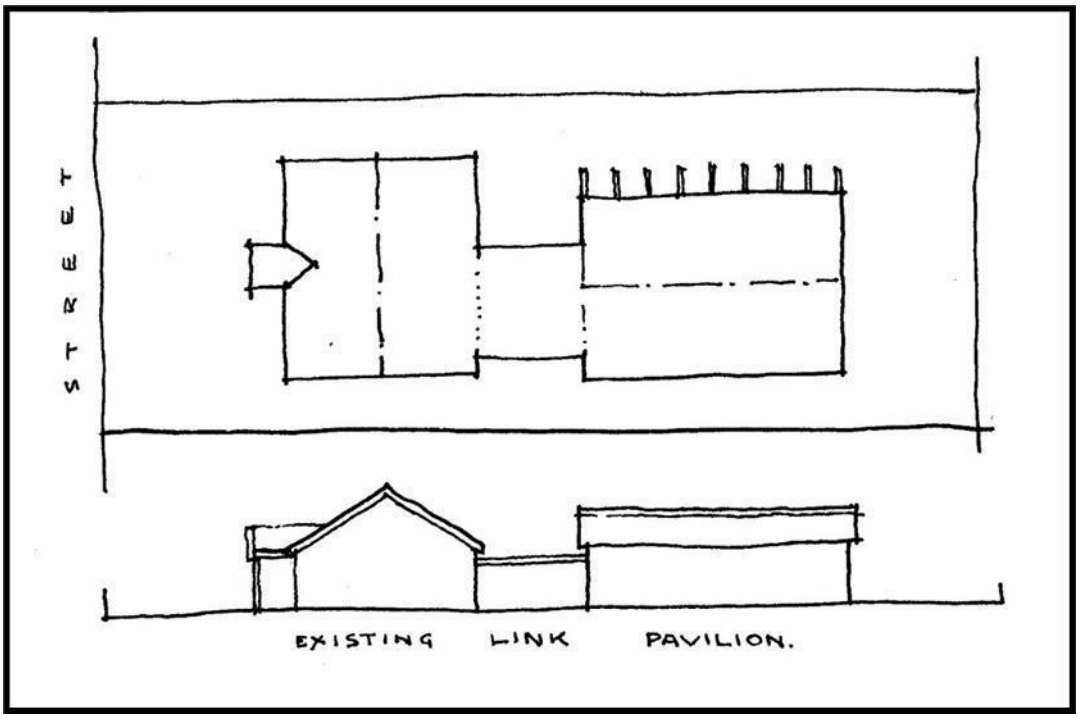


Figure 4 Large additions are often best done as a pavilion that is linked back to the original structure



B10.1.5.4 Height of additions

Second storey additions to historic buildings are rarely if ever satisfactory in terms of retaining historic style and proportion. Two-storey additions will only be considered if abutting an existing two-storey structure and Council is satisfied that the addition will not harm the heritage significance of the item or the streetscape.

Objective

a) To allow for two storey additions only in those situations where it is appropriate for the historic style and form of the buildings and there will not be an adverse impact on historic scale, character, form streetscape or other aesthetic value

Control

1) Extensions are to be a maximum of a single storey except where:

- new work will have minimal effect on the streetscape
- the extension is to an existing two storey structure; or
- the extension consists of the creation of an attic within existing roof space; or
- the extension is sited behind an existing building and will not be readily visible above the ridge of the building when viewed from the public domain

B10.1.5.5 Roof form, scale and material

The original roof form is almost always a dominant element of an historic building's character. The pitch, form and materials of the roof are key elements to be considered when ensuring that additions are sympathetic to the original building.

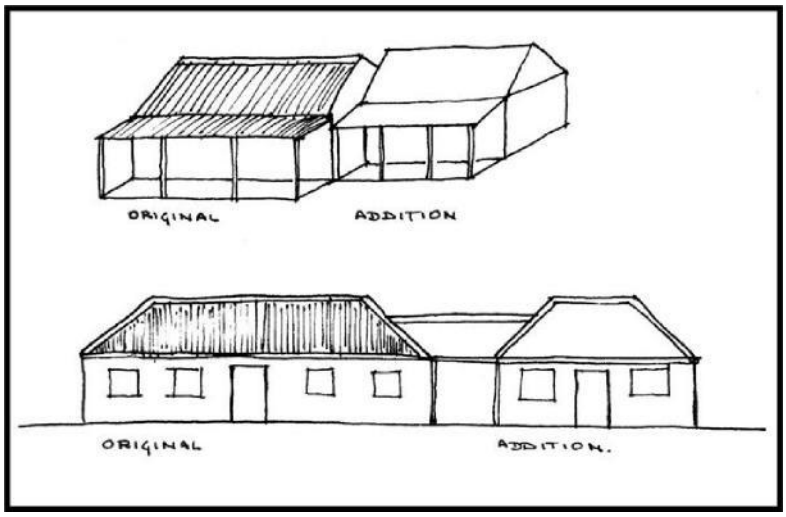
Objective

a) To ensure that extensions are sited to minimise the impact on existing roofs
b) To ensure that the appearance of a roof is consistent with a building's historic character

Control

1) New roofs to additions are to be designed so that the original roof remains dominant.
2) New roofs shall utilise the existing pitch, form and material of the original roof where possible. The pitch of skillions are to be adjusted to the circumstances of the new extension
3) New roofs shall be appropriate to the style and period of the house
4) Alterations to existing rooflines shall not be higher than the original topmost ridgeline. In these circumstances, the pavilion style extension should be used
5) Pavilion-style extensions are to be used when the existing roof form is intact and contributes to the item's heritage significance or when a contemporary-styled extension is proposed, or where a historic roof would have to be substantially altered to accommodate an extension
6) The scale of roof extensions shall appear to be less than that of the original roof. The scale of large roofs can be reduced by the addition of extra hips and ridges
7) Garage roofs are to have lower ridge and eave heights than the parent building
8) The reinstatement of historic materials such as timber shingles, short sheets of corrugated galvanised steel and 'ogee" profile gutters, particularly where photographic or other evidence indicates these were once used, is to be incorporated where possible
9) Modern roofing profiles, such as 'Kliplock' and ribbed decking, shall not be used where they will be visible from the public domain
10) Skylights are to be located within the roof plane and preferably on roofs that are not readily visible from the public domain
11) Protruding skylights shall not be readily visible from the public domain

Figure 5 Additions should not compromise the form of the original



B10.1.5.6 Attics and dormer windows

Attic rooms are common in many early cottages and often contain a small window in the end gable, and possibly one or more dormer windows in the roof plane.

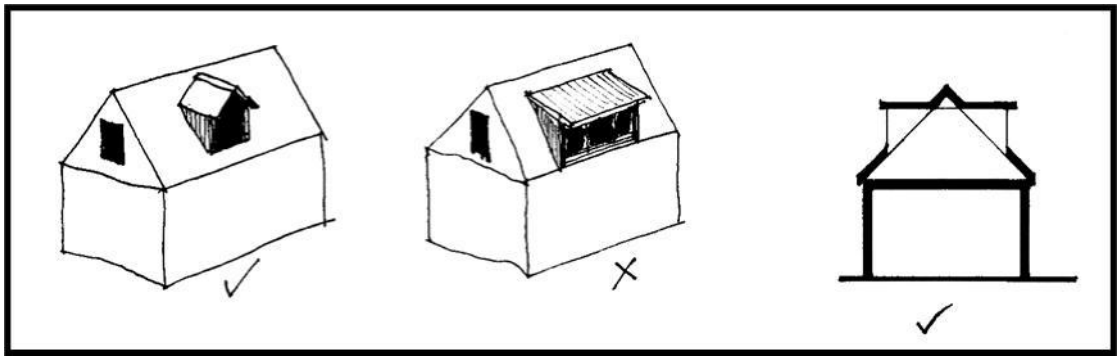
Objective

a) To allow for the adaptive use of attic spaces while retaining historic roof proportions
b) To ensure that the configuration of dormer windows is consistent with historic evidence

Control

1) The number of dormer windows in a roof plane should be in keeping with other historical examples
2) On front elevations each dormer should be no more than 1200 mm wide, unless historical evidence relevant to the property supports an alternative configuration
3) Dormer windows should not to be grouped or arranged so that they dominate the roof plane
4) The existing roof shall not be re-pitched to accommodate the attic

Figure 6 Attics should be of a traditional style and not dominate the roof



B10.1.5.7 Walls

New building materials should be sympathetic to the original. It is not always possible (nor desirable) to match early profiles and details, but similarly proportioned and textured contemporary materials should be used wherever possible. Materials and colours of the existing house or that of surrounding buildings need not be copied, but used instead as a point of reference. Modern materials can be considered for use if their proportions and details are harmonious within the local context.

Objective

a) To ensure that walls continue to reflect historic characteristics

Control

1) Surviving weatherboard walls are to be maintained in situ
2) If replacement is necessary, then Australian Hardwood weatherboard walls should be used. Western-Red Cedar weatherboards are not appropriate replacements and should not be used
3) Weatherboards must not be replaced by brick veneer. The use of lightweight cladding systems over existing walls, such as plastic or metal 'weatherboards' is not appropriate
4) Brick walls that have not been painted should remain un-painted
5) Brick walls that have never been rendered should remain un-rendered
6) Repairs to brick walls should be made using lime-rich mortar, not cement-rich mortars, which can cause serious long-term damage to soft nineteenth century bricks
7) New bricks should be chosen to blend with the colour and texture of any original brickwork

B10.1.5.8 Chimneys

Objective

a) To retain the significant visual contribution by chimneys to historic character

Control

1) Historic chimneys should not be removed unless they are structurally unsound and unable to be restored

B10.1.5.9 Window and door openings

The scale, proportion and materials used in windows and doors can have a major impact on the success of new work in terms of its impact on the heritage significance of the property and the streetscape.

Objective

a) To retain the important contribution that windows and doors make to listed items and the streetscape, where visible from the public domain

Control

1) New windows are to be timber-framed with moulding and glazing patterns appropriate for the style of the house
2) Where visible from the street, the original window and door arrangements within the wall should be retained, especially on the front elevation. There is more latitude for variation further back on side elevations
3) Windows and doors on additions should reflect the external proportion and relationship to the wall as the original and be appropriate for the style of the house
4) Contemporary materials such as aluminium framing to windows are not appropriate for heritage items unless in a contemporary styled extension not visible from the public domain

B10.1.5.10 Verandas

Verandas are important components of many heritage buildings and their retention, restoration and reconstruction is encouraged. Proportions and details vary and were usually carefully designed components of a building's façade. Reconstruction should be based on evidence and closely follow original proportions. Cast iron "lace" was rare and should only be added where it is known to have existed originally.

Decorative details such as timber valances, decorative barge boards and fascias, fluting on columns, veranda pickets etc should generally be based on evidence or in the style of the building's period.

Objective

a) To ensure that verandas continue to make an important contribution to the historic place

Control

1) Original front verandas are to be retained in all new work
2) The reconstruction of lost verandas based on evidence of the fabric or early photographs or drawings is encouraged
3) If no evidence is available then reconstructions should be based on the original forms of similar building types
4) Existing open verandas should not be enclosed unless there is sound historical or physical evidence that they were originally enclosed

B10.1.5.11 Finishes

Finishes refer to the surface treatment of the building, and can include paints, lime-washes, oils, exposed face brickwork, exposed and pointed stone work, rendered masonry, unpainted or painted roof iron etc. The type of finish chosen was often a function of design intention, materials, availability of skill and trades, availability of resources and budgets. The finishes are the visible face of the building and play an important part in its perception.

Objective

a) To retain external building finishes that contribute to a place's heritage value

Control

1) Existing building finishes that contribute to a structure's historic character should to be retained and maintained
2) Additions that abut or join onto historically finished buildings are not to compromise the integrity of the original finish, and often work well if designed in an alternative material or finish

B10.1.5.12 Garages and carports visible from the street

Garages and buggy sheds were generally located to the rear of properties in many historic buildings. It is only in more recent times that garages have been constructed at the front of the lot or under the roofline of the main dwelling.

Objective

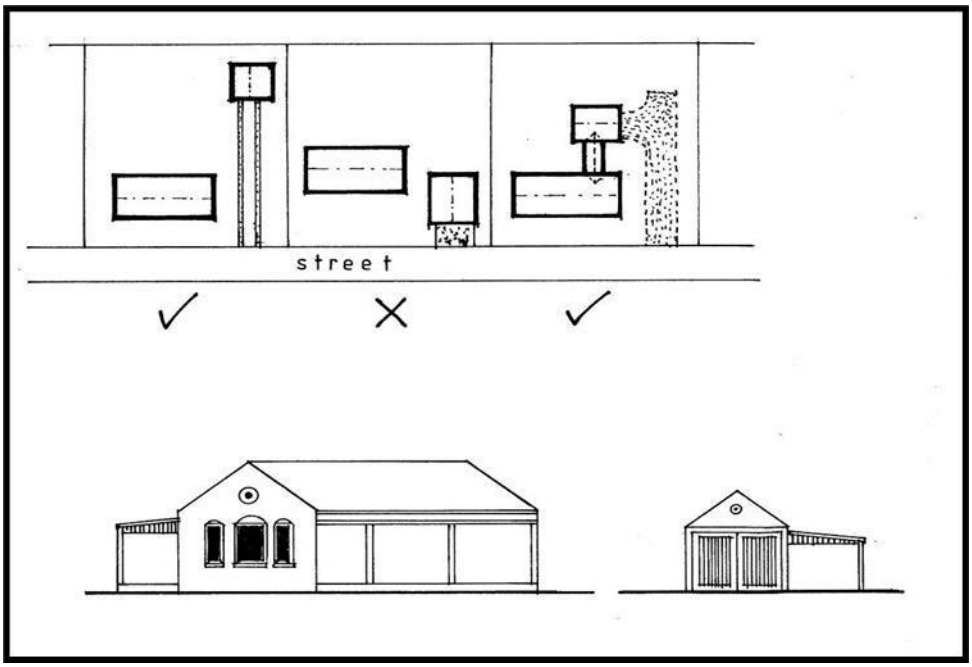
a) To reduce the visual impact that new garages can have on heritage buildings and streetscapes

Control

1) New fully-enclosed garages shall not connect with the dwelling other than through a short, low pitched roof link
2) Where garages will be visible from the street they are to be located toward the rear of the property
3) Enclosed garages shall not be constructed forward of the dwelling
4) Garages and carports shall be of a smaller scale than the dwelling where visible from the street

5) Garage and carport design is to be sympathetic to the period of the building, including roof pitch and roof and wall materials and shall not compromise the design or form of the original building
6) Prefabricated garages visible from the street shall have a minimum roof pitch of 25 degrees and shall not use modern profile ribbed metal cladding. Traditional mini-orb and custom-orb cladding are suitable

Figure 7 Garages should not dominate the streetscape and should be of a style and form that is appropriate for the house



B10.1.5.13 Adaptive re-use of heritage items

Keeping and re-using historic buildings has long term benefit for communities that value them. The adaptive re-use of a building can restore and maintain buildings so that they can continue to be used, rather than falling into disrepair and neglect.

Objective

a) To support innovation and new ideas in the selection of an appropriate use of a heritage item
b) To ensure the heritage significance of heritage items is the starting point for the change of use and design development
c) To encourage recycling of the fabric where the original design use is redundant
d) To ensure heritage significance is retained while ensuring compliance with the *Building Code of Australia*

Control

1) Proposals for re-use are to demonstrate the following:
- compliance with the *Building Code of Australia* addressing the performance based design solutions if necessary
- alteration of significant fabric and detailing is minimised
- alterations to the interior of the heritage building minimises the effect on the exterior of the building
- the significant original use is interpreted

- the original crests, dates, logos and building names are retained
- the history of the building is interpreted on the site in the form of interpretation panels, artefact and photographic displays, in situ retention of machinery and signage, or artistic interpretation

B10.1.~~6~~5 Demolition of a listed heritage item

The demolition or partial demolition of a state heritage listed item is classified as Integrated Development under Section ~~91~~ 4.46 of the NSW *Environmental Planning and Assessment Act 1979* and requires the consent of the Heritage NSW. The demolition of locally listed heritage items requires the consent of Council.

Objective

a) To retain heritage items

Control

1) Typically demolition will only be permitted where:
   - the building is so structurally unsound as to be beyond reasonable economic repair. The development application must include a professional structural assessment in support of demolition or
   - the existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The development application must include a professional structural or health assessment demonstrating that conservation is not a practical option or
   - in the opinion of Council, the integrity of the built form and street elevations of an original building has been extensively and irreversibly diminished by unsympathetic alterations and additions.
2) Except where a building presents an immediate threat to public safety, the total demolition of an identified dwelling shall not be permitted unless a development application for a replacement dwelling has been approved.
3) The partial demolition of original external building fabric of identified dwellings shall only be permitted in the context of permitted alteration or additions.
4) Alteration to, or demolition of, internal building fabric of identified dwellings may be permitted provided the external building fabric of the dwelling is not adversely affected.

B10.1.~~7~~6 New development in the vicinity of heritage items

New development has the potential to impact on historic buildings and streetscapes by virtue of scale, location, appearance and landscaping. A good reference is Design in Context: Guidelines for Infill Development in the Historic Environment, available from Heritage NSW.

Objective

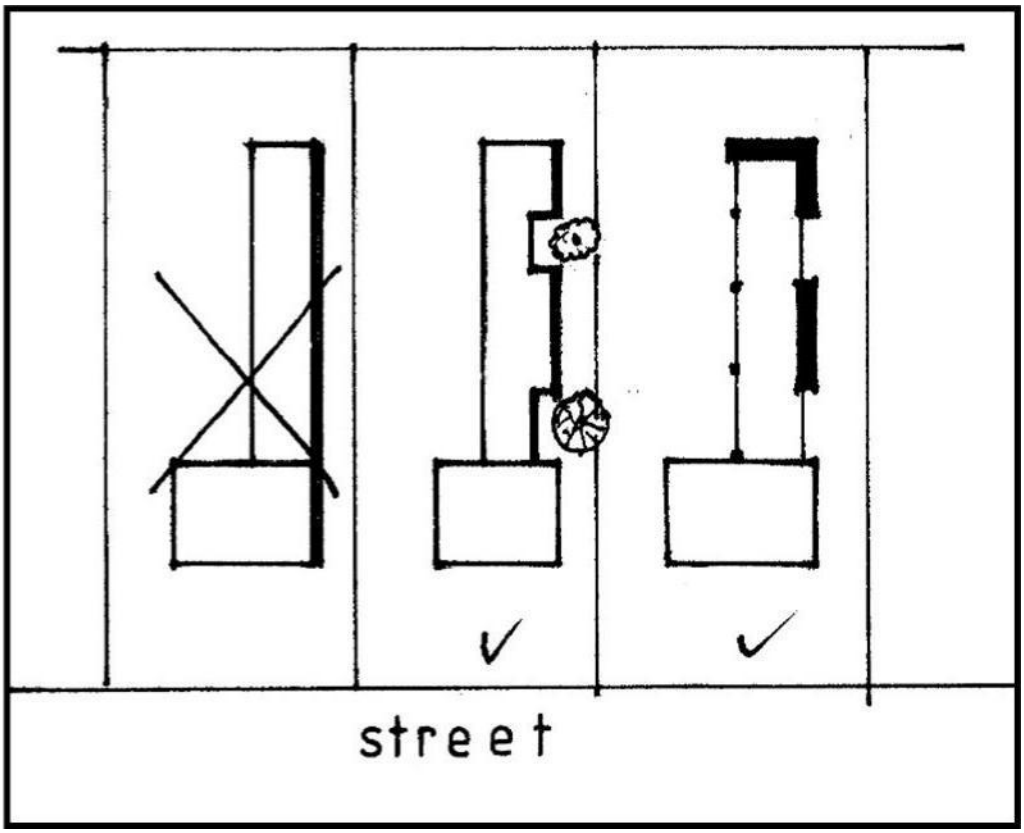
a) To ensure new development harmonises with the existing streetscape and heritage items built form
b) To ensure new development does not block views to, or compromise the appreciation of significant buildings

Control

1) Buildings shall be appropriate to the character of the streetscape or context.
2) New buildings shall be of a similar height or less than surrounding buildings.
3) New buildings shall not obstruct views (including oblique views along the street) of significant buildings.
4) New buildings shall not visually dominate the streetscape or roofscape of the surrounding area.

5) New buildings shall be set back or further away from the significant building if it is likely to have an adverse impact on a heritage building by virtue of scale, location or appearance.
6) New buildings with visible side elevations shall be articulated if greater than 15 metres in length. The articulation can take the form of a rebate in the wall, possibly in combination with a full height change of wall material.

Figure 8 Long-side walls are to be articulated



7) New development may "borrow" architectural language or design from early historic or contributory architectural buildings, such as roof pitch, corrugated iron roofing or weatherboard walls.
8) New development may interpret traditional design concepts in a modern way, and do not have to copy existing buildings.
9) Where larger scale new developments are proposed a building and streetscape character analysis, streetscape elevation, and definition of suitable envelope, is to be prepared and discussed with the heritage advisor prior to undertaking detailed design.
10) Where a structure is unable to achieve a suitable design standard, for example because of its utilitarian or specific nature, it is to be lower, set back from adjacent structures and incorporate suitable screening.

B10.1.8~~7~~ Garages in the vicinity of heritage items

Whether under the same roof or separate, garaging should not have a visually dominant impact on the streetscape and should be designed as a "lesser" element in the composition of a building façade.

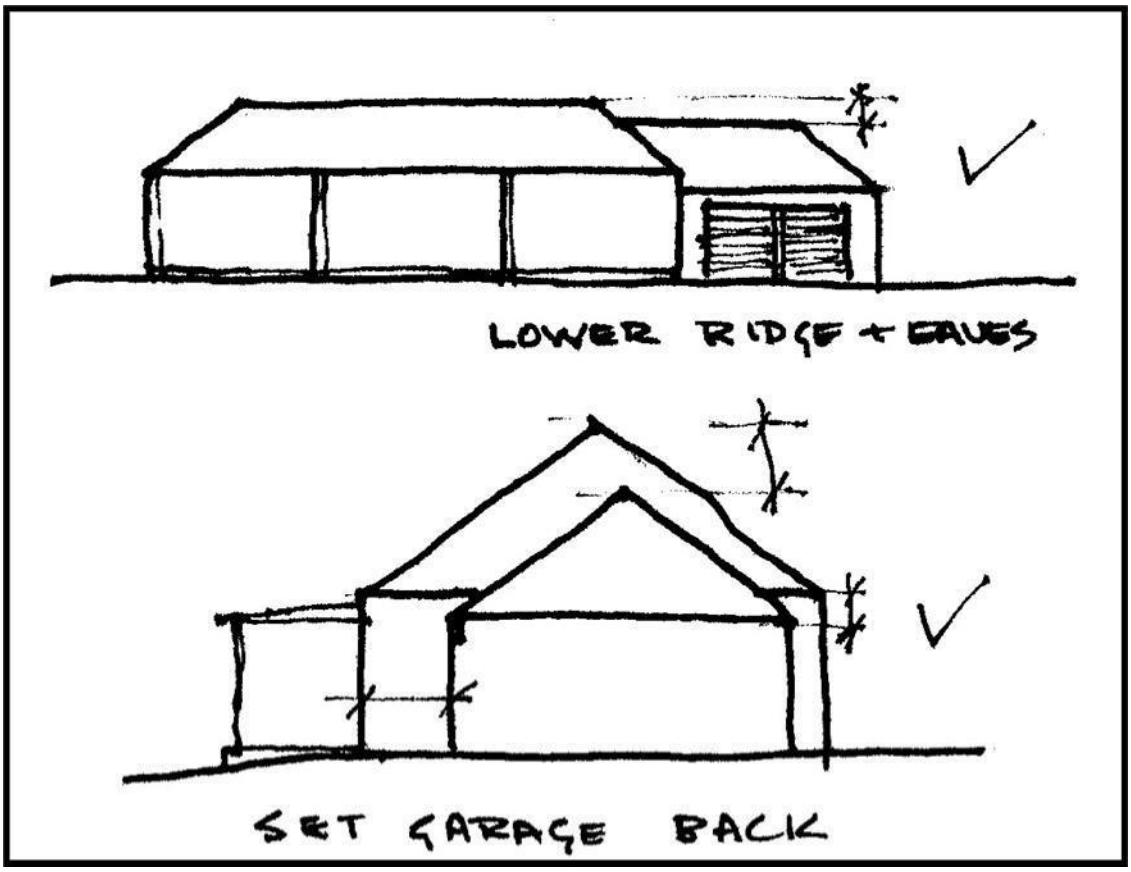
Objective

a) To ensure that garages do not dominate the streetscape

Control

1) Attached garages to new dwellings should be set back a minimum of 1m from the front face of the dwelling.
2) The roof form of a garage attached to a new dwelling should not be a continuation of the main roof, but rather be articulated to reduce its scale and bulk.

Figure 9 Garages are to be of a lower scale and set back from the front of the dwelling



B10.1.9~~8~~ Requirements for a Built Heritage Impact Statement Objective

a) To obtain sufficient information to enable consideration of the impact of the development proposal

Control

1) A Built Heritage Impact Statement is to be provided with a development application in the following circumstances:
   - where alterations or additions, demolition or a change of use are proposed in relation to a heritage item listed in the *QPRLEP2022* or on the NSW State Heritage Register, or
   - where development is in the vicinity of, or has the potential to impact upon a heritage item.
2) The Built Heritage Impact Statement is to include the following:
   - the qualifications and experience of the author
   - the heritage attributes of an item

- where the development will be "in the vicinity" of a heritage item, a site plan showing the proposed development as it relates to the heritage item and any principal features
- how the heritage values will be managed
- a statement indicating the effects of the proposed development on the heritage item
- comments on any adverse impacts and why there are no satisfactory alternatives
- a plan of the heritage item as it exists at a scale of 1:100 or 1:50
- a site plan showing the location of the item in relation to the boundaries of the site and buildings on adjoining land and the principal features of the site
- a description of the item with information about its history, approximate age, details of construction and its features
- a statement of the heritage significance of the item
- details of the proposed changes to be made to the item, or the development of the land, and their effect on the heritage item
- photos or film of the item.

Further information can be found in the document Statements of Heritage Impact, Heritage NSW www.heritage.nsw.gov.au

B10.2 Aboriginal Heritage

Aboriginal objects are physical evidence of the use of an area by Aboriginal people. Aboriginal objects include:

- physical objects, such as stone tools, Aboriginal –built fences and stockyards, scarred trees and the remains of fringe camps
- material deposited on the land such as middens
- the ancestral remains of Aboriginal people

Aboriginal heritage also includes places associated with stories of traditional activity known to local Indigenous people. The places may include natural features such as large rock formations, waterholes and particular shaped trees

Aboriginal sites (both known and unknown) and areas of significance are an important part of Australia's cultural heritage. The sites and areas of significance provide a direct link for Aboriginal people with their culture. It is important to preserve as many of them as possible.

There are a number of known Aboriginal sites in the local government area however, as the LGA is large and many areas are difficult to access, the majority of the area has not been surveyed for either sites or areas of significance. Consequently, some development will require an assessment for Aboriginal cultural heritage.

The *NSW National Parks and Wildlife Act 1974* protects Aboriginal objects and places in NSW. It is an offence under the *NSW National Parks and Wildlife Act* to disturb, excavate land for the purpose of discovering an Aboriginal object, knowingly destroy, damage or deface an Aboriginal object or Aboriginal place.

Objective

a) To identify Aboriginal heritage at the earliest possible stage in the development process

Control

1) All development will require the consideration of Aboriginal heritage. However, it is recognised that there are areas of Palerang that are more likely to contain Aboriginal heritage, for example areas adjacent to watercourses.

2) All development applications except those where the area has been heavily disturbed (for example an area covered with bitumen or concrete) or where an archaeological report has been previously undertaken on the site will require evidence of a search of the NSW register known as the Aboriginal Heritage Information Management System (AHIMS) (see www.heritage.nsw.gov.au). Note: The majority of the former Palerang LGA has not been surveyed for Aboriginal heritage objects so objects may exist on a parcel of land even though they have not been recorded in the AHIMS database
3) The requirement for an Aboriginal heritage assessment should be discussed with Heritage NSW and Council prior to lodging a development application. If an assessment is undertaken, it is to be lodged with the development application
4) All Aboriginal heritage assessments should be undertaken by a qualified archaeologist or an accredited person of Aboriginal descent in consultation with the local Aboriginal Land Council(s) and Aboriginal community groups. Refer to the document Aboriginal cultural heritage consultation requirements for proponents 2011 which is available on Heritage NSW website at www.heritage.nsw.gov.au
5) The heritage assessment report must contain as a minimum the following information:
   - a record of consultation with the local Aboriginal Land Council(s) and Aboriginal community groups
   - the qualifications and experience of the author
   - a detailed description of the area assessed and maps of the area
   - the method of assessment
   - evidence of the AHIMS data base search
   - the findings of the assessment
   - if any heritage was located, an outline of the immediate and future management of it.

B10.3 Natural Heritage

Natural heritage refers to components of the living environment such as land resources, inland water and diverse animal and plant life. There are several sites in LGA which are of high natural heritage value including Lake George and karst areas such as The Big Hole and London Bridge.

Objective

a) To protect items with natural heritage values

Control

1) Where development will have an impact on areas with a high level of natural heritage, a natural heritage impact assessment must be submitted with the development application
2) The natural heritage assessment report must contain the following information:
   - the qualifications and experience of the author
   - a detailed description of the area assessed and maps of the area
   - the method of assessment
   - the findings of the assessment
   - the impact of the proposal on the area of natural heritage, and
   - proposed mitigation or management measures.

3) In regard to karst areas, the following should not be impacted by a development proposal:
   - the quality or natural movement of water entering the karst environment
   - the quality or natural movement of air entering the subterranean portion of the karst environment
   - the richness and distribution of native flora and fauna in the karst environment, and
   - the caves or other geomorphological features.

B11 Social and economic impact assessment

Some forms of development may have a substantial social or economic impact on the location of the development, for example the establishment of an industry employing a large number of people. A social impact assessment considers the likely social consequences, both positive and negative of a development proposal. An outcome of the assessment may be the identification of a need for community, health or education services facilities and services.

Section 4.15 of the NSW *Environmental Planning and Assessment Act 1979* requires the consideration of the social and economic impact of a proposed development. For some development this will require a detailed economic or social impact assessment. The aim of the assessment is to determine the impacts of a proposed development on the social or economic environment.

Objective

a) To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on the social or economic environment

b) To ensure that the social or economic impact of a proposal is considered at the development assessment stage

c) To consider the need for services and infrastructure to assist in addressing the social and economic impacts of a development proposal

Control

1) Economic and social impact assessments are to be undertaken by people with qualifications and experience in this area. For example a person undertaking a social impact assessment should have qualifications in an area of the social sciences. Those undertaking an economic impact assessment should have qualifications and experience in economics

2) The economic or social impact assessment report is to contain the following information:
   - the qualifications and experience of the author
   - the boundaries of the assessment
   - the method used including the details of any models
   - the impacts, both short and long term
   - mitigation and management strategies
   - references to the data used.

B12 Landscaping

The landscaping of development enhances the streetscape and blends new development into the streetscape. Trees provide many social, functional, environmental, economic and aesthetic benefits to the community. Landscaping also provides an effective 'softening' of the hard edges of buildings and can be used to reduce the bulk and visual impact of development. Quality landscaping retains significant natural landscape features and mature trees.

Landscaping also has an important role to play in improving environmental conditions such as stormwater and rainwater absorption, and habitat for native fauna. It can help reduce bush fire risks and regulate the amenity of a development through such things as sun shading using pergolas and tree plantings.

Well planned and executed landscaping contributes to the appearance and amenity of the development. Trees and shrubs can also have an important role in the control of sun, noise, and wind, screening of functional spaces such as parking areas and minimising the amount of water running off the property.

Landscaping should be planned and undertaken during the initial stages of the development. Plans should be at a scale of 1:100 or 1:200. For multi-unit housing, commercial and industrial developments and some domestic construction, landscaping details must be included in the development application.

The planting of native vegetation, especially that which is indigenous to the area and Xeriscape gardens (gardens requiring no water other than rain water) is strongly encouraged. The planting of a diverse range of tree species is encouraged. A well-considered mix of exotic species and locally endemic species strengthens our landscape environment for climatic changes into the future. Where an avenue of a single successful or noteworthy species exists, it should be maintained and preserved.

Section 3.5 of this DCP provides development controls in respect of preservation of trees and other vegetation.

Objective

a) To enhance the amenity of an area and development and to blend in new development
b) To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings
c) To conserve significant natural features of the site and contribute to the effective management of biodiversity
d) To retain and provide for mature vegetation, particularly large and medium sized trees
e) To assist in encouraging vegetation corridors
f) To promote privacy
g) To promote energy efficiency by enhancing solar access, shade and reducing heat transfer from concrete drives, roofs and building walls in summer
h) To provide for the infiltration of water to the water table, minimize run-off and assist with stormwater management
i) To improve the microclimate conditions on sites and the solar performance of dwellings
j) To minimize the adverse interaction between trees (living infrastructure) and the built environment.

Control

1) Landscape design should consider usability, privacy and opportunities for social and recreational activities. Neighbours' amenity should also be respected.
2) Development on a site is to be located to retain as many of the significant existing trees as practicable.

B12.1~~2~~ Planting of trees

1) The placement of trees in urban road reserves should be carefully considered as trees may contribute to damage to cables and pipes. Trees may also suffer severe damage in the event of emergency repairs to these services.
2) Trees that will grow to a height where they can interact with overhead powerlines should not be planted in the vicinity of powerlines without the advice of an expert. For advice on safe powerline encroachment distances contact the local electricity authority.
3) The following is to be considered when tree species are being selected:
   - the proximity of the tree to adjoining properties and the road reserve-once it matures, and
   - the location of the mature tree and its roots to underground services and utilities. Trees should not be planted closer than 3 metres to a building.

B12.2~~3~~ Business and industrial land use zones and multi dwellings and residential flat building developments

1) All open space is to be landscaped.
2) Landscaping should be planned and undertaken at the earliest possible opportunity.
3) A landscape plan is to be lodged with the development application
4) Plans should be at a scale of 1:100 or 1:200. The planting of native vegetation especially that which is indigenous to the area is encouraged
5) Plans must contain the following information:

- dimensions of walls, fencing and paving
- any balconies, private open space and communal open space
- plant species and the expected height of species
- means of watering plants (if there is to be a watering system).

6) In the development of a landscape plan, matters such as neighbour privacy and the retention of elements such as natural rock outcrops, bush fire threat, watercourses, indigenous vegetation and mature trees should be included where possible
7) Consideration is to be given to the location and design of the building to enable the retention of existing vegetation and rocky outcrops
8) Landscaping abutting environmental protection areas should consist of local indigenous species to protect bushland and habitat corridors and soften the interface between the natural landscape and the urban environment
9) In developing a landscaping plan, the '*Safer by Design*' principles are to be considered – refer to section B5 Crime Prevention through Environmental Design in this DCP.

B13 On-site System of Sewage Management (OSSM)

An On-site System of Sewage Management (OSSM) is any system that treats sewage on the site where it is produced, such as a septic tank, composting toilet or aerated treatment system.

Most properties in the former Palerang LGA are located outside the towns and villages and rely on domestic effluent treatment by on-site waste water systems. Under Section 68 of the *NSW Local Government Act 1993*, an approval is required to install, alter and operate an OSSM.

The majority of former Palerang LGA is within a drinking water catchment therefore it is important that systems are appropriately designed and installed.

The guideline *Designing and Installing On-Site Wastewater Systems: A Sydney Catchment Authority Current Recommended Practice (2014)* provides recommendations to design, install, test, operate and inspect the following systems:

- septic tanks
- aerated wastewater treatment systems
- biological filter systems
- composting toilets
- amended soil mounds
- Wisconsin sand mounds
- greywater treatment systems
- absorption trenches and beds
- evapotranspiration absorption beds
- surface irrigation systems
- subsurface irrigation systems

This publication can be found on the Water NSW website:
www.sca.nsw.gov.au/publications/publications/designing-and-installing-on-site-wastewater-systems

In assessing the adequacy of all environmental assessments of proposed systems, Council will apply the *Neutral or Beneficial Effect on Water Quality Assessment (NorBE) Guideline* developed by the SCA regardless of the system's location within the Queanbeyan-Palerang local government area.

The Neutral or Beneficial Effect on Water Quality Assessment Guideline, Sydney Catchment Authority, (2011) enables council to decide if a proposed development has a neutral or beneficial effect on water quality.

Objective

a) To ensure the prevention of public health risk – sewage contains bacteria, viruses, parasites and other disease causing organisms. Contact with effluent must be minimised or eliminated, particularly for children. Residuals, such as composted material, must be handled carefully. Treated or untreated sewage must not be used on edible crops that are consumed raw.

b) To ensure the protection of surface waters – OSSM facilities must be selected, sited, designed, constructed, operated and maintained so that natural or artificial surface waters are not contaminated by any flow from sewage or wastewater treatment systems or land application areas.

c) To ensure the protection of groundwater – OSSM facilities must be selected, sited, designed, constructed, operated and maintained so that unacceptable risks of groundwater contamination do no occur.

d) To ensure the protection of lands – OSSM facilities should not cause deterioration of land and vegetation quality through soil structure degradation, salinisation, waterlogging, chemical contamination or soil erosion.

e) To prevent animal health risk - OSSM facilities must be selected, designed, sited, constructed, operated and maintained so that they do not unreasonably interfere with quality of water intended for stock watering.

f) To protect community amenity – OSSM facilities must be selected, designed, sited, constructed, operated and maintained so that they do not unreasonably interfere with amenity. Consideration should be given to aesthetics, odour, dust, vectors and excessive noise.

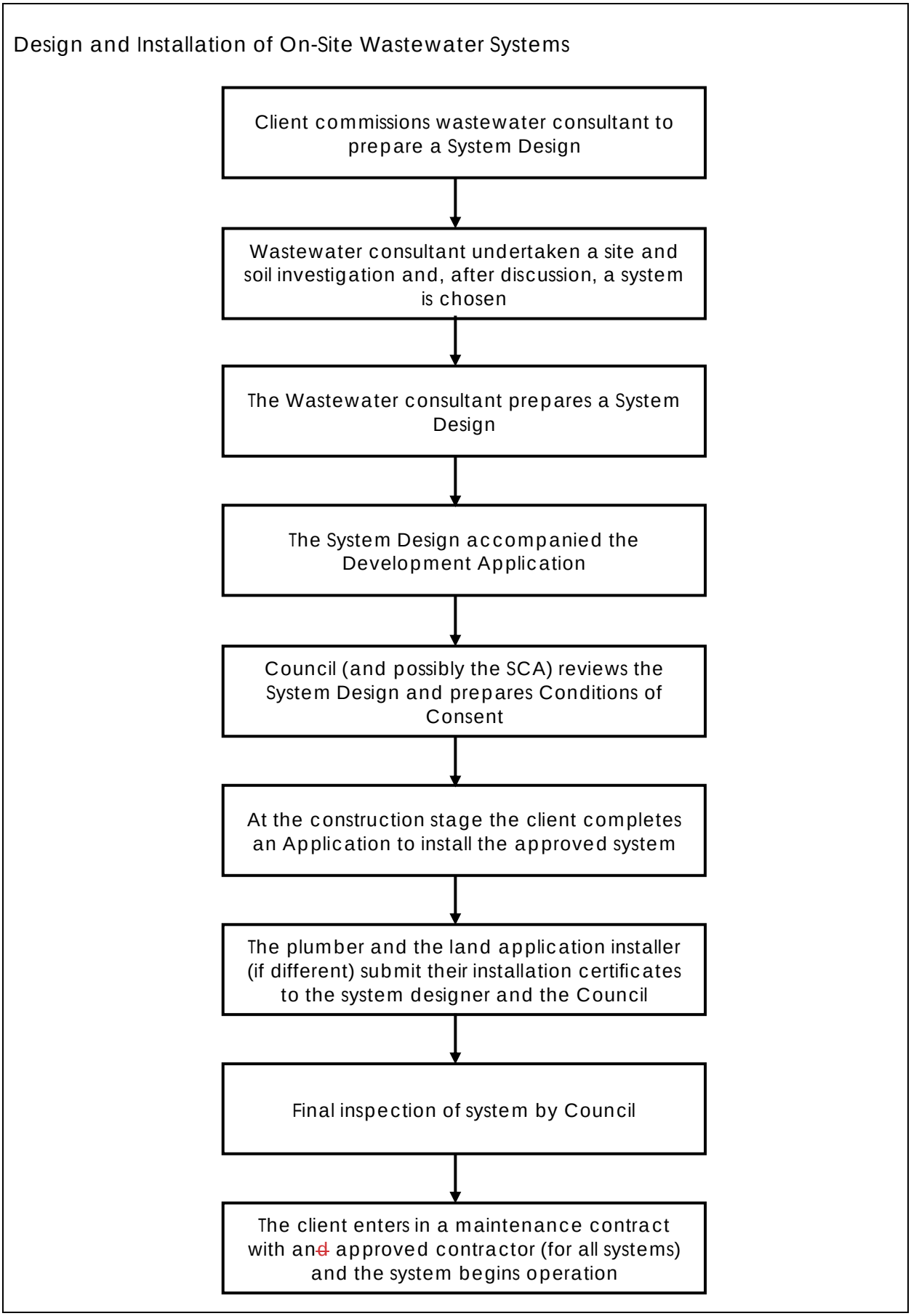
g) To ensure the conservation and reuse of resources – the resources in domestic wastewater (including nutrients, organic matter and water) should be identified and utilised as much as possible within the bounds posed by the other performance objectives. Water conservation should be practiced and wastewater production should be minimised.

h) To encourage ecologically sustainable development – OSSM facilities should be selected, sited, designed, constructed, operated and maintained using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future can be increased.

The diagram over sets out the process for installing an on-site wastewater management system.

PTO

Figure 10 Flowchart to design and install an on-site wastewater systems



Guidelines, standards and tools

The guideline Designing and Installing On-Site Wastewater Systems: A Sydney Catchment Authority Current Recommended Practice (2014) supplements other existing guidelines and standards for on-site wastewater management, including:

- *AS/NZS 1547* and the *'Environment & Health Protection Guidelines: On-site Sewage Management for Single Households' (the 'Silver Book) ' '(Department of Local Government, 1998)* which are both current recommended practice for on-site wastewater management
- the brochure '*Developments in Sydney's Drinking Water Catchment – Water Quality Information Requirements'* (available at www.sca.nsw.gov.au) is a performance standard developed by the SCA.

Wastewater Site Assessment and System Selection

This choice of system must be made in accordance with the current version of *AS/NZS 1547 On-site Domestic Wastewater Management and the Department of Local Government's 'Silver Book'* following a site assessment by a wastewater consultant. This assessment must recommend a particular combination of a treatment system and land application method. This information must be provided in an on-site wastewater report and submitted as part of the development application.

Development Application Requirements - On-site System of Sewage Management Report

All applications to install and alter an effluent disposal management system must be accompanied by a waste water report that includes the following information:

1. Waste Water Loading

For residential dwellings (including dual occupancies) design waste water loading based on the number of potential bedrooms (including rooms capable of being a bedroom) and type of water supply as follows.

Table 9 Wastewater loading

	1-2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
Tank Water Supply	400L/day	600L/day	800L/day	100L/day extra for each additional bedroom
Reticulated/bore supply	600L/day	900L/day	1200L/day	150L/day extra for each additional bedroom
Source: SCA Guidelines				

Note: For non-dwelling proposals the wastewater loading must be in accordance with *AS/NZS 1547:2000 - On-site domestic wastewater management.*

2. Site Map

A site map which identifies all surface constraints including:

- The drainage network, water courses, drainage depressions and dams, roadside and other open drains
- Vegetation and shading/exposure
- Orientation
- Any poor drainage/wet seepage areas and springs
- River flats/floodplains or flood planning level
- Any ground water bores located within 100m of the effluent management area and their use

- Existing wastewater management structures and effluent management areas,
- Slope (%)
- General land form
- Areas of runoff
- Rock outcrops and geology
- Stormwater management structures and erosion control measures
- All existing and proposed structures including buildings, accessways or roads, livestock yards
- Buffer distances
- Exposed soil/erosion potential/fill
- Any environmentally sensitive areas of, any land located within 100 metres of the sewage management facility or related effluent application areas
- Any building or facility located within 100m of the proposed effluent management system

3. Soil information

Detailed soil information must include soil profiles of up to at least one metre (where possible) taken from the specific location of the proposed effluent management areas consistent with *AS/NZS 1547:2000 On site domestic wastewater management*. This information must describe:

- the soil texture and structure with depth as per *AS/NZS 1547:2000*,
- the dispersibility, and
- other relevant chemical or physical characteristics that could impact on sustainable effluent disposal as identified in the Silver Book or *AS/NZS 1547:2000*.

The information should also consider the following where relevant to the site:

- electrical conductivity/salinity (>8 dS/m is not suitable unless the soil is treated),
- sodicity (>10% is not suitable unless the soil is treated), and
- phosphorous sorption values for permeable sandy or granitic soils where effluent irrigation is proposed.

4. Climate Information

Monthly rainfall and evaporation data.

5. Existing systems

Where an existing system is to be upgraded or augmented, the location, nature, size/capacity, condition, and disposal area of the existing on site waste system must be clearly specified.

The proposed upgrading or augmentation of the effluent disposal system must be clearly identified, including the extra or expanded areas and the need for higher capacity pumps.

6. Proposed systems

The report must include details of the chosen effluent disposal system and must be designed in accordance with:

- *AS/NZS 1547:2000 – Disposal Systems for Effluent from Domestic Premises*, and
- *"Silver Book" - Environment and Health Protection Guidelines - On-site Sewage Management for Single Households (1998)*

The following requirements must be met:

- Absorption trenches and beds, and evapotranspiration absorption beds must be sized as in accordance *AS/NZS 1547:2000*. For primary treated effluent, the conservative design loading must be used.
- Sand mounds sizing should be based on JC Converse and EJ Tyler's *Wisconsin mound soil absorption system: siting design and construction manual (University of Wisconsin-Madison, 2000)*.

- The irrigation area for surface and subsurface effluent irrigation must be the largest area for the design waste water load and site soil characteristics determined by the hydraulic, nitrogen and phosphorous loadings as per *AS/NZS 1547:2000* and the *Silver Book*
- The weighted phosphorus absorption values relevant to the soil profile at the specific site for the effluent irrigation area and not those in the *Silver Book* must be used to determine the size of the effluent irrigation area based on nutrient balance.

Control

1) The full specifications of the On-site Sewage Management Facility proposed to be installed or constructed on the premises concerned must be submitted.
2) A site plan must be submitted that shows the location of the proposed effluent management system in relation to:
    - Buffer distances to named rivers and water supply reserves (150m), water courses (100m), drainage depressions and dams (40m)
    - Groundwater bores within 100m and if <100m then the site plan must be accompanied by a statement from the owner of the bore that it is not used for potable domestic water supply
    - Setback distance to property boundaries, buildings and other infrastructure (both existing and proposed) as per Table 5 of the Silver Book
3) The site plan must show the location of any existing On-site Sewage Management System tanks, piping and effluent management area(s) that will be augmented or decommissioned, or where these systems are located close to a new On-site Sewage Management System
4) The application must be accompanied by details of:
    - The operation and maintenance requirements for the proposed On-site Sewage Management System. The On-site Sewage Management System to be installed or constructed must be accredited by the NSW Department of Health.
    - the proposed operation, maintenance and servicing arrangements intended to meet those requirements
    - the action to be taken in the event of a breakdown in, or other interference with its operation.

Effluent irrigation

1) Subsurface irrigation will be required if the:
    - Average annual rainfall exceeds 1200mm,
    - Neighbouring dwellings are within 100m of the proposed effluent management area,
    - Effluent management area slope is greater than 7%,
    - On-site Sewage Management System is to be located within an unsewered residential area.
    - The effluent irrigation area needs to be regularly mowed to maintain a maximum height of 100mm to remove nutrients for long term sustainability.
2) Where surface irrigation is proposed, moveable hoses, including semi fixed systems will not be acceptable

Unacceptable practices

1) The following systems will not be acceptable:
    - Trench system longer than 200m
    - Absorption systems where soil is medium or heavy clay
    - Absorption systems where there is less than 0.75m of soil
    - Trenches more than 20m long except where they are made of 2 separate inline trenches with a central feeder or where trenches are pressure dosed from a pump well

- Amended soil mounds with slopes of more than 7%
- Solar powered systems where continuous power is required for normal operation such as aerated wastewater treatment systems
- Reed bed systems except in exceptional circumstances
- Pump out systems for domestic use.

Installation

All systems should be installed according to NSW Workplace Safety requirements and *AS/NZS 3500 (Set):2003 Plumbing and Drainage Set.*

Renewal of on-site wastewater approvals

Approvals to operate an OSSM under Section 68 of the *Local Government Act* are only issued for a specified period of time and must be renewed before expiry. To ensure that OSSMs comply with legal requirements, all OSSMs need to have a current approval to operate. After installation, all OSSMs are require to be maintained in accordance with Section 5 of the Silver Book and *AS/NZS 1547:2000*

Further information

F*act Sheet: On-Site System of Sewage Management Approvals Function Overview* available on Council's website www.qprc.nsw.gov.au.

Note: Greywater reuse will require a separate approval. This is addressed in section B.16 Greywater reuse in this DCP.

B14 Potentially contaminated land

Objective

a) To ensure that changes of land use will not increase the risk to health or the environment from previous land use

b) To provide information to support decision making

Control

1) Any development application for the development of land shall consider the potential for the site to be contaminated from a previous or current land use

2) Land identified as being potentially contaminated shall be assessed in accordance with the provisions of *State Environmental Planning Policy (Resilience and Hazards) 2021*

Table 10: Some activities that may cause contamination

Some activities that may cause contamination	
Acid/alkali plant and formulation	Metal treatment
Agricultural/horticultural activities	Mining and extractive industries
Airports	Oil production and storage
Asbestos production and disposal	Paint formulation and manufacture
Chemicals manufacture & formulation	Pesticide manufacture and formulation
Defence works	Power stations
Drum reconditioning works	Railway yards
Dry cleaning establishments	Scrap yards
Electrical manufacturing (transformers)	Service stations
Electroplating and heat treatment premises	Sheep and cattle dips
Engine works	Smelting and refining
Explosive industry	Tanning and associated trades

Gas works Iron and steel works Landfill sites	Waste storage and treatment Wood preservation

Source: *Remediation of Land and Managing Land Contamination: Planning Guidelines* (EPA 1998)

Further information

NSW Environmental Protection Authority www.epa.nsw.gov.au

B15 Waste management

B15.1 General Controls

Objective

a) To avoid the generation of waste through design, material selection and building practices
b) To encourage waste minimisation, including source separation, reuse and recycling
c) To ensure efficient storage and collection of waste and quality design of facilities

Control

B15.1.1 Waste management plan

1) ~~A~~ Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase.

Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft ~~waste management plan and details of on-site waste management facilities is to be submitted with all development applications for all residential buildings~~

B15.1.2 Demolition of buildings

Refer to C23 Demolition of buildings or structures in this DCP

B15.1.3 Removal of asbestos

1) Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence"
2) All asbestos laden waste, including asbestos cement, asbestos contaminated soils and flat and corrugated sheets must be disposed of at a landfill facility licensed for receiving asbestos
3) On completion of demolition works, the applicant must lodge with Council, all original weighbridge receipts issued by the receiving landfill as evidence of proper disposal

B15.1.4 Design of buildings

1) Second hand and recycled building materials should be considered for use in building construction
2) Building design is to incorporate techniques which minimise waste before, during and after construction
3) Residential building design is to encourage residents to separate garbage for recycling, e.g. a waste cupboard which allows the temporary of storage of garbage, recyclables and compostable materials

B15.1.5 Construction of buildings

1) An onsite sorting and storage area for builders' waste and vehicular access to and on-site is to be detailed on the site plan
2) The on-site storage area is sufficiently large to allow separation of materials to encourage diversion of materials from landfill

Further information

- www.nsw.gov.au/fibro-and-asbestos-frequently-asked-questions
- www.workcover.nsw.gov.au

B15.2 Commercial and Industrial Waste

Objective

a) To ensure that waste from commercial and industrial developments is appropriately managed and if possible recycled

b) To reduce vehicle and pedestrian conflicts in the management of commercial and industrial waste

Control

B15.2.1 Waste management plans for industrial and commercial development

1) A waste management plan for waste generated from commercial and industrial business activities is to be submitted with a development application. Plans are to include information on how and where waste will be disposed. Full details of anticipated vehicle sizes, volumes and frequency of delivery and other service vehicles must be provided. These estimates, particularly vehicle sizes, must be realistic and based on established averages for the range of businesses likely to occur in the development

B15.2.2 Waste collection

a) All business development where future tenants will require regular deliveries of goods and the removal of waste and resource recovery material must ensure that loading facilities are adequate for the realistic needs of the proposed service vehicles

b) AUSTROADS Design Vehicles and Turning Templates must be used for all vehicle movements on, or on to, public roads

c) The turning templates from Australian Standard *AS 2890.1* and *AS 2890.2* must be used for on-site manoeuvring, including reversing manoeuvres and vertical clearance requirements

d) For retail developments with a gross leasable floor area of less than 1,000 square metres and not a supermarket, discount department store or other high volume delivery usages, the following is required:

   a) Either a loading facility onsite to accommodate a Heavy Rigid Vehicle (12.5 metre) as defined by *Australian Standard AS 2890.2*, or Single Unit Truck (12.5 metre) as defined by Austroads 2008 as the minimum standard, may be permitted to utilise a loading zone if it is within 50 metres as measured along the travel path

   b) Consideration of servicing of the development by vehicles equal to or larger than a Medium Rigid Vehicle (8.8 metre) as defined by *Australian Standard AS 2890.2*, or Service Vehicle (8.8 metre) as defined by Austroads 2008, may be deemed as the appropriate design vehicle, subject to the provision of supporting evidence

   c) No use of the loading zone will be permitted where deliveries require the use of fork lifts, or other mechanically assisted lifting devices on the footpath or crossing a public road or footpath

   d) Council will require a positive covenant to be placed on the title of the land giving Council the power to release, vary or modify the restriction to enforce the requirements of this clause

e) For retail developments with a gross leasable floor area of 1,000 square metres or greater or developments such as supermarkets, discount department stores or other high volumes delivery usages, the following controls shall apply:

   a) The development shall provide a loading facility to accommodate an Articulated Rigid Vehicle (19.0 metre) as defined by *Australian Standard AS 2890.2* or Single Articulated Vehicle (19.0 metre) as defined by Austroads 2008 as the minimum standard

   b) Council will require a positive covenant to be placed on the title of the land giving Council the power to release, vary or modify the restriction to enforce the requirements of this clause

c) The reversing of vehicles on to a main road, or arterial road, or future by-pass route, or any other public road, will not be permitted

d) The design of off-street commercial vehicle facilities must comply with *AS 2890.2: 2002*

e) Loading bays are not to be used for the storage of goods or waste storage other than during the unloading / loading process

f) Waste and resource recovery material storage should be enclosed or screened from the road in a dedicated facility

g) Waste and resource recovery material collection shall be from the loading facility if one is provided with the development. If no loading facility is provided then the collection of waste and resource recovery material must be from a central collection area by private contractor. The waste and resource recovery material must be collected outside of business hours to ensure disruption to the public is minimized

B16 Greywater reuse

Grey water is waste water which does not arise from a toilet and may include waste water from a hand basin, shower, laundry and kitchen.

Black water is waste water generated from a toilet, bidette or bidet which is heavily and directly contaminated with human faeces or urine and may contain contaminated solid material such as toilet paper. This wastewater is highly infectious.

Grey water is often contaminated with human faeces, dirt and other materials but to a lesser extent than black water and is therefore less infectious than black water.

Reusing grey water can replace the need to use potable (drinking) water for watering gardens or lawns and, if treated appropriately, can be used in toilets and washing machines. By using grey water for watering gardens and lawns, a household has the potential to save between 50,000 and 100,000 litres of potable water a year.

Grey water use systems have been listed under the BASIX program as one of the most effective ways to reduce the use of potable water supplies in residential developments.

Grey water treatment systems are different to Aerated Wastewater Treatment Systems (AWTS) which are often used to dispose of sewage on rural properties.

Grey water contains micro-organisms, chemical contaminants (in particular nutrients such as nitrogen and phosphorus, salts and physical containments (such as dirt, lint and sand). Care should be taken when handling and disposing of grey water. Untreated grey water should not be used for the following purposes:

- drinking, cooking or any kitchen purposes
- swimming pools
- baths, showers, hand basins or any personal washing
- water contact recreation e.g. playing under sprinklers
- irrigation of crops for human consumption without processing or cooking

Approval under Section 68 of the *NSW Local Government Act 1993* is required for grey water treatment systems except if the work relates to a single detached dwelling in areas with a reticulated sewage system and the conditions of Section 75A of the *NSW Local Government (General) Regulation 2005* are met.

Minimum information to accompany the development application

i. a soil and permeability analysis of the site including whether the site can accommodate the proposed re-use system flows by a qualified and experienced person

ii. a detailed hydraulic diagram showing:

iii. the location and design of pipework and disposal area and trenches

iv. location and design of other fittings such as filters and valves

v. connection to overflow sewer
vi. methods for automatically switching off the subsurface disposal device when the disposal area has become saturated
vii. an assessment of the capacity of the diversion area to receive recycled water (identifying a maximum daily diversion flow)
viii. the measures to ensure that all pipes and fittings and the diversion area are adequately identified as being used for wastewater reuse
ix. the maintenance regime to ensure that the device is in good working order
x. in the case of multi dwelling housing, residential flat buildings and commercial premises, a management plan detailing:

- the treatment process
- routine sampling program
- maintenance emergency contact numbers
- system failure procedures
- auditing procedures to detect cross-connections and contingency plans for the management for wastewater and water requirements in the event of system failure

Guidelines

NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises

A list of accredited systems is available at NSW Health at
http://www.health.nsw.gov.au/PublicHealth/environment/water/wastewater.asp

Objective

a) To encourage the reuse of grey water so that water savings may occur
b) To ensure that grey water is managed in a safe manner

Control

1) Grey water disposal will not be permitted within 50 metres of a watercourse or with-in a flood planning area
2) A licensed plumber is required to install the device

B17 Rainwater tanks

Rainwater tanks provide benefits by reducing mains water demand and stormwater flow from properties.

The installation of a rainwater tank may be exempt development. Refer to the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If it is not exempt a development application will be required.

Objective

a) To reduce the demand on reticulated water services and stormwater flow from properties

Control

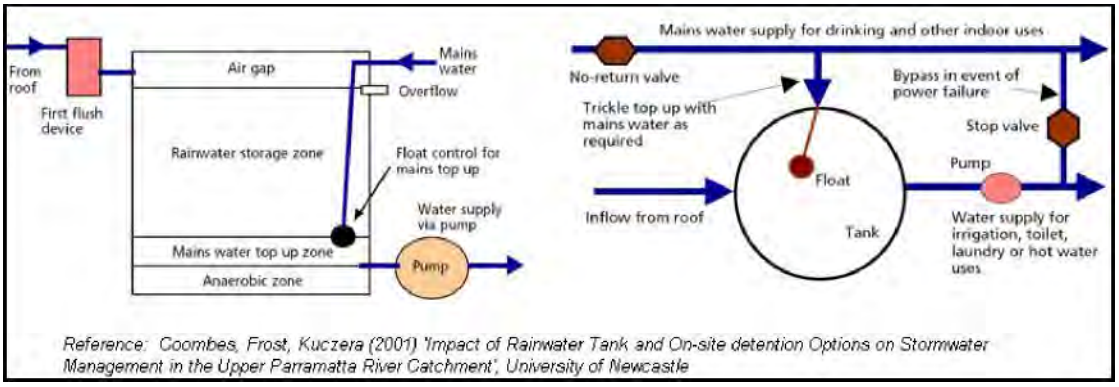
1) Rainwater tanks of the minimum sizes indicated in the table below must be installed with each new dwelling where a reticulated town water supply is available

Table 11 Minimum rainwater tank sizes

Number of Bedrooms	Minimum Tank Size
3 or more	22.5 Kl
2	13 Kl
1	9 Kl

2) Residential developments that rely solely on tank water will need larger tanks to achieve security of supply than those that are supplemented by a mains water top up system
3) The size of rainwater tanks may need to be larger if they are also being utilised to satisfy conditions of development to achieve on site detention of stormwater. Refer to section B7.7 Stormwater in this DCP
4) Figure 9 below shows how Council requires rainwater tanks to be installed with plumbing arrangements that:
   - provides a mains water supply top up system. The bottom 20% of the tank comprises the mains water top up zone with up to 80% of the storage being available for rainwater capture
   - ensure the tank supplies water for outside irrigation, toilet flushing and laundry (and hot water and other uses at the owner's discretion following assessment of risk) in accordance with BASIX
   - includes the provision of an anaerobic zone below the pump draw-off level, a gap at the top above the overflow to prevent backflow (in accordance with AS.3500.1 and 2 (1998)) and a first flush device on the inlet from the roof to dump the first flow washing off the roof

Figure 11 An example of a typical rainwater tank installation with mains utilised for certain household uses and for topping up the tank



5) The current version of HB230 Rainwater Tank Design and Installation Handbook shall be adhered to when installing rainwater tanks
6) Tanks are to be located behind the front building alignment (and side building alignment for corner blocks) and are to be at least 900mm from the side and rear boundaries
7) Rainwater tanks must be prefabricated, or constructed of prefabricated elements that were designed and manufactured for the purpose of construction of a rainwater tank and the tank must be assembled and installed in accordance with the HB230 Rainwater Tank Design and Installation Handbook
8) Rainwater is to be sourced from roof surfaces only, and shall not be sourced from roofs coated with lead or bitumen – based paints, or from asbestos-cement roofs

9) In the case of large scale developments rainwater tank sizing shall be determined by a comprehensive water cycle strategy to meet water demand reduction targets in accordance with BASIX
10) Where tank water is to be used for human consumption, it is recommended that the property owner consult the Rainwater Tanks brochure produced by NSW Health and the publication titled *Guidance on the use of rainwater tanks Water Series No. 3 1998*, published by the National Environmental Health Forum, available on www.hprb.health.nsw.gov.au
11) The rainwater tank and all fixtures connected to the rainwater supply system are to be marked 'RAINWATER'
12) The tank is to be enclosed and inlets screened so as to prevent the entry of foreign matter and to prevent mosquito breeding
13) Tank overflows must connect to an approved disposal system, either to a retention/infiltration device, swale, stormwater drain or street gutter and must not cause nuisance to neighbouring properties
14) Pumps are to be covered or screened to avoid noise nuisance to neighbouring properties
15) The tank is to be maintained by the property owner to ensure adequate functioning and compliance with accepted health requirements
16) Rainwater tanks are to be connected to the roof so as to maximise roof water capture
17) Tank colours must be compatible with the dwelling
18) Rainwater tanks shall not be located over sewer mains or other easements
19) All new dwellings in rural areas where no Council reticulated water supply system exists are to be supplied with 90,000 litre water tanks in addition to tanks required under the documents *Planning for Bushfire Protection 2019*

B18 Solid fuel heaters

Objective

a) To ensure that solid fuel heaters are safe and efficient

Control

1) Under section 68 of the *Local Government Act 1993* all solid fuel heater installations and replacements, including new and second hand heaters and heaters that are being relocated require approval from Council. The installation must comply with the *Building Code of Australia* and *Australian Standard 2918 (Domestic solid fuel burning appliances—Installation)*. Gas or oil fired appliances do not require specific Council approval. However, a compliance plate and associated certification must be provided to property owners, by a licensed installer. Existing heaters or second hand units and associated flue installations are to be accompanied by the same information as new heaters. Where no manufacturers' specifications are available council will only approve installations which comply with the *Building Code of Australia*
2) Applications must include the following:
   - floor plan for the location of the solid fuel heater
   - manufacturers details showing appropriate setback to combustible materials
   - Details of the licenced installer. Installers must have the appropriate licence from New South Wales Fair Trading (either a builders licence, a roof plumbing licence or a minor works licence). Work cannot start until approval is obtained.
3) A certificate from the installer is required for flue installations prior to Council certifying the completed works
4) Selection of the solid fuel heater and subsequent use is to comply with the emission recommendations of the NSW Environmental Protection Authority

Note: Solid fuel heaters are to be included in the BASIX assessment if the heater will be the primary source of heating

Further information

NSW Department of Planning and Environment

B19 Sydney, Googong and Captains Flat drinking water catchments

The local government area contains three drinking water catchments. These are catchments where surface water for the urban areas of Captains Flat, Queanbeyan, Canberra and Sydney are collected. Through controlling development in these catchments, there is less likelihood of there being poor quality drinking water for these urban areas. Not only is poor quality drinking water unsatisfactory for health reasons, it is expensive to manage such water. The *QPRLEP2022* Drinking Water Catchment Map shows the three drinking water catchments and clause 7.3 of the *QPRLEP2022* sets out the requirements in regard to land use and the catchments.

Additionally, the NSW *Protection of the Environment Operations Act 1997* controls matters such as pollution. *The State Environmental Planning Policy (Biodiversity and Conservation) 2021* controls development and activities in the Sydney drinking water catchment.

Further information

Water NSW website at www.water.nsw.gov.au

Council has applied the Water NSW approach to the assessment and management of waste water across the entire Palerang local government area. For further information refer to section B13 On-site System of Sewage Management (OSSM) in this DCP.

Part C Development Specific Provisions

C1 Subdivision

The *QPRLEP2022* provides the opportunity for the subdivision of land for residential, industrial or commercial purposes or primary production depending on the land use zone. In some instances subdivision may be possible as 'exempt' development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

This section has been divided in to three parts:

1) subdivision for primary production in the RU1 Primary Production use zones
2) subdivision for purposes other than primary production – general controls
3) specific requirements for the following land use zones:
    - RU1 Primary Production
    - C3 Environmental Management and C4 Environmental Living
    - RU5 Village
    - R5 Large Lot Residential
    - R1 General Residential and R2 Low Density Residential
    - E1 Local Centre and MU1 Mixed Use~~B2 Local Centre and B4 Mixed Use~~
    - E3 Productivity Support ~~IN2 Light Industrial~~

C1.1 Subdivision for primary production in RU1 Primary Production

Part 4 of the *QPRLEP2022* provides the provisions for subdivision for primary production in RU1 Primary Production and other land use zones.

Minimum information to accompany a development application

- the information required in section B1 of this DCP
- the purpose of the subdivision
- the proposed access to lots

Objective

a) To ensure that all lots have suitable access

Control

1) Refer to section B7 engineering requirements in this DCP

C1.2 Subdivision for purposes other than primary production – general controls

The following controls apply to all subdivisions for purposes other than primary production.

Minimum information to accompany a development application

- the information required in section B1 of this DCP
- information required in this and other sections of this DCP
- MUSIC Modelling for subdivisions which propose more than four lots

C1.2.1 Site analysis

1) The subdivision design is to be responsive to the natural environment with the following factors to be given consideration:
   - climate
   - landform
   - aspect and views
   - geology and soils
   - drainage
   - vegetation and biodiversity
   - bush fire prone land
   - surface and groundwater

   The site attributes and constraints are to be included in the site analysis report and maps.
2) Prior to the lodgement of the development application, the proposed lots shall be marked at each corner by one metre high stakes and the corners of the proposed building envelopes shall be identified by one metre high stakes with suitable highly visible tape.

C1.2.2 Lot orientation

Well orientated lots within a subdivision enable buildings to be sited so that they can include passive solar design features and allow a greater area of roof space to be positioned for solar energy purposes.

Objective

a) To ensure that lot orientation maximises energy efficiency and conservation principles

Control

1) Lot size, shape and orientation is to provide optimal opportunity for passive solar design of future buildings
2) Lots are to be oriented north/south in urban areas. Building envelopes on larger lots or in rural areas are to be of sufficient size and orientation to allow construction of a building with a north/south orientation
3) New roads are to be aligned east-west and north-south wherever possible, with north-south streets within 20° west and 30° east of true north and east-west streets within 30° south and 20° north of true east
4) Lots with an east-west orientation may require, depending on lot size, to be widened to provide for optimal solar access and to prevent overshadowing of buildings and private open space on adjoining lots
5) Design of lots on sloping sites will be required to:
   - minimise the need for boundary retaining walls
   - minimise the potential for overlooking of adjoining properties and
   - maintain solar access.
6) Smaller lots are to be located on north facing slopes and larger lots are to be located on south facing slopes as shown in the diagrams below.

Figure 12 Lot orientation

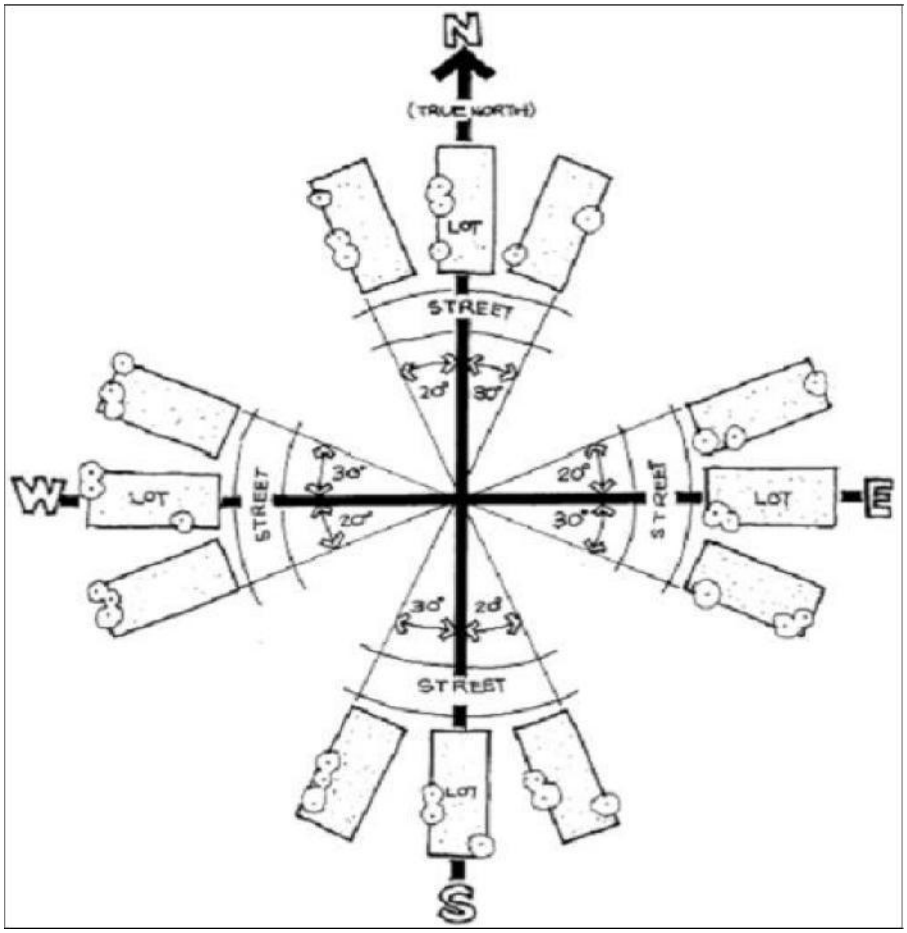
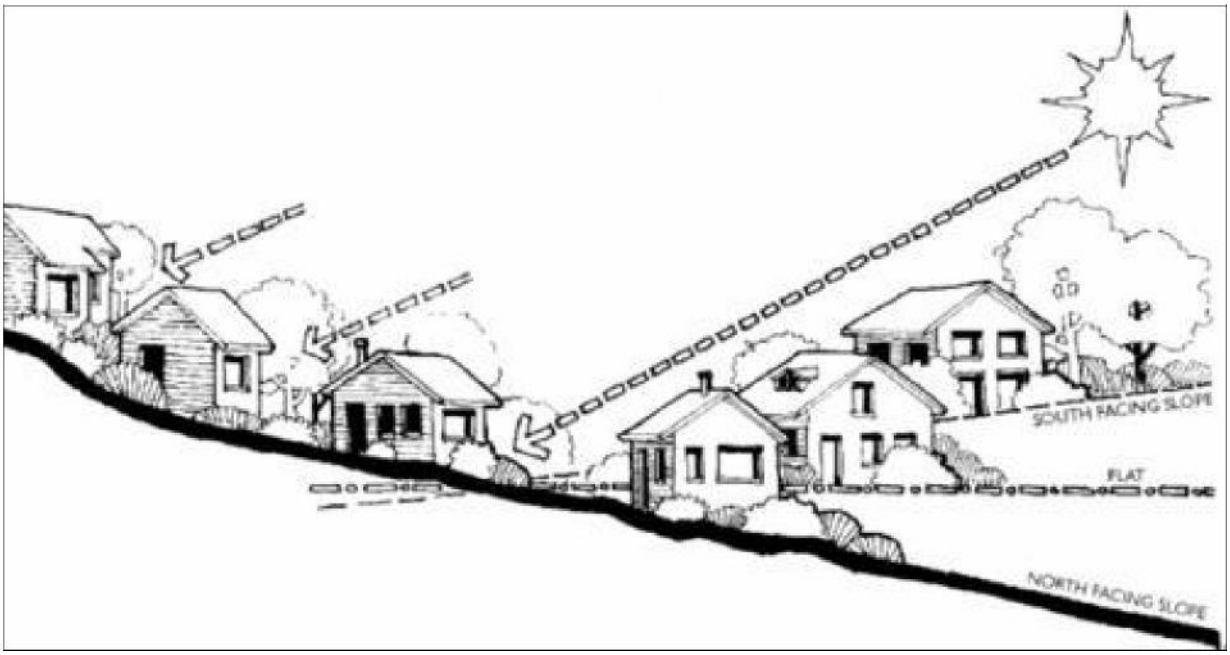


Figure 13 Cross section lot orientation



Source: AMCORD 1995

C1.2.3 Subdivision pattern

Objective

a) To ensure the appearance and layout of new subdivisions are sympathetic to the character of existing residential areas

Control

1) New lot boundaries within the village area of Bungendore and Braidwood shall be parallel to or at right angles to the historic subdivision grid
2) Subdivision is not to result in built forms that will have detrimental impact on the traditional patterns and rhythms of the streetscape
3) Subdivision shall not result in the creation of stacked battleaxes or adjacent groups of battleaxe driveways
4) Lots are to be designed that allow for buildings to be erected on the primary street frontage (battle axe block and rear laneways excepted)
5) Smaller lots should utilise flat treeless sites as this reduces the likelihood of cut and fill and vegetation removal
6) In land use zones C4, C3 and RU1, where land fronts a watercourse shown on the *QPRLEP2022 Riparian Lands and Watercourse map*, the lots will have a frontage to that watercourse of not less than 200 metres. Where lots have an existing frontage to a watercourse less than 200 metres, the existing frontage is to be retained
7) The depth of the lot shall not exceed the width of the lot by more than 4:1

C1.2.4 Road networks and design

Objective

a) To provide a hierarchical network of roads with clear distinctions between each type of road based on function, capacity, vehicle speeds and safety
b) To ensure that the road design fits within the existing hierarchy of roads
c) To provide appropriate access for service and emergency service vehicles
d) To allow for public utilities, services and drainage systems to be coordinated without impacting adversely on road pavements
e) To ensure that the street network provides convenient, connected and safe access for pedestrians (especially children), cyclists, horse riders and vehicles
f) To create a permeable and legible street hierarchy that responds to the natural site topography and native vegetation

Control

1) Refer to Section B7 Engineering in this DCP
2) All development applications must include a road layout plan (including road type) that meets the requirements of this DCP
3) New corner lots created by subdivision shall use splay corners where necessary to maintain sight distances

C1.2.5 Building envelopes

Objective

a) To ensure that buildings will be located in an area that has the least impact on the natural environment, amenity and views and vistas

Control

1) 1Building envelopes are to be placed on all lots in the following land use zones:

- RU1 Primary Production
- C3 Environmental Management
- C4 Environmental Living
- R5 Large Lot Residential

2) The location of building envelopes on lots shall reflect the findings of the site analysis and be free of major environmental and servicing constraints
3) Building envelopes are to be designed based on the constraints associated with effluent disposal, heritage, ecological items, utilities or easements and the natural features of the land
4) The proposed building envelope within which a house, ancillary buildings (other than animal shelters with a gross floor area of not more than 25m2), water tank and the like could be located is to be marked on the plan and shall:
   - ~~be a minimum size of 2000m2 or 4000m2 where there is not a reticulated sewerage system~~
   - Be a minimum size of 2000m2 if serviced by reticulated sewer or 4000m2 if on-site effluent management is required.
   - have a slope not greater than 15 per cent
   - be setback a minimum distance indicated in Table 12:

Table 12 Setbacks for building envelopes

Setbacks for building envelopes	RU1 Primary Production	C3 Environmental Management and C4 Environmental Living	R5 Large Lot Residential
Front boundary (metres)	50	50	7
Side and rear boundaries (metres) <4ha	15	15	15
4ha- 80 ha	25	25	25
> 80 ha	50	50	50

C1.2.6 Potable water

Objective

a) To provide a regular supply of potable water, with sufficient capacity for peak usage, fire fighting and long-term development
b) To provide an adequate supply of potable water for sites that cannot be connected to the water supply
c) To provide an adequate supply of water for bush fire protection

Control

1) A reticulated water supply is to be provided for all subdivisions where an existing reticulated water supply is provided nearby. Generally, this shall include all subdivisions in Braidwood, Captains Flat and Bungendore. Refer to section B7 Engineering requirements in this DCP

C1.2.7 Sewerage

Objective

a) To ensure that residential areas are serviced with a sewage management system that is cost effective and efficient and supports sustainable practices
b) To ensure that where on-site sewage management systems are required it does not result in:
   - land quality deterioration through chemical or biological contamination or degradation of soil structure
   - contamination of surface waters, subsurface flow or groundwater

Control

1) Where a reticulated sewage system is available nearby, all lots shall be connected to the reticulated sewerage system. Refer to section B7 Engineering requirements of this DCP. Generally, this shall include all subdivisions in Braidwood, Captains Flat and Bungendore
2) Where there is no reticulated sewerage system, an on-site system of sewage management (OSSM) report is to be provided. The proposed effluent disposal envelope is to be included within the building envelope (with an area of 4,000m2) on the plan and will be placed on the certificate of title under a section 88B instrument. Refer to section B13 – On-site sewage management systems (OSSMs) in this DCP and section C1.2.5 Building envelopes

C1.2.8 Stormwater drainage

Objective

a) To control and manage all stormwater generated within the development
b) To control and manage all stormwater passing through development from the surrounding catchments
c) To provide a legal point of discharge for all collected stormwater water to a natural water course or council drainage system
d) To not have an adverse impact on the environment, surface and subsurface water quality and adjoining land either upstream or downstream of the subdivision
e) To protect and enhance the natural water courses, aquatic habitat and riparian vegetation

Control

1) The development application is to be accompanied by a Storm Water Management Plan prepared by a certified practicing engineer and in accordance with the requirements of section B7 Engineering requirements in this DCP

C1.2.9 Electricity

Objective

a) To provide logical, efficient and environmentally sensitive extensions to electricity supply networks
b) To promote opportunities for on-site generation of power
~~b)~~c) c) To ensure all additional lots created are provided with satisfactory electricity supply at subdivision stage.

Control

1) ~~Suitable power shall be provided by the developer to the boundary of all additional lots created in accordance with the requirements of the electricity supply body~~Suitable power shall be provided by the developer at subdivision stage prior to the issue of any subdivision certificate, to the boundary of all additional lots created in accordance with the requirements of the electricity supply body and essential services requirement in the LEP
2) Written evidence from the electricity supply body that the electricity infrastructure is satisfactory will be required prior to release of subdivision certificate
3) Consideration will be given to renewable energy sources in lieu of connection to the network in land use zones RU1 Primary Production, C3 Environmental Management and C4 Environmental Living where:
   i. it is demonstrated that the power supply cannot be provided to the site due to the location or distance from existing power pole;
   ii. easement cannot be created or consent cannot be obtained from the land owner(s) if the nearest power pole is located on adjoining land;
   ~~i.~~iii. A statement from electricity supply body that reticulated power supply is not readily available for the site.~~.~~

4) Refer to section B7 Engineering requirements in this DCP

~~3)~~5) if solar array is proposed as main power supply for the additional lot, details of the solar array are to be shown on the plans. Battery storage is not required to be provided at subdivision stage.

C1.2.10 Telecommunications

Objective

a) To ensure that proposed lots can be serviced by telecommunications infrastructure

Control

1) Refer to section B7 Engineering requirements in this DCP

C1.2.11 Service easements

Objective

a) To ensure approved development and maintenance can be undertaken

Control

1) Refer to section B7 Engineering requirements in this DCP

C1.2.12 Natural resources and heritage

Objective

a) To ensure that the subdivision of land provides for the protection and management of natural resources, heritage and landscape character

Control

1) The subdivision design should retain existing native vegetation and mature trees. Refer to section B3 Flora, fauna, soil and watercourses in this DCP
2) The subdivision design is to retain existing significant heritage. Refer to section B10 Heritage – European (non-Indigenous), Aboriginal (Indigenous) and Natural in this DCP
3) Applicants should consult with Council concerning any proposed additions to the Greenway network. Proposed extensions to the Greenway network will require the following:
   - a direct link to a Council owned Greenway
   - that the land to be dedicated to Council at no cost to Council
   - that the land is be free of noxious and environmental weeds prior to acceptance by Council
   - erosion areas should be fenced and 'active' areas have been treated
4) Crown Public roads that are not being purchased for an addition to the Greenways network or for other community purposes are to be closed and consolidated within the lots being created. This control should be discussed with Council at the commencement of the design of the subdivision

C1.2.13 Views and vistas

Objective

a) To ensure that all dwellings have a view that reflects the rural character of the locality whilst not having a negative impact on significant views and vistas

Control

1) The subdivision should be designed to minimise the impact on significant views and vistas. Refer to section B6 Visual impact of development in rural and environmental land use zones and for urban areas section D Area specific provisions of this DCP

C1.2.14 Soil management

Objective

a) To minimise erosion and sediment loss before, during and after construction
b) To minimise water pollution due to sedimentation
c) To minimise the requirement for and impact of fill

Control

1) An Erosion and Sediment Control Plan or Soil and Water Management Plan (depending on scale of the proposed development) is to be submitted with the development application. Refer to section B8 – Erosion and sediment control in this DCP

2) The building envelopes are to be sited so as to minimise the requirement for cut and fill

C1.2.15 Public open space

Objective

a) To provide access to active and passive open space to meet the needs of the local population where the subdivision involves a large number of residential lots

Control

1) Parks and open space areas should be integral to neighbourhood design and should respond to the opportunities and constraints in providing a range of recreational and environmental settings and corridors
2) Design and locate open space and recreation areas to maximise connections and to adjoining land uses and local roads
3) Ensure that public open space areas are suitable for the required use and locate open space and recreation areas to maximise connections to adjoining land uses and local roads and pedestrian/cycle networks
4) Open space areas are to have frontage to at least one road
0) The scale of the development will determine whether Council will require development contributions for open space and recreation to be provided in part or wholly through the provision of open space (works in kind) or through the payment of monies. Refer to section A13 Developer contributions in this DCP

C1.3 Specific requirements for land use zones

C1.3.1 RU1 Primary Production

Objective

a) To retain the function and character of the existing rural areas
b) To encourage the retention of higher agricultural potential land
c) To ensure the subdivision of lots for agricultural purpose results in lots of sufficient size
d) To ensure that subdivision of the land responds to the topographical and site constraints
e) To ensure lots have appropriate areas and dimensions for the siting and construction (where permitted) of dwellings and any other ancillary structures on the lot

Control

1) Subdivision design is to maintain the rural character of the locality
2) Subdivisions that are subject to Clause 4.1D of the *QPRLEP2022* must maintain a lot average size identified on the Lot Averaging Map. Each lot created by the subdivision will have an area of at least 8 hectares and no more than 5 lots shall be created less than the minimum lot size shown on the Lot Size Map
3) Subdivision design should not result in fragmentation of agricultural or environmental areas
4) The size of the lots should be derived from an overall property plan
5) Residential lots are to be located on the land with lower agricultural potential where this does not conflict with the need to protect important areas of native vegetation
6) Each proposed lot (other than a battle axe lot) that has frontage to a state or regional road is to have a frontage to that road of not less than 200 metres and one entry point for vehicles

7) Battle axe lots should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply:
   - maximum length of access corridor shall be 300 metres when located to the rear of the lot with an area of less than 20 hectares fronting a road
   - minimum width of access corridor shall be 15 metres, or 20m if the lot size allows for further subdivision
   - access handle entrance located to achieve safe and compliant sight distance and in accordance with B7 Engineering within this DCP

8) Refer to section C~~30~~29 Gates and Fencing in this DCP

C1.3.2 C3~~E3~~ Environmental Management

Objective

a) To protect the ecological, scientific, cultural and aesthetic values of the land
b) To retain the character of the existing landscape
c) To ensure that subdivision of the land responds to the topography and site constraints
d) To ensure lots have appropriate areas and dimensions for the siting and construction (where permitted) of dwellings and any other ancillary structures on the lot

Control

~~1) Subdivisions that are subject to Clause 4.1D of the *QPRLEP2022* must maintain a lot average size identified on the Lot Averaging Map. Each lot created by the subdivision will have an area of at least 8 hectares and no more than 5 lots shall be created less than the minimum lot size shown on the Lot Size Map.~~

~~2)~~1) Subdivision design is to respond to the findings of the site analysis and be free of major environmental and servicing constraints

~~3)~~2) Subdivision design shall not result in the fragmentation of environmental areas

~~4)~~3) Subdivision design is to reflect existing fence lines or natural features where appropriate

~~5)~~4) Dwelling house lots should be located on the land with lower agricultural potential where this does not conflict with the need to protect important areas of native vegetation

~~6)~~5) Each proposed lot that has frontage to a main or arterial road must have a frontage to that road of not less than 200 metres and one entry point for vehicles

~~7)~~6) Battle axe lots should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply:
   - maximum length of access corridor shall be 300 metres when located to the rear of a lot with an area less than 20 hectares fronting a road
   - minimum width of access corridor shall be 15 metres, or 20m if the lot size allows for further subdivision
   - access handle entrance located to achieve safe and compliant sight distance and in accordance with B7 Engineering within this DCP

C1.3.3 C4 Environmental Living

Objective

a) To ensure residential subdivisions have a minimal impact on the ecological, scientific, cultural and aesthetic values of the land
b) To retain the character of the existing landscape
c) To ensure that subdivision of the land responds to the topography and site constraints
d) To ensure lots have appropriate areas and dimensions for the siting and construction of dwellings and any other ancillary structures on the lot

Control

1) Subdivisions that are subject to Clause 4.1E of *QPRLEP2022* in Zone C4 must maintain a lot average size identified on the Lot Averaging Map. Each lot created by the subdivision will have an area of at least 2 hectares. A lot created in accordance with Clause 4.1E cannot be

further subdivided.

2) Subdivision design is to respond to the findings of the site analysis and be free of major environmental and servicing constraints
3) Subdivision design shall not result in the fragmentation of environmental areas
4) Subdivision design is to reflect existing fence lines or natural features where appropriate
5) Dwelling house lots should be located on the land with lower agricultural potential where this does not conflict with the need to protect important areas of native vegetation
6) Each proposed lot that has frontage to a main or arterial road must have a frontage to that road of not less than 200 metres and one entry point for vehicles
7) Battle axe lots should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply:
   - maximum length of access corridor shall be 250 metres
   - minimum width of access corridor shall be 15 metres, or 20m if the lot size allows for further subdivision
   - access handle entrance located to achieve safe intersection sight distance

C1.3.4 RU5 Village

Objective

a) To provide a range of lot sizes compatible with the function of a rural village
b) To retain the character and visual amenity of the village
c) To ensure lots have appropriate areas and dimensions for the siting and construction of dwellings and other buildings

Control

1) The subdivision design is to be consistent with the existing subdivision pattern within the locality
2) A proposed building envelope is to be marked on the plan within which a house, ancillary buildings, water tank are to be located. The envelope is:
   - to have the following setbacks:
     - 7 metres for the front
     - 0.9 metres for the side and rear
   - have a slope not greater than 15 per cent
   - be sited taking into account the constraints identified in the site analysis and any other relevant report
3) A proposed building envelope of 2,000m2 is to be marked on the plan. In areas that are not connected to reticulated sewer, envelopes are to include a proposed effluent disposal area in accordance with section B13 On-site system of sewage management (OSSM) in this DCP
4) Battle axe lots should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply to ensure that adequate provision is made for two way vehicular access for future development:
   - The access handle for each lot must have direct frontage to a public road
   - The access handle must have a minimum width of 4.0m and be no longer than 100m
   - A maximum of two lots only will be allowed to be accessed from one access handle

C1.3.5 R5 Large Lot Residential

Objective

a) To provide for a range of lot sizes for residential housing in a rural setting
b) To retain the character and visual amenity of the landscape
c) To promote ecologically sustainable development
d) To ensure that subdivision of the land responds to the topography and site constraints

e) To ensure lots have appropriate areas and dimensions for the siting and construction of dwellings and other structures

Control

1) The location of a building envelope on lots shall reflect the findings of the site analysis and be free of major environmental and servicing constraints
2) A proposed building envelope is to be marked on the plan within which a house, ancillary buildings, water tank are to be located. The envelope is:
   - to have the following setbacks:
     - 7 metres for the front
     - 15 metres for the side and rear
   - be a minimum size of 1000m2
   - have a slope not greater than 15 per cent
   - be sited taking into account the constraints identified in the site analysis and any other relevant report
3) On unsewered lots a proposed effluent disposal area envelope of 2,000m2 is to be marked on the plan. Refer to section B13 On-site system of sewage management (OSSM) in this DCP
4) Battle axe lots should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply to ensure that adequate provision is made for two way vehicular access for future development:
   - the access handle for each lot must have direct frontage to a public road
   - the access handle must have a minimum width of 4.0m and be no longer than 100m
   - a maximum of two lots only will be allowed to be accessed from one access handle
   - subdivision should reflect existing fence lines or natural features where appropriate

C1.3.6 R1 General Residential and R2 Low Density Residential

Objective

a) To provide for a range of lot sizes for residential housing in a town setting to meet the needs of the future population

b) To retain the character and visual amenity of Bungendore and Braidwood

c) To ensure lots have appropriate areas and dimensions for the siting and construction of dwellings and other structures

d) To ensure the subdivision design is consistent with and the respects the existing subdivision and settlement pattern

Control

1) The subdivision design is to be consistent with the existing subdivision pattern in the locality
2) Battle axe lots shall be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply to ensure that adequate provision is made for two way vehicular access for future development:
   - The access handle for each lot must have direct frontage to a public road
   - The access handle must have a minimum width of 4.0m and be no longer than 100m
   - A maximum of two lots only will be allowed from one access handle
3) The lot is to have a minimum street frontage of 20 metres unless it is a battle axe lot

C1.3.7 ~~B2 Local Centre and B4 Mixed Use~~ E1 Local Centre and MU1 Mixed Use

Objective

a) To provide for the orderly economic development of the centre of Bungendore

b) To maintain and enhance the character, heritage and amenity of the town centre

c) To ensure that lots are capable of accommodating the existing or proposed use, including any likely expansion
d) To ensure the subdivision design is consistent with and the respects the existing subdivision and settlement pattern

Control

1) The subdivision design is to reflect the findings of the site analysis and be free of major environmental and servicing constraints
2) The subdivision design is to be consistent with the existing subdivision pattern
3) Lots are to front constructed roads
4) Subdivision development applications should include details of proposed development, including a built form concept plan, proposed car parking and service access

C1.3.8 ~~IN2 Light Industrial Zone~~ E3 Productivity Support

Objective

a) To provide for the orderly economic development of employment lands
b) To provide industrial lots that are sufficient in size to cater for construction and building development, vehicle parking, access and loading facilities
c) To provide streets that allow adequate access for industrial uses
d) To ensure lots are adequately serviced

Control

1) Lots are to front constructed roads
2) To ensure that adequate provision is made for two way vehicular access for future development to battleaxe lots:
   - the access handle for each lot must have direct frontage to a public road
   - the access handle must have a minimum width of 15m
   - a maximum of two lots only will be allowed to be accessed from one access handle

C2 Residential development

The *QPRLEP2022* lists the type of residential development permitted in each land use zone and the definitions of types of residential development. A development application is required for all types of residential development. However, in some instances residential development may be 'complying development' - refer to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and *State Environmental Planning Policy (Housing) 2021*. Additionally, additions such as access ramps and decks may be exempt development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: The objectives and controls apply to both new residential developments and alterations and additions.

C2.1 Objectives and controls applicable to all land use zones and dwelling types

Minimum information to accompany a development application

When lodging a development application, the following information is to be provided:

- site analysis as described in Part B1
- plans of the proposed residential development including all buildings, open space areas, car parking, entrances and internal roads

- applicable reports and plans that are required by other parts of this DCP, for example a landscape plan or on-site system of sewage management report

The following objectives and controls apply to all types of residential development in all land use zones, although some may be of greater relevance than others for example visual privacy is more likely to be of importance in a town or village environment than a rural area.

Objective

a) To maintain the character, amenity and environmental values of a locality
b) To ensure that localities are pleasant places to reside
c) To ensure that the infrastructure associated with residential development is appropriate
d) To ensure the efficient use of land and infrastructure
e) To maximise visual and acoustic privacy
f) To provide useable outdoor spaces and landscaped areas around buildings
g) To provide reasonable daylight and solar access to all buildings and outdoor spaces

C2.1.1 Acoustic privacy

Objective

a) To minimise the impacts of noise transmission to habitable rooms and principal private open spaces of dwellings within and between sites

Control

1) The impact of potential noise intrusion should be addressed in relation to compatibility with the ambient noise level at the relevant boundary of the site
2) Noise transmission should be reduced through the selection of building materials that reduce the amount of sound transmitted and room layout, for instance locate bedrooms away from roads
3) Site or enclose heat, water and pool pumps, air conditioners and the like to reduce noise transmission within and between dwellings
4) Setbacks may need to be greater than the minimum setback distances to meet the acoustic privacy objective

C2.1.2 Visual privacy

Objective

a) To minimise the overlooking of habitable rooms and principal outdoor spaces of dwellings within and between sites

Control

1) Dwellings should be sited and designed, particularly the internal layout to minimise the potential for overlooking into the habitable rooms and open space of adjoining properties.
2) Windows, especially first floor windows, should be sited so that they do not look directly into windows of habitable rooms of adjoining properties. Windows in the new development should be offset from the windows of buildings within the site and buildings on adjoining land
3) Design elements are to be used to increase visual amenity (for example recessed balconies, fencing and landscaping) and limit overlooking of lower dwellings or private open space
4) Setbacks may need to be greater than the minimum setback distances to meet the visual privacy objective

C2.1.2 Adaptable housing

Control

1) Refer to section B2.3 Adaptable housing in this DCP

C2.1.3 Dwelling articulation

Refer to the Glossary in this DCP

Objective

a) To ensure that the facade treatment and architectural detail of dwellings enhances the character and continuity of the streetscape
b) To reduce the apparent bulk and scale of dwellings
c) To have contemporary designs which integrate with the visual elements of the streetscape

Control

1) The maximum unarticulated dwelling length to a street is to be 5 metres
2) Large areas of blank or minimally articulated walls are to be avoided
3) Dwelling facades should be modulated to reduce the appearance of bulk and express elements of the buildings architecture
4) A mix of building materials and colours should be used to reduce the bulk of dwellings
5) Dwellings should be articulated on corner sites to address each street frontage and define prominent corners.
6) Dwellings in bushfire prone areas are to be designed in accordance with *Planning for Bushfire Protection* 2019 ~~2006~~

C2.1.4 Dwelling exteriors

Objective

a) To ensure that residential development complements the character of the locality

Control

1) Materials should be non-reflective to avoid glare
2) If recycled materials are to be used, materials should be structurally sound and appropriate to the locality of the development
3) Service pipes and vents should be concealed within the external walls where practicable

C2.1.5 Development of a heritage item or in the vicinity of a heritage item

Control

1) Where development is in the vicinity of a heritage listed item or is a heritage item refer to section B10.1 European heritage in this DCP. In respect of any development proposed within the state heritage listed area of 'Braidwood and its setting' refer to the *Braidwood Development Control Plan 2006*.

C2.1.6 Driveways, entrances, access, parking and utilities

Control

1) Refer to section B7 Engineering requirements in this DCP

C2.1.7 Energy and water efficiency

Energy efficient homes appear very similar to conventional homes, but use the best combination of building orientation, wall and ceiling insulation, efficient water heating and space heating, efficient lighting and appliances. Energy consumption can be reduced by up to 40% when compared to a conventional home. Incorporating features such as the following into the design will increase the energy efficiency of the building:

- living areas and external courtyards should as far as practicable be orientated to the north or north east
- insulation of the building
- six star water devices

The NSW Government operates BASIX, the Building Sustainability Index. The Index aims to reduce the level of greenhouse gas emissions by setting energy and water reduction targets for dwellings. BASIX analyses this data and determines how it scores against the energy and water targets. The design must pass specific targets (which vary according to location and building type) before the user can print the BASIX Certificate. See also B17 Rainwater tanks.

Further information - www.basix.nsw.gov.au

Note: Solid fuel heaters are to be included in the BASIX assessment

Objective

a) To reduce energy and water consumption in new residential developments and those undergoing substantial alterations or additions

Control

1) BASIX certificates are to be submitted with new all dwelling and alterations over $50,000 development applications (refer to www.basix.nsw.gov.au to determine requirements)

C2.1.8 Gates and fencing

Refer to section C~~30~~29 Gates and Fencing in this DCP.

C2.1.9 Height

The *QPRLEP2022* Height of Buildings Map shows the maximum height of buildings permitted in the Queanbeyan-Palerang local government area. Building height is defined in the *QPRLEP2022* Dictionary.

Objective

a) To ensure that dwelling heights reflect the local context and desired character of the street
b) To ensure that the privacy of residential properties is protected

Control

1) Dwelling heights are to be generally in keeping with that of neighbouring properties
2) Reasonable daylight and solar access must be available to all buildings and outdoor spaces. Refer to the Solar access objectives and controls below

C2.1.10 Landscaping

Control

1) Refer to section B12 Landscaping in this DCP

C2.1.11 Overshadowing

Objective

a) To ensure that new residential development does not unreasonably diminish the amount of sunlight reaching existing developments and public open spaces

Control

1) A reasonable level of sunlight is to is to be maintained between 9.00am and 3.00pm on 21 June to the following areas:
   - private open space within the development
   - private open space of adjoining buildings
   - public open space such as parks
   - solar water heaters on roofs and adjoining buildings
   - habitable rooms and recreation space in adjoining buildings
2) Council may require design changes to be undertaken where a proposed development is likely to cause undue overshadowing to the above areas
3) Shadow diagrams detailing shadows cast by the proposed development at 9.00am, 12.00pm and 3.00pm on 21 June may be required to demonstrate the impact
4) The extent of shadows is to take into account the range of factors that impact on solar access, including the slope of the land, aspect, existing and proposed vegetation and the height and position of existing buildings and structures, including fences

C2.1.12 Solar access

Sunlight provides amenity and reduces energy providing environmental and financial benefits.

Objective

a) To have adequate sunlight to living areas and principal outdoor space of existing and proposed dwellings

Control

1) Dwellings within the development site and adjoining properties are to able to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the principal outdoor space between 9am and 3pm on 21 June
2) Where existing development currently receives less sunlight than the above requirement, this should not be reduced
3) Living areas of dwellings such as kitchens and family rooms should be located on the northern side of dwellings and service areas such as laundries and bathrooms to the south or west
4) Opportunities for passive heating and cooling of dwellings to reduce reliance on artificial heating and cooling should be maximised
5) To maximise solar access and to minimise overshadowing from adjoining buildings setbacks should be increased
6) To maximise solar access dwelling heights may need to be stepped

C2.1.13 Siting and orientation

Objective

a) To ensure that dwelling siting and orientation reflects the characteristic pattern created by the original grid road layout where lots front the road (and laneway) and dwellings are generally oriented to the street

Control

1) Dwellings are orientated and designed to address and overlook the public domain

2) Dwellings have an identifiable address to the primary street
3) Dwellings should be orientated to the north
4) Dwelling and driveways in residential areas should be located to take into account street trees

C2.1.14 Roof form (shape)

Objective

a) To ensure that roof forms do not significantly add to the bulk and scale of the building
b) To ensure that roof forms respond to the scale and pitch of other roofs in the area

Control

1) The maximum roof pitch is to be 32 degrees
2) Attics within the roof space may be permitted where they do not unreasonably add to the bulk and scale of the building

C2.1.15 Street frontage

Objective

a) To ensure that the dwelling form and site layout reflects the characteristic street pattern

Control

1) The site is to be wide enough to achieve the following:
   - dwellings addressing the street
   - daylight and solar access
   - principal outdoor space
   - privacy
   - adequate vehicle access and accommodation
   - retention of ~~significant trees,~~ landscaping and soil planting

Minimum street frontage distances for most dwelling types are provided in the following sections.

C2.1.16 Streetscape

Objective

a) To ensure that the character of the street is maintained or enhanced by the contribution of the new residential development

Control

1) The proposed dwelling should fit comfortably within the existing streetscape of the area and scale of development

C2.1.17 Tree and Vegetation Management

Control

1) Refer to section B3.5 Tree and Vegetation Management in this DCP

C2.1.18 Unsewered sites

Control

1) Refer to section B13 On-site System of Sewage Management (OSSM) in this DCP

C2.1.19 Potable water and sewage disposal

Control

1) Refer to section B7 Engineering requirements in this DCP

C2.2 Dwelling houses, secondary dwellings, semi-detached dwellings and dual occupancies in residential (R1, R2 and R5), Mixed Use (MU1) ~~business (B4)~~ and RU5 Village land use zones

For the definitions of a dwelling house, secondary dwelling and dual occupancy refer to the Dictionary in the *QPRLEP2022*. Refer to Part 4 of the *QPRLEP2022* for the Erection of dwellings on land in certain residential, rural and environmental protection zones in the *QPRLEP2022* for the provisions relating to the erection of a dwelling house, secondary dwelling or dual occupancy.

Refer also to clause 4.1C~~4.2D~~ Minimum lot sizes for dual occupancy development in the *QPRLEP2022*.

Some dwellings may be complying development, refer to the *State Environmental Planning Policy (Housing) 2021* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

C2.2.1 Maximum gross floor area

Refer to the Dictionary in the *QPRLEP2022*.

Objective

a) To limit the bulk and scale of a dwelling so that the rural character is maintained

Control

1) The gross floor area will be no greater than 40% of the area of the lot
2) The gross floor area (including the principal dwelling) of secondary dwellings, semi-detached dwellings and dual occupancies will be no greater than 40% of the area of the lot

C2.2.2 Setbacks

Refer to the Glossary in this DCP.

Objective

a) To establish the front building line to create consistent proportions of the street
b) To maintain or enhance streetscape character through the continuity of street facades
c) To enhance the setting for buildings through deep soil zones and landscaping
d) To ensure visual privacy for residents

Control

1) Setbacks for each of the land use zones are shown in the table below:

Note: Setbacks which are part of a building envelope prevail

Table 13 Setbacks for dwelling houses

Setback distance (metres) for dwelling houses	R1	R2	R5	RU5	MU1~~B4~~
Front	7 or the average of adjoining lots whichever is less, or 3 more than an adjacent historic structure	7 or the average of adjoining lots whichever is less, or 3 more than an adjacent historic structure	7 or the average of adjoining lots whichever is less, or 3 more than an adjacent historic structure	7 or the average of adjoining lots whichever is less, or 3 more than an adjacent historic structure	7 or the average of adjoining lots whichever is less, or 3 more than an adjacent historic structure
Side	0.9	0.9	15	0.9	0.9
Where the side is a street	3	3	15	3	3
Rear	3 ~~0.9 if the building is less than 3.6 metres high otherwise 3~~	3 ~~0.9 if the building is less than 3.6 metres high otherwise 3~~	3 ~~15~~	3 ~~0.9 if the building is less than 3.6 metres high otherwise 3~~	3 0.9 if the ~~building is less than 3.6 metres high otherwise 3~~

C2.3 Multi dwelling housing

For the definitions of multi dwelling housing refer to the *QPRLEP2022* Dictionary. The *QPRLEP2022* land use tables list the land use zones that permit multi dwelling housing and attached dwellings with consent.

Objective

a) To have well designed and varied housing forms that are integrated into the existing environment in terms of size, bulk, height, scale and setbacks
b) To ensure that there is adequate, convenient and safe car parking that does not dominate the site or its streetscape
c) To have open space areas which meet the needs of residents for outdoor leisure activities, privacy, landscaping and solar access
d) To ensure that where there will be more than three dwellings, that some will be constructed as adaptable housing

C2.3.1 Maximum gross floor area

Refer to the Dictionary in the *QPRLEP2022*.

Objective

a) To limit the bulk and scale of a dwelling so that the rural character is maintained
b) To ensure that the form and massing of new development is compatible with the spatial characteristics of the area,
c) To ~~preserve significant trees and~~ protect privacy and solar access for adjoining dwellings

Control

1) The gross floor area will be no greater than 66 % of the area of the lot

C2.3.2 Setbacks

Refer to the Glossary in this DCP.

Objective

a) To establish the front building line to create consistent proportions of the street
b) To maintain or enhance streetscape character through the continuity of street facades
c) To enhance the setting for buildings through deep soil zones and landscaping
d) To ensure visual privacy for residents

Control

1) Setbacks for each of the land use zones are shown in the table below:

Note: Setbacks which are part of a building envelope prevail

Table 14 Setbacks for multi dwellings

Setback distance (metres) for multi dwellings	R1 General Residential
Front	4 or the average of adjoining lots
Side	0.9
Where the side is a street	3
Rear	0.9 if the building is less than 3.6 metres high otherwise 3

2) Where the entrance to a dwelling will be from a laneway dedicated to Council (refer to section B7.2 Urban Roads in this DCP), the minimum setbacks are to be taken from the rear boundary based on the lot boundary after the dedication of the laneway to Council

C2.3.3 Site coverage

Site coverage means the area of a site containing any built structure (whether covered or uncovered), any building, car port, terrace, pergola, hard surface recreation area, swimming pool, tennis court, driveway, parking area, underground stormwater detention structure or any like structure but excluding minor landscape features.

Objective

a) To maintain or enhance the rural town character of residential areas
b) To ensure that stormwater on the site is able to drain

Control

1) No more than 50% of the site should be covered with buildings, hard surface recreation areas such as tennis courts, swimming pools, driveways and parking areas and paths

C2.3.4 Adaptable housing

Control

1) Refer to section B2.3 Adaptable housing in this DCP

C2.3.5 Street frontage

Control

1) The residential development must have frontage to a public road

2) The lot on which the development is proposed is to have a minimum street frontage of 25 metres

C2.3.6 Site size

Control

1) The number of dwelling units permissible on each lot is based on lot area and the area required for each dwelling. The density is calculated by dividing the number of dwellings by the total area of residential land excluding roads. The following densities apply (maximum of one dwelling unit per indicated lot area):

Table 15 Site Size

Studio	150 m^2 lot
one small dwelling unit (one bedroom)	250 m^2 lot
one medium dwelling unit (two bedrooms)	350 m^2 lot
one large dwelling unit (three or more bedrooms)	450 m^2 lot

C2.3.7 Building dimensions

Objective

a) To ensure that dwellings have good internal amenity
b) To reduce the bulk of buildings
c) To ensure that dwellings are capable of being cross ventilated
d) To ensure that dwellings are capable of receiving daylight access for light penetration and thermal comfort

Control

1) The maximum depth is to be 14m
2) The minimum width is to be 6m

C2.3.8 Building separation

Objective

a) To ensure visual and aural privacy for residents
b) To maintain characteristic open spaces between buildings

Control

1) Building separation distances

Table ~~15~~16 Building separation

minimum separation between buildings within the development site where habitable rooms face habitable rooms	12m
Minimum separation between buildings within the development site where habitable rooms face non-habitable rooms or blank walls	9m
Minimum separation between buildings within the development site where non-habitable rooms/blank walls face other non-habitable rooms/ blank walls	0m
Minimum separation between buildings within the development site where non-habitable rooms with windows face other non-habitable rooms (either with or without windows)	3m

C2.3.9 Landscaping and landscape areas

Objective

a) To enhance the amenity of the development, assist in the management of stormwater and privacy

Control

1) 20% of the site to be landscaped

~~Landscaped areas not including vehicular access ways, car parking areas and drying areas shall be provided as follows:~~

~~Table 16 Minimum landscape areas~~

~~studio apartment~~	~~30m²~~
~~small dwelling (one bedroom)~~	~~65m²~~
~~medium dwelling (two bedroom)~~	~~90m²~~
~~large dwelling (three bedroom)~~	~~120m²~~

2) A landscaping plan is to be prepared. This plan is to be submitted with the development application and will form part of any approval granted by Council
3) Refer to section B11 Landscaping in this DCP

C2.3.10 Communal Open Space

Objective

a) To ensure that the residential development has a contiguous, high quality, useable principal outdoor space that is integrated with the dwelling and affords a high degree of amenity in terms of privacy and solar access

Control

1) An area of 100m2 shall be provided for communal use. Where there will be more than three dwellings the area of communal open space should be increased at the rate of an additional 20 m2 per additional dwelling
2) Communal open space is to be located with easy access to all dwellings on the site
3) Communal open space is to be landscaped and provided with recreational features such as a barbecue area, children's play area or landscape features. It should link with pedestrian paths
4) The location of the communal open space area is to take account of vehicle routes and the privacy of adjacent dwellings
5) Communal open space is to be oriented to the north to ensure adequate solar access

C2.3.11 Private Open Space

Private open space means that part of the site not occupied by any buildings (except for swimming pools or other outdoor recreation facilities) which is landscaped by gardens, lawns, shrubs or trees and is available for the use of the occupants of the dwelling. This area is considered as part of the landscape area. Private open space does not include driveways, turning areas, car spaces, narrow elongated curtilage areas within the boundary setback areas, drying areas and service areas.

Objective

a) To ensure that each residence has private open space

Control

1) An open courtyard of at least 24~~50~~m² (minimum dimension 3 metres) shall be provided for each dwelling withing a multi dwelling complex between the rear wall of each dwelling and the side or rear boundary. This area shall be considered as part of the landscape area.

This area should be north facing and is to be designed and located so as to provide maximum amenity for occupants. It is not to include service areas (water tanks, clothes drying areas and similar)

2) Private open space is to be located adjacent to primary living areas. Private open space should not be located adjacent to internal driveways
3) The design of the private open space should focus on the quality of the space in terms of its outlook, orientation, relationship to the dwelling, configuration, enclosure and landscape treatment
4) Areas within the front setback may be used for the private open space, provided that these areas are designed to ensure privacy without presenting solid high walls to the street

C2.3.12 Service areas

Service areas encompass clothes drying, water tanks, pumps, metres and waste disposal areas

Objective

a) To ensure that there is sufficient area for services in the residential development and that these are appropriately located

Control

1) External service areas for water tanks, pumps, garbage store, gas meters, laundries and bathrooms air conditioners and the like (excluding clothes drying areas) should be located to the south or west of the dwelling
2) External service areas must have a minimum area of 12 m2
3) External service areas should be separated from principal outdoor space and screens, vegetation, retaining walls and the like should be used to delineate areas

C2.3.13 Clothes drying areas

1) Open air clothes drying facilities are to be provided for all dwellings
2) Clothes drying areas are to be easily accessible by all residents and screened from public streets and recreation areas

C2.3.14 Waste and recycling facilities

1) A waste management plan for the construction and ongoing management of the development. The plan is to be submitted with the development application. Refer to Section B15 Waste Management in this DCP
2) A suitably constructed waste and recycling bin receptacle area is to be provided. It is to be positioned to afford ready access for both residents and garbage collectors

C2.3.15 Toilet and garden maintenance storage area

1) Where there are more than ten dwellings in one development, a toilet for tradespeople and garden maintenance storage area is to be provided

C2.3.16 Subdivision or consolidation of lots

The subdivision of a site includes a strata subdivision.

Control

1) The site amalgamation or subdivision should not disrupt the streetscape by changing the characteristic pattern of typical lots and buildings in a block
2) Subdivision requirements are detailed in section C1 Subdivision in this DCP

C2.4 Residential flat buildings and shop top housing

For the definitions of residential flat buildings and shop top housing refer to the *QPRLEP2022* Dictionary. The *QPRLEP2022* land use tables list the areas that permit residential flat buildings with consent.

Developments which have three or more stories are required to comply with ~~*State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.*~~ *Schedule 9 of State Environmental Planning Policy (Housing) 2021.*

C2.4.1 Shop top housing

Control

C2.4.1.1 Entry

1) A separate pedestrian entry to the dwelling(s) is to be provided

C2.4.1.2 Commercial service requirements

1) Commercial service requirements such as loading docks are to be separate from residential access areas

C2.4.1.3 Private open space

2) ~~1)~~ Where private open space is not provided at ground level each dwelling is to be provided with a balcony.
3) 2) Privacy screening of the balcony must be provided where adjacent dwellings may be adversely affected.

C2.4.1.4 Storage areas

1) If a garage is not to be provided with a dwelling then a storage area will be required. The storage area is to be a minimum of 4m2

C2.4.2 Residential flat buildings

Control

C2.4.2.1 Site frontage

1) The site should have a minimum width of not less than 25 metres at the front alignment of the building

C2.4.2.2 Setbacks

Table 16 Setbacks

Front	4 m or the average of adjoining lots
Side	0.9 m
Where the side is a street	3 m
Rear	3 m

Note: Setbacks which are part of a building envelope prevail over these requirements.

C2.4.2.3 Floor Area

Refer to the Dictionary in the *QPRLEP2022*.
The gross floor area should be no greater than sixty six percent of the lot unless specified in the QPRLEP 2022~~.~~

C2.4.2.4 Building dimensions

1) The maximum depth should not exceed 14m
2) The development shall be designed to provide attractive visual variation by the use of staggered building setbacks, variation of roof lines, curved driveways and access roads, landscaping and the like

C2.4.2.5 Building appearance

Dwellings should not be identical in design and façade treatment, but should be compatible with each other. If only a limited number of dwelling designs is to be used they should be so arranged on the site such that different façades are presented to any public place, communal area, or adjoining residential development.

C2.4.2.6 Number of storeys

To comply with the *QPRLEP2022* Height of Buildings Map, ~~the building should not contain more than two storeys. However, the roof space may be utilised.~~

C2.4.2.7 Building entry

The main pedestrian entry to the building is to be provided facing the street, accessible directly from the street and clearly visible from the street.

C2.4.2.8 Service areas

Service areas encompass clothes drying, water tanks, pumps, metres and waste disposal areas

1) External service areas for water tanks, pumps, garbage store, gas meters, laundries and bathrooms air conditioners and the like (excluding clothes drying areas) are to be located to the south or west of the dwelling
2) External service areas must have a minimum area of 12m2
3) External service areas should be separated from principal outdoor space and screens, vegetation, retaining walls and the like should be used to delineate areas.

C2.4.2.9 Clothes Drying Areas

1) Suitably screened outdoor clothes line areas shall be provided. ~~Clothes drying areas must be a minimum of 3m2.~~
2) Clothes drying areas must be capable of receiving northern solar access.
3) ~~A minimum of 7.5m of clothes line is to be provided for each dwelling~~.

C2.4.2.10 Waste

A suitably constructed garbage bin receptacle shall be provided. It is to be positioned to afford ready access for both residents and garbage collectors

C2.4.2.11 Balconies

1) Balconies shall maintain setbacks for residential flat buildings.
2) No part of any means of enclosure of a balcony shall exceed a height of 1.2m
~~2)~~3) Privacy screening of the balcony must be provided where adjacent dwellings may be adversely affected.

C2.4.2.12 Private open space

1) Private open space should be north facing.
2) Setback areas, courtyards and balconies are considered forms of private open space.
3) Setback areas, particularly the front areas, are to be designed to ensure adequate privacy without presenting solid high walls to the street.

C2.4.2.13 Storage areas

If a garage is not to be provided with a dwelling then a storage area will be required. The storage area is to be a minimum of 4m2

C2.5 Dwellings in RU1 Primary Production and C3 Environmental Management and C4 Environmental Living land use zones

Objective

a) To ensure dwellings are designed and sited so as to not detract from the rural landscape, scenic quality and agricultural productivity of rural areas
b) To avoid development on environmentally constrained parts of the land
c) To protect water courses, existing native vegetation and areas of heritage significance
d) To provide buffers between residential buildings and land uses to minimise the potential for land use conflict.

Control

C2.5.1 Setbacks

1) Setbacks for each of the land use zones are shown in Table 17 below:

Table 17 Setbacks for dwellings

Setbacks (metres) for dwellings		RU1 Primary Production	C3 Environmental Management	C4 Environmental Living
Primary road frontage		50	50	50
Side and rear	<4ha	15	15	15
	4ha- 80 ha	25	25	25
	> 80 ha	50	50	50
Watercourse		40	40	40
National park or nature reserve		100	100	100
Forestry, extractive industry, rural industry, intensive livestock		400	400	400

Note: Setbacks which are part of a building envelope prevail

C2.5.2 Potable water supply

1) Where a reticulated water supply is not available, a minimum potable water supply of 90,000 litres is to be provided and installed in accordance with B17 Rainwater Tanks

C2.6 Rural workers dwelling

Clause 7.24 of the *QPRLEP2022* sets out the provisions in relation to rural worker's dwellings.

Control

1) In addition to the information required in other sections in this DCP, documentary evidence is required to demonstrate that:
   - the rural property generates sufficient income to support an employee(s)
   - the rural property cannot operate without employee labour
   - on-site accommodation for an employee is essential to the operation of the rural property
   - off-site accommodation is unsuitable owing to the nature of the activity or the distance of the rural property from rental accommodation.
2) The rural workers dwelling is to be located within reasonable proximity to other farm buildings (e.g. within 300 m) but not so close as to cause land use conflicts

C3 Affordable Housing

Affordable housing is housing that is within the financial means of low to medium income earners. In the last ten years the cost of housing in Australia has increased substantially compared with the level of income of individuals and households. This has resulted in a situation where governments at all levels are pursuing options which will allow individuals and families to access housing (both rented and purchased) that is within their financial means. It is generally considered that no more than thirty per cent of a weekly income should be spent on housing.

Clause 5 of the NSW *Environmental Planning and Assessment Act 1979* includes the following objective: (viii) the provision and maintenance of affordable housing.

Objective

a) To support the development of quality and affordable housing options, including boarding houses
b) To locate affordable housing in areas that enable easy access to services and facilities
c) To avoid a situation where cultural and social groupings are displaced or marginalised as a result of development

Control

1) The development of dwellings in the urban areas of Bungendore and Braidwood should maintain and increase existing housing choice by incorporating a mix in the type and configuration of dwelling types
2) The following matters must be addressed in a development application for affordable housing:
   - the proximity of the dwellings to community and health services, recreational facilities, public transport to and from Bungendore or Braidwood and educational and retail facilities
   - whether the dwelling and associated private open space will be easily and affordably maintained
   - the availability of reticulated potable water and wastewater services
   - the gradient of the dwelling site and access to the site. The site and access should be able to be easily accessed by those with a physical disability. For example short steep driveways and roads are unsuitable for those in a wheelchair or those with poor balance/limited mobility
   - the site's susceptibility to natural hazards such as flood and bush fire.
3) Where a development is proposed to replace existing housing which is used by people who are considered to have a need for affordable housing, consideration will need to be given to future housing options for these people.

C4 Exhibition homes and villages

The *QPRLEP2022* Dictionary defines exhibition homes and villages and provides the land use zones where they are permissible.

Objective

a) To ensure that the amenity of an area is not negatively impacted by factors such as traffic associated with exhibition homes and villages

b) To accommodate future residential use of exhibition homes with appropriate infrastructure and amenity

Control

C4.1 Exhibition home and village design

1) Exhibition homes and villages are to comply with C2 Residential Development within this DCP

C4.2 Location

1) Exhibition homes and villages should only be located in areas where the proposed development and ancillary activities are unlikely to cause a negative impact on the amenity of the area
2) Direct vehicle access from a classified road will not be permitted
3) Exhibition homes should be grouped within exhibition villages rather than distributed throughout urban areas.

C4.3 Occupation of dwellings

1) Exhibition homes are not to be occupied for residential use until the conclusion of the consent period for the exhibition home or exhibition village. A development application is required to change the use of the exhibition home or exhibition village to a dwelling.

C4.4 Hours of operation

1) The hours of operation for an exhibition village or exhibition home and any ancillary uses shall be restricted to between 9.00am and 6.00pm.

C4.5 Ancillary uses

1) Ancillary uses include sales offices, home financing offices and may also include public amenities such as a café and public toilets
2) All uses related to the development are to be ancillary to the operation of the exhibition home or village and must only service the needs generated by the development
3) Any ancillary uses to an exhibition home are to be contained within the curtilage of the exhibition home

C5 Temporary residential accommodation

~~It is not permissible in any part of the former Palerang local government area to live in a temporary dwelling whilst a permanent dwelling is being constructed. However, a dual occupancy with consent may address this situation. Additionally, Section 68 of the *NSW Local Government Act 1993* permits a moveable dwelling in some circumstances.~~The use of structures for the purpose of temporary accommodation during the construction of a dwelling house require Council approval. Refer to separate Council Local Approval policy for temporary residential accommodation.

C6 Sheds, garages, carports and animal housing in residential and RU5 land use zones

The *QPRLEP2022* requires development consent for sheds and garages in residential and RU5 Village land use zones. However, in some instances development may be 'exempt' development – refer to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Minimum information to accompany a development application

When lodging a development application, the following information is to be provided:

- site analysis as described in Part B1
- plans of the proposed development including all other buildings, open space areas, carparking and entrances
- applicable reports and plans that are required by other parts of this DCP

Objective

a) To maintain and enhance the character and amenity of the residential areas
b) To ensure that garages, carports and sheds are located to minimise the dominance of them in the streetscape

Control

C6.1 Height

1) The *QPRLEP2022* Height of Buildings Map shows the maximum height of buildings permitted in the former Palerang local government area. Building height is defined in the *QPRLEP2022* Dictionary

C6.2 Setbacks

1) Sheds, garages, carports~~s~~ ~~1s~~ and animal housing that are separate to the dwelling shall be set back from the front façade and designed so that the dwelling entry and façade are the dominant building features
2) The setbacks for sheds, carports and garages in land use zones are:

Table 18 Setbacks for sheds

Setback distance (metres) for sheds	R1	R2	R5	RU5
Front	1m behind the ~~existing~~ building line	1m behind the ~~existing~~ building line	1m behind the ~~existing~~ building line	1m behind the ~~existing~~ building line
Side	0.9	0.9	15	0.9
Where the side is a street	3	3		3
Rear	0.9 if the building is less than 3.6 metres high otherwise 3	0.9 if the building is less than 3.6 metres high otherwise 3		0.9 if the building is less than 3.6 metres high otherwise 3

Note: Setbacks which are part of a building envelope prevail

C6.3 Attached Garage frontage

1) ~~Where garages form part of the dwelling they shall not exceed 40% of the total width of the dwelling frontage~~ The total width of the entire attached structure (Garage or carport) must be no more than 50% of the total width of the dwelling frontage.

C7 Business land development – ~~B2 Local Centre and B4 Mixed Use~~ E1 Local Centre and MU1 Mixed Use

The *QPRLEP2022* contains a number of business land use zones including E1 Local Centre ~~B2 Local Centre~~ and MU1 ~~B4~~ Mixed Use zones. Refer to the *QPRLEP2022* Land Zoning map for the location of these. Additionally, certain commercial developments may be permitted in other land use zones.

Character statements and specific controls which include the business land use zones apply to the centre of both Bungendore. Refer to section B10.1 European Heritage and section D Area Specific Provisions in this DCP.

In some instances, development may be exempt development. Refer to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Objective

a) To ensure that the development contributes positively to the streetscape and character of the locality.
b) To ensure that the infrastructure associated with the development is appropriate.
c) To ensure current solar access to all buildings and outdoor spaces is not reduced.

Minimum information to accompany the development application

When lodging a development application, the following information is to be provided:

- site analysis as described in Part B1
- the proposed use of the development
- the hours of operation
- the number of employees
- the plans of the proposed development including all buildings, open space areas, car parking, loading and unloading areas, entrances and any internal roads
- the number of vehicle movements per day
- landscaping plan detailing the following:
- any existing vegetation to be retained relocated or removed
- paved and grassed areas
- planting scheme including trees, shrubs, grasses and groundcovers
- water and maintenance schedules including drip irrigation and mulching details
- applicable reports and plans that are required by other parts of this DCP

C7.1 Maximum gross floor area

Objective

a) To minimise the scale and bulk of the building
b) To ensure that the building fits within the rural character of the locality

Control

1) The maximum gross floor area will be no greater than 150% area of its lot. For commercial development this may increase where:
   - it is consistent with adjoining development and
   - adequate arrangements can be made for car parking, loading and unloading

C7.2 Acoustic privacy

Objective

a) To minimise the impacts of noise transmission to rooms and principal private open spaces of and between sites

Control

1) The impact of potential noise intrusion should be addressed in relation to compatibility with the ambient noise level at the relevant boundary of the site
2) Noise transmission should be reduced through the selection of building materials that reduce the amount of sound transmitted and room layout
3) Site or enclose heat, water and pool pumps, air conditioners and the like to reduce noise transmission within and between buildings
4) Setbacks may need to be greater than the minimum setback distances to meet the acoustic privacy objective

C7.3 Building articulation

Refer to the Glossary for detail on this term.

Objective

a) To ensure that the facade treatment and architectural detail of buildings enhances the character and continuity of the streetscape
b) To reduce the apparent bulk and scale of buildings
c) To have contemporary designs which integrate with the visual elements of the streetscape

Control

1) The maximum unarticulated building length to a street is to be 5m
2) Large areas of blank or minimally articulated walls are to be avoided
3) Building facades in plan and elevation should be modulated to reduce the appearance of bulk and express elements of the buildings architecture
4) A mix of building materials and colours should be used to reduce the bulk of buildings
5) Articulate buildings on corner sites to address each street frontage and define prominent corners

C7.4 Building exteriors

Objective

a) To ensure that development compliments the character of the locality

Control

1) Materials should be non-reflective to avoid glare
2) If recycled materials are to be used, materials should be structurally sound and appropriate to the locality of the development
3) Service pipes and vents within the external walls should be concealed where practicable

C7.5 Building siting and orientation

Objective

a) To ensure that building siting and orientation reflects the characteristic pattern created by the original grid road layout where lots front the road (and laneway) and buildings are generally oriented to the street

Control

1) Buildings should be orientated and designed to address and overlook the public domain
2) Buildings should have an identifiable address to the primary street

C7.6 Energy efficiency

A *Buliding Code of Australia Section J Assessment* is required for all new commercial buildings. The Section J Assessment is required at Construction Certificate stage. However, consideration should be given at the development application stage, as meeting the Section J Assessment requirements may require modifications to the Development Application.

Consideration should also be given to NABERS (National Australian Built Environment Rating System), is a national scheme which measures the environmental performance of a building or Tenancy. NABERS provides four environmental rating tools: NABERS Energy, NABERS Water, NABERS Waste and NABERS Indoor environment. The scheme can be used to rate a range of buildings. NABERS is managed nationally by the NSW Office of Environment and Heritage, on behalf of Commonwealth, State and Territory governments.

Objective

a) To reduce energy, waste and water consumption in new commercial buildings developments or those undergoing significant alterations or additions

Control

1) Office areas and external courtyards should, as far as practicable, be oriented to the north or north east
2) Where development proposals seek to use design and materials to achieve a high level of energy efficiency, applicants are encouraged to discuss the proposal with Council staff prior to submitting the development application

C7.7 Height

The *QPRLEP2022* Height of Buildings Map shows the maximum height of buildings permitted in the former Palerang local government area. Building height is defined in the *QPRLEP2022* Dictionary.

Objective

a) To ensure that building heights reflect the local context and desired character of the street
b) To ensure that building heights are generally in keeping with that of neighbouring properties
c) To ensure that privacy of residential properties is protected

Control

1) Where a building is to be greater than two storeys, a transition in height is to be included

C7.8 Setbacks

Objective

a) To maintain the character of the locality and enhance the streetscape

Control

1) Setbacks are to be as follows, except for motels

Table 19 Setbacks for commercial buildings

Boundary	distance (metres)
front (except for corner lots)	Nil
corner lots	To be assessed relative to sight lines at the intersection and any traffic hazard that may be created
side	Nil
rear	Nil

Setbacks for motels are to be:

Table 20 Setbacks motels

boundary	distance (metres)
front (except for corner lots)	7
side street	6
side	3
rear	6

C7.9 Roof pitch

Objective

a) To ensure that roof forms do not significantly add to the bulk and scale of the building
b) To ensure that roof forms respond to the scale and pitch of other roofs in the area

Control

1) Maximum roof pitch 32 degrees

C7.10 Overshadowing

Objective

a) To ensure that building does not reduce existing sunlight to adjoining buildings

Control

1) A reasonable level of sunlight to:
   - private open space within the development
   - private open space of adjoining buildings
   - public open space such as parks
   - solar water heaters on roofs and adjoining buildings
   - habitable rooms in adjoining buildings
   - a neighbour's habitable rooms and recreation space is to

   be maintained between 9.00am and 3.00pm on 21 June
2) Shadow diagrams detailing shadows cast by the proposed development at 9.00am, 12.00pm and 3.00pm on 21 June may be required to demonstrate the impact
3) Council may require design changes to be taken where a proposed development is likely to cause undue overshadowing to the above areas

C7.11 Streetscape

Objective

a) To ensure that the character of the street is maintained or enhanced by the contribution of the development

Control

1) The proposed building should fit comfortably within the existing streetscape of the village eg the character and scale of residential and other development within the vicinity

C7.12 Waste management

Objective

a) To ensure all waste generated by development is contained and disposed of with minimal impact on the surrounding area.

Control

1) The building design is to include a waste storage and recycling area that is roofed, graded and provided with water for cleansing. Refer to B15 Waste Management.

C8 Industrial development

The *QPRLEP2022* permits light industry in certain zones ~~zone IN2 Light Industrial~~. For the definition of light industry refer to the *QPRLEP2022* Dictionary.

Minimum information to accompany the development application

When lodging a development application, the following information is to be provided:

- site analysis as described in Part B1
- the proposed use of the industrial development and materials to be used in the industry
- the hours of operation
- the number of employees
- the expected noise levels
- plans of the proposed development including all buildings, open space areas, car parking, loading and unloading areas, entrances and internal roads.
- the number of vehicle movements per day
- landscaping plan detailing the following:
- any existing vegetation to be retained relocated or removed;
- paved and grassed areas;
- planting scheme including trees, shrubs, grasses and groundcovers
- water and maintenance schedules including drip irrigation and mulching details

C8.1 Building Site Coverage

Objective

a) To ensure industrial development is able to provide off-street parking and space for vehicle circulation, landscaping and open space

b) To ensure that industrial development does not result in an overdevelopment of the site

c) To contain the bulk and scale of industrial buildings

No controls have been set for these objectives. The development application should demonstrate that the objectives have been met.

C8.2 Building Setbacks

Objective

a) To provide separation between industrial buildings and maintain an attractive streetscape
b) To prevent land use conflict between industrial and other land uses and to ensure that the amenity of the area is not significantly impacted by industrial development
c) To provide safe and efficient ingress and egress in and around industrial properties
d) To provide sufficient space for landscaping
e) To provide flexibility for good design

Control

1) The minimum front setback is to be 5 metres. This allows for landscaping
2) Side and rear setback, where the adjoining land is residential land the minimum setback is to be 5 metres

C8.3 Building Design

Objective

a) To minimise the impact of industrial development on the locality and adjoining land-uses
b) To provide building designs that are easily identifiable and readily located from public roads
c) To encourage innovative technologies into new developments to reduce ongoing water and energy use and maintenance costs

Control

1) Development in the vicinity of a heritage listed item. Refer to section B10.1 European heritage in this DCP

C8.4 Height

Control

1) The height of any industrial building is to be in accordance with the *QPRLEP2022* Height of Buildings Map.

C8.5 Visual Amenity, Materials, Colours and Finishes

Control

1) External facades (including roofs) shall use material, colours and finishes that will not be reflective or cause the sun to reflect off surfaces onto other properties and roads.
2) Darker colours are recommended as they are more likely to blend in with the surrounding vegetation

C8.6 Design and Appearance

Control

1) The use of passive solar energy and ventilation in the design of the building is encouraged. Development should consider building design and operation measures that reduce energy consumption relative to conventional buildings. These measures could include:
    - free-spinning ventilation ducts
    - using hand operated louvres
    - effective use of vertical and horizontal cross-flow ventilation
    - use of renewable energy sources such as solar heat pump water systems

- use of renewable or recycled building materials
- insulation of roof and walls to Australian Standards
- use of sustainable energy technologies such as photo-voltaic cells, co-generation or (roof mounted) wind turbines

2) Water conservation principles are to be incorporated into the design of new buildings to minimise reliance on reticulated water.
3) Devices used in the functioning of the building, such as mechanical ventilation and air conditioning plant, ventilation ducts, hoppers, waste storage containers and the like are to be located towards the rear of the property or suitably screened so they cannot be seen from a public place.
4) Any external lighting for a building (including security lighting) must be directed towards the site from the property boundaries. Any lighting fixed to buildings must contain 'Light Spill' to within the property boundaries by the use of barn doors (shutters). It is recommended that night-time security lighting be operated by motion sensors set to extinguish lighting within a reasonable timeframe

C8.7 Signage

1) Signage must comply with the Signage section in this DCP, *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, State Environmental Planning Policy (Industry and Employment) 2021 – Chapter 3 Advertising and Signage,* and the *QPRLEP2022.* Refer to C18 Advertising Signage.

C8.8 Access and Parking

Objective

a) To maintain traffic circulation on industrial properties
b) To minimise disruption to through traffic
c) To ensure traffic generated by industrial development does not detrimentally affect local or regional traffic movements
d) To make entrances and exits of properties easily recognisable to visitors
e) To minimise the potential congestion or hazard on adjoining roads at points of ingress/egress
f) To discourage the use of streets for the parking of vehicles associated with new developments

Control

C8.8.1 Parking

1) Parking shall be provided at the rate determined section B7.1- Parking in this DCP. Parking spaces shall be provided in accordance with the requirements of the ~~*Roads and Traffic Authority Guide for Traffic Generating Developments*~~ *current Guide to Transport Impact Assessment*
2) Parking areas are to comply with *Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas*

C8.8.2 Access

1) Entrances and buildings shall be clearly identified by signage, landscaping or fence treatment or have a featured surface
2) Ingress and egress where possible is to be gained from a public road
3) Where driveways are located on a main road, gates from front boundaries are to be indented to provide a holding area for vehicles when the gates are closed. The desirable minimum depth should cater for a six-metre vehicle. However, this length may need to be increased depending on the use of the building(s) and the type of vehicles using the site
4) All vehicles are to enter and leave the site in a forward direction

5) Entrances and internal roads are to comply with *Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas*
6) All access points fronting a public road must be recessed

C8.9 Loading and Unloading facilities

Control

1) Developments with a gross leaseable floor area of:
   - less than 1,000 m^2 must be designed for the manoeuvring of a medium rigid vehicle as defined by *AS2890.2: 2004*
   - more than 1,000 m^2 must be designed for the manoeuvring of a heavy rigid vehicle as defined by *AS2890.2: 2004*
   - all development sizes requiring articulated vehicle access must be designed for the manoeuvring of an articulated vehicle as defined by *AS2890.2:2004*
2) In order to prevent or reduce vehicle turning movements on-site, loading and unloading areas must be located with easy access to entrances, exits and loading docks
3) Sufficient area shall be provided on-site for the queuing/parking of service vehicles
4) Vehicle loading and unloading facilities should be separated from passenger vehicle and pedestrian circulation paths and vehicle parking areas
5) All service vehicles must be parked wholly within the site at all times
6) Loading and unloading areas are to comply with *Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas*

C8.10 Vehicle/Pedestrian circulation

Control

1) Vehicle and pedestrian circulation paths must be separated to reduce safety risk. It is recommended that pedestrian paths be incorporated into landscaping and hard surfaced. Pedestrian pathways incorporated into landscaping can be included in landscape area calculations.

C8.11 Waste management

1) The building design is to include a waste storage and recycling area that is roofed, graded and provided with water for cleansing. Refer to B15 Waste Management.

C8.12 Industrial Open Areas and Landscaping

Objective

a) To provide open areas that are landscaped and incorporated into the design of the site
b) To provide landscaping that softens and screens the visual impact of industrial structures, infrastructure, storage areas and large expanses of hard paved surfaces from residential and environmentally sensitive areas
c) To provide robust and low maintenance noninvasive landscaping within developments that contribute to water efficiency and reduces airborne pollutants
d) To promote landscape and outdoor amenity within developments particularly for employees and visitors in terms of views, aesthetics, microclimate and outdoor areas
e) To protect and maintain existing mature trees where possible
f) To respect the residential interface.

Control

C8.12.1 Minimum Landscape Area

1) Sections B1 Site Analysis and B12 Landscaping of this DCP should be consulted when considering site layout and the contribution landscaping makes to the visual appearance and functioning of a site

C8.12.2 Fencing

Some fencing may be exempt development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Refer to section C~~30~~29 Gates and Fencing in this DCP

C9 Restaurants or cafés in RU1 Primary Production or C4 Environmental Living

The land use Restaurants or cafes is defined in the *QPRLEP2022*.

Objective

a) To maintain the rural amenity of the land use zones RU1 Primary Production or C4 Environmental Living

Control

1) Restaurants or cafes should be sited away from visually prominent areas and a minimum of 100 metres from dwellings on adjoining properties

Note: It is suggested that applicants consider other sections of the DCP including waste, parking, noise, food, visual amenity and access

C10 Eco-tourist facilities

The *QPRLEP2022* permits eco-tourist facilities in zones C3 Environmental Management and RU1 Primary Production. The definition of an eco-tourist facility is provided in the *QPRLEP2022* dictionary.

Minimum information to accompany the development application

When lodging a development application, the following information is to be provided:

- Site analysis as described in Part B1
- Information in relation to clause 5.13 of the *QPRLEP2022*.
- The maximum number of guests
- Plans of the proposed facility, indicating all internal uses and the number and location of the proposed guest rooms. External facilities such as lighting that could impact on the amenity of adjoining properties or the natural environment should be shown on the plans
- The location and dimensions of car parking and internal roads
- Details of the management of waste and sewage and the means by which potable water will be obtained
- Details of power and telecommunication facilities

Objective

a) To ensure that the requirements of clause 5.13 of the *QPRLEP2022* are met

b) To ensure that appropriate health and safety standards are met

Control

C10.1 Access

1) Internal roads and the entrance to the eco-tourism facility should minimise the fragmentation of environmentally sensitive land

C10.2 Car Parking

1) On-site car parking must be provided in accordance with the ~~*RTA Guide to Traffic Generating Development Version 2.2*~~ *current Guide to Transport Impact Assessment*
2) All parking must be provided in accordance with *Australian Standard for Parking Facilities 2890*
3) On-site car parking shall be constructed and located so as to minimise the noise, light and dust from vehicles entering and leaving the site
4) Vehicles are to enter and leave the property in a forward direction. Refer to B7.1 Car parking

C11 Bed and Breakfast Accommodation

Provisions relating to Bed and Breakfast Accommodation are contained in the *QPRLEP2022*.

As this type of development can impact on the amenity (aural and visual) of an area the assessment of a development application will take into consideration the degree to which the proposal is compatible with the existing and desired future amenity and character of the area.

Objective

a) To ensure that the dwelling, although accommodating a secondary use, maintains its residential scale and appearance when assessed against surrounding dwellings and streetscape
b) To ensure that the development, including outbuildings and parking areas, remains residential in character and reflects the character of development in the surrounding area
c) To ensure that appropriate health and fire safety standards are met

Development Guidelines

- The Local Government and Shires Association of NSW has published a document titled *Guidelines for Bed and Breakfast Operations – Best practice assessment and policy guidelines for use by Local Government and the Bed and Breakfast industry in NSW*. It is advisable to obtain a copy of these guidelines (or a subsequent publication) to assist in designing and establishing the Bed and Breakfast Establishment
- It is advisable to contact the Bed and Breakfast Council of NSW for advice on best practice industry standards

Information to accompany the development application

When lodging a development application, the following information is to be provided:

- site analysis as described in Part B1
- plans of the existing dwelling house, indicating all internal uses including the permanent residents' accommodation and the number and location of the proposed guest rooms. External facilities such as air conditioning and lighting that could impact on the amenity of adjoining properties should be shown on the plans
- the location and dimensions of additional buildings and structures other than the principal dwelling, and car parking areas on site
- a traffic and parking impact statement is required to be submitted to Council as part of the development application
- details of any proposed works not included in the above
- the name of the operator of the establishment

Control

C11.1 Development and Design

To achieve the objectives described above and address the development guidelines, the development shall comply with the following controls:

1) Overnight accommodation shall be contained wholly within the principal dwelling
2) Ancillary development provided as part of the Bed and Breakfast facility, such as recreation facilities, gazebos, swimming pool, shall be located on the same lot as the principal dwelling
3) Ancillary development provided as part of the Bed and Breakfast facility, such as recreation facilities, gazebos, swimming pool, shall be of a scale that ensures that the principal dwelling remains the primary land use on the site and that residential development remains the dominant land use in keeping with the surroundings

C11.2 Operational Matters

1) The proprietor and operator of a dwelling offering Bed and Breakfast Accommodation must be a permanent resident of the property
2) The Bed and Breakfast Accommodation must be for short-term guests occupying the premises for a maximum of two calendar week at a time
3) A maximum of 3 bedrooms shall be available for guests
4) Guest bedrooms shall accommodate a maximum of two adults per room
5) A trade waste agreement will be required when the bed and breakfast accommodation is to be connected to Council managed sewerage system

C11.3 Access for people with a disability

1) Areas to be used by guests should be directly accessible and without unnecessary barriers
2) Stairs and ramps should have lesser gradients and non-slip, even surfaces in accordance with *Australian Standards for the Design for Access and Mobility*
3) The principal point of entry and a bathroom accessible to guests should be designed for disabled access, in accordance with current *Australian Standards for the Design for Access and Mobility*

Note: This development may trigger the Disability Code

C11.4 Car Parking

Safety and convenience are the principal parking and access issues. Entering and leaving Bed and Breakfast Accommodation should be safe for visitors, other road users and pedestrians who may be unfamiliar with the establishment. Parking is to be convenient for visitors without inconveniencing adjoining neighbours or other road users.

To meet these requirements, the following controls apply:

1) In addition to permanent resident parking, on site car parking must be provided at the rate of 1 space per guest bedroom plus one 1 space per 2 employees in accordance with *Australian Standard 2890*
2) At least one 1 car parking space should be designed for people with a disability, in accordance with the relevant *Australian Standard for Parking Facilities 2890.6.*
3) On-site car parking shall be constructed and located so as to minimise the noise, light and dust from vehicles entering and leaving the site
4) No more than 50% of the property located between the main building and the front property boundary shall be occupied by off-street car parking spaces, including access driveways. Such space shall be suitably screened with appropriate landscaping

5) Vehicles are to enter and leave the property in a forward direction

C12 Outdoor Dining

Outdoor dining provides the opportunity to generate a pleasant and relaxed atmosphere within commercial areas. However, tables and chairs need to be placed in a location that does not impede pedestrian movement or place diners in an unsafe area.

Approval for outdoor dining is required. One or more of the following Acts may apply.

Before an approval can be issued for outdoor dining, the business must have development consent.

If the outdoor dining area is associated with a business that has a current development approval for example a café or restaurant for a certain number of tables and chairs and the placement of some of the tables and chairs on the footpath will not involve an increase in the total number of tables and chairs, there will be no need for a new development application. However, if the outdoor dining area will increase the number of tables and chairs permitted by a current development approval, then a new or modification of the development application will be required (depending on the extent of change to the existing development approval).

Note: Development contributions under Section 7.11 or Section 7.12 of the NSW *Environmental Planning and Assessment Act 1979* may apply. Refer to section A13 in this DCP

NSW Local Government Act 1993

If the outdoor dining area will be on land classified as community land under the *NSW Local Government Act 1993* or a footpath, then approval will be required under either:

- Part D Community land, 1 Engage in a trade or business
- Part E Public roads, 2 Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road

Under Section 46 of the Act, Council will charge of fee for the use of community land.

NSW Roads Act 1993

Under the *NSW Roads Act 1993*, Council is the regulatory authority for ensuring public safety on roads (including footpaths). Where the footpath is part of a classified road, the NSW Roads and Maritime Services has a concurrence role. Approval from the road authority to use the footpath for restaurant purposes is required under Section 125 of the Act and if a permanent structure such as seating is to be erected, additional approval will be required under section 138 of the Act.

Note: Malbon Street, Bungendore is a classified road as it is part of the Kings Highway.

Under Section 125 of the Act, Council will charge an annual fee for the use of the footpath.

Exempt development

In some instances the dining area may be exempt development under the State *Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: If the proposed dining area is exempt development, consent is still required under the

- *NSW Local Government Act 1993*
- *NSW Roads Act 1993*

Minimum information to accompany a development application

Outdoor dining areas require the following information:

- a development application (if the number of tables and chairs is to be increased or there is no development approval for a café or restaurant)

- if the development application is to establish a food premises or to increase the number of tables and chairs on an approved developed application for a food premises, the following information will also be required:
  - documentation showing that the food preparation area meets the applicable standards
  - proposed waste management strategies
  - licence application for consent under Section 125 of the *NSW Roads Act 1993*, Section 138 of the *NSW Roads Act 1993* if a permanent structure is to be erected on the footpath and Section 68 of the *NSW Local Government Act 1993*
  - the accompanying information is required:
    - a plan drawn to a scale of 1:100 showing:
    - the outdoor area to be used (include dimensions and any features such as trees and posts)
    - the distance of the outdoor furniture, barriers and any other associated equipment from property boundaries
    - location and number of chairs, couches and tables (specify type and size)
    - the area to be maintained for public access
    - the relationship of the outdoor dining area to the existing business
    - the type of furniture to be used (design, materials and colours)
    - temporary features such as fencing, heaters and pot plants
    - details of advertising structures
    - details of whether alcohol will be provided. If alcohol is to be provided, a copy of the liquor licence is to be provided
- details of any menu board (if one is to be used)
- details of trading hours
- a copy of a certificate of currency for public liability insurance for a minimum of twenty million dollars
- the consent of the property owner (in most instances this will be Council or the NSW Roads and Maritime Service)

Objective

a) To ensure that the dining area contributes to a friendly atmosphere and a pleasant street amenity which will encourage pedestrians to use the area

b) To ensure that a clear passageway for pedestrians that is free of interference or intimidation is provided

c) To ensure that the dining area is safe and that it contributes to the streetscape in a positive manner

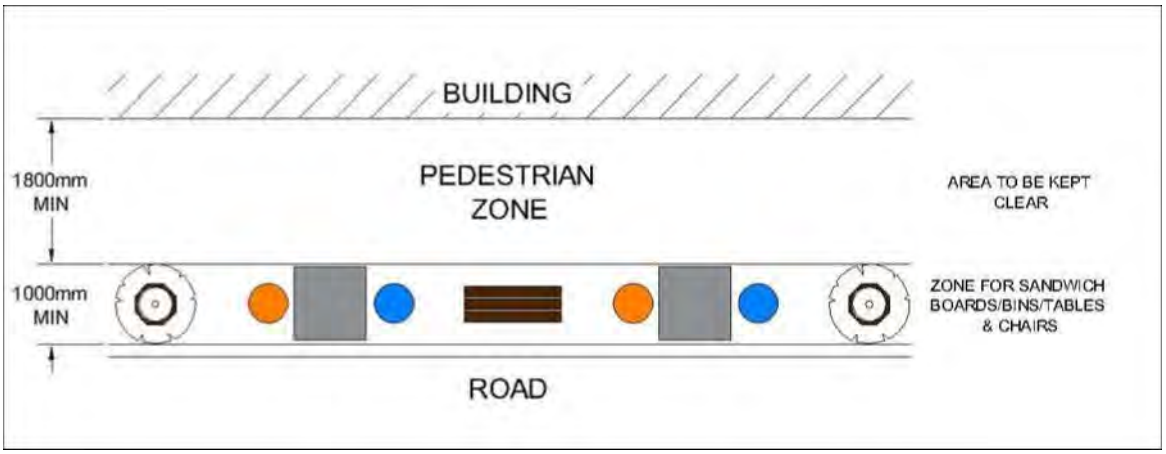
d) To ensure that the dining area does not impact negatively on the amenity of adjoining properties

Control

1) The outdoor dining area must occupy an area of footpath adjacent to an approved restaurant or other approved premises, where the use of such footpath is directly related to the operation of the business. 1800 mm on the footpath is to be maintained as a pedestrian thoroughfare

2) All furniture and equipment is to be placed in the arrangement shown below. The arrangement will depend on the ability to comply with the following:
   - a minimum total footpath width of 3 metres
   - the dining area is outside the premises to which it relates

Figure 14 Preferred location for outdoor dining



3) The ground surface is to be suitably constructed and sufficiently level to accommodate outdoor furniture and enable the area to be used safely and without inconvenience to pedestrians or vehicles
4) The boundaries of the outdoor dining area are to be marked either by removable bollards, pavement markers, fencing or planter boxes
5) Street barriers used to define seating areas are to be stable and should not contain any fixtures that will cause any trip hazards
6) Permanent barriers may be required to protect patrons from vehicular traffic
7) Furniture is to be removed at the close of business every day and must be of a sturdy and attractive nature
8) Outdoor are to be used in accordance with *Smoke Free Environment Act 2000*
9) There are to be no hazards across the footpath, for example power cords and street furniture barriers

C13 Roadside Stalls

Roadside stalls are permissible with consent in some land use zones. Refer to the *QPRLEP2022* Dictionary for the definition of roadside stalls. A development application will be required to be submitted to Council. If the roadside stall is to be located on a property which fronts a classified road, the development application will be referred to ~~NSW Roads and Maritime Services.~~ TfNSW

Clause 5.4 of the *QPRLEP2022* sets the maximum gross floor area of roadside stalls.

Objective

a) To ensure that roadside stalls are appropriately located such that patrons' parking and movement around the stall does not present a danger to themselves or passing traffic
b) To ensure that roadside stalls are designed to be easily cleaned and maintained and remain an attractive feature of the rural landscape.

Minimum information to accompany the development application

- a site plan illustrating the proposed location (including Lot and Deposited Plan number and road name) of the roadside stall and parking area
- the dates and hours of operation
- the goods to be sold

Control

1) The stall is to be located within the property boundary
2) The stall is to be located at a point which does not impede the line of sight of passing traffic

3) The stall is to be located where associated roadside parking poses no potential danger to passing traffic, parked cars or stall patrons. Bus bays are not to be used
4) The stall is to be constructed of non-reflective materials which complements the surrounding environment
5) The stall is to be constructed so that food produce is protected from weather extremes so that it remains safe for consumption
6) The stall is to be properly maintained to ensure that it remains clean and attractive
7) If food produce is being sold, the preparation and storage of it must comply with the *NSW Food Act 2003*

C14 Use of the footpath

In addition to outdoor dining, footpaths can be used for the display of merchandise, busking and temporary uses of public spaces such as the selling of raffle tickets.

Council is responsible for the effective management of footpath areas and requires that activities using the footpath obtain consent.

Consent for the display of merchandise, busking and temporary uses of public spaces is required under each of the following Acts:

- Section 68 *NSW Local Government Act 1993*
- *NSW Environmental Planning and Assessment Act 1979* (in some instances)
- *Section 125 NSW Roads Act 1993*

Under the *NSW Roads Act 1993,* Council is the regulatory authority for ensuring public safety on roads (including footpaths). Where the footpath is part of a classified road, the NSW Roads and Maritime Authority has a concurrence role.

Note: Malbon and Molonglo Streets Bungendore are a classified road as it is part of the Kings Highway

Objective

a) To ensure that the footpath area being used contributes to a friendly atmosphere and a pleasant street amenity which will encourage pedestrians to use the area
b) To ensure that a clear passageway for pedestrians is free of interference or intimidation is provided
c) To ensure that the footpath area being used is safe and contributes to the streetscape in a positive manner
d) To ensure that the activity does not impact negatively on the amenity of adjoining properties

C14.1 Footpath merchandise displays

Minimum information to accompany an application

The following information will be required for an application for footpath merchandise displays

- a development application (if the display will have a significant impact on the footpath area)
- licence application for consent under Section 125 of *the NSW Roads Act 1993*, Section 138 of the *NSW Roads Act 1993* if a permanent structure is to be erected on the footpath and Section 68 of the *NSW Local Government Act 1993*
- a description of the merchandise display structure (including height, width and materials)
- details of the days and hours the display structure is to be used
- a copy of a certificate of currency for public liability insurance for a minimum of 20 million dollars

- the consent of the property owner (in most instances this will be Council or the NSW Roads and Maritime Services)

Control

1) A 1.8m wide clear passage of travel for pedestrians
2) Displays are to be stored within the business premises when the business is closed
3) Displays are to be removed from the footpath within 30 minutes of the close of business

C14.1.2 Displays

1) The stand or display is not to occupy more than 1.5m2 for each 6 metres of shop front and is not to exceed a maximum width of 600mm
2) Displays must be a minimum of 750mm in height above the footpath with solid fronts and sides
3) Display boxes or plinths must be a minimum 300mm in height above the footpath.
4) No plant or product may be placed directly on the footpath
5) Displays are not to occupy more than 50% of the shop front
6) Headline wire frame displays must be fixed to the wall, off the ground, not freestanding

C14.1.4 Hanging articles or baskets

1) A minimum clearance of 2.1m above the footpath is required
2) Articles are not to unreasonably obscure pedestrian viewing of signs of adjacent shops

C14.2 Busking

Minimum information to accompany an application

- a description of the busking act
- the day and time the act is to take place
- a copy of a certificate of currency for public liability insurance for a minimum of 20 million dollars
- the consent of the property owner (in most instances this will be Council or the NSW Roads and Services Authority)
- Parental consent if the performer is under 18 years of age
- a development application (if the display will have a significant impact on the footpath area)
- licence application for consent under Section 138 of the *NSW Roads Act 1993* and Section 68 of the *NSW Local Government Act 1993*

Control

1) Performances must at all times contain material suitable for a family audience. The use of offensive, threatening, abusive, racist or discriminatory language or gestures will not be tolerated
2) A Busker shall not perform by means of a loud speaker or any form of sound amplification or by means of electricity amplified instruments.
3) Display structures must not be used. i.e. A frames
4) Collection of money must be done in an acceptable manner. Members of the public must not be harassed. No soliciting of funds.
5) The use of dangerous implements or materials is not permitted unless an assessment of the act, dangerous materials and competency of the performer has been undertaken

C14.3 Other temporary uses of public spaces

Festivals, street parades, markets and concerts will possibly require development consent under the NSW *Environmental Planning and Assessment Act 1979*. Refer to section C20 Events in this DCP. Activities such as selling raffle tickets require the consent of Council.

Minimum information to accompany an application

- a description of the temporary use
- the day and time the temporary use is to take place
- a copy of a certificate of currency for public liability insurance for a minimum of 20 million dollars
- the consent of the property owner (in most instances this will be Council or the NSW Roads and Services Authority)
- a development application (if the use of the footpath will have a significant impact on the area)
- licence application for consent under Section 138 of the *NSW Roads Act 1993* and Section 68 of the *NSW Local Government Act 1993*

Control

1) The activity is not to be of a noisy, dangerous or offensive nature

C14.4 Food Vans

In some instances, Mobile Food Vans may be exempt development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Objective

a) To mitigate the impact on existing businesses.
b) To allow mobile food vans to operate in suitable locations

Minimum information to accompany an application

- a description of the use
- the day and time the mobile food van is to operate
- a copy of a certificate of currency for public liability insurance for a minimum of 20 million dollars
- the consent of the property owner (in most instances this will be Council or the NSW Roads and Services Authority)
- a development application (outside of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- licence application for consent under Section 138 of the *NSW Roads Act 1993* and Section 68 of the *NSW Local Government Act 1993*

Control

1) The activity is not to be of a noisy, dangerous or offensive nature
2) All Mobile Food vans are to comply with all applicable regulations that 'regular' food businesses are required to comply with

C15 Swimming pools

Private or 'backyard' swimming pool safety is legislated by the *Swimming Pools Act 1992*. The legislation also applies to moveable dwellings, hotels and motels

The *Swimming Pools Act 1992* defines a swimming pool as being

an excavation, structure or vessel:

a) that is capable of being filled with water to a depth of 300 millimetres or more, and
b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity, and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations not to be a swimming pool for the purposes of this Act.

Note: This definition includes portable pools

The development of a swimming pool requires development consent. In some instances the development may be complying or exempt development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Objective

a) To ensure that swimming pools are safe and do not negatively impact the amenity of an area

Control

1) The *Swimming Pools Act 1992*, requires all pools to be provided with approved fencing and other approved 'child-resistant' barriers. The fencing, signs and barriers must comply with the current version of *AS 1926*, Swimming pool safety - Safety barriers for swimming pools
2) All swimming pools should be fitted with a cover to minimise water loss through evaporation
3) Pool pumps should be located away from adjoining properties so that the requirements of the *Protection of the Environment Administration Act 1991* are met
4) The pool is to be registered in accordance with Council's swimming pool policy
~~4)~~5) A BASIX Certificate is required to be submitted with the development application for a pool with a capacity of 40,000 litres or more.

Further information

NSW Division of Local Government – Backyard swimming pools at www.dlg.nsw.gov.au

C16 Shipping Containers

Shipping Containers are considered a 'building' under the NSW *Environmental Planning and Assessment Act 1979* and they will require development consent. However, in some instances they may be exempt development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. The purpose for which the shipping container is to be used is required to be permissible under the *QPRLEP2022*.

As shipping containers are considered a building and they a construction certificate. Shipping containers are to be included in the floor space ratio calculation of a development in Residential and Business zones.

Minimum information to accompany the development application

When lodging a development application, the following information is to be provided:

- site analysis as described in Part B1
- the proposed use of the container
- the proposed colour(s)
- details of how the~~y~~ container will be tied down

Objective

a) To maintain the amenity of an area
b) To ensure that the use of the containers is appropriate for the location

Control

1) The General Provisions of the this DCP must be complied with

2) Where the container is to be used for residential accommodation consent is to be obtained for this purpose and ensure compliance with the BCA requirements
3) Containers must not be located over utility areas or over effluent treatment disposal areas or systems
4) Containers in zones R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential and RU5 Village must be behind the building line and must not be visible from the street. A vegetation screen may be used. Details of the proposed location and any screening are to be submitted with the development application. Containers must not be located any closer than one metre from side or rear boundaries. Where the lot has a building envelope, the entire shipping container must be located within the building envelope
5) Containers in zone RU1 Primary Production, C2 ~~E2~~ Environmental Conservation, C3 Environmental Management, C4 Environmental Living must not be located within 50 metres of the front, side or rear boundaries
6) Containers in zones E1 Local Centre and MU1 Mixed Use ~~B2 Local Centre and B4 Mixed Use~~ are to be screened
7) Containers must be painted a neutral colour to blend with the surrounding natural environment and built structures. The proposed colour is to be included with the development application
8) Containers are not to be placed in flood planning areas
9) Containers that will be used for storage purposes are not to be stacked
10) Containers will not be permitted in a Heritage Conservation Area or on lots containing a heritage item unless they are approved on a short-term basis (less than 2 years) in conjunction with an approved development application and construction certificate for specific works

C17 Lighting

Lighting used in association with facilities such as horse arenas, tennis courts and swimming pools may result in a loss of amenity for adjoining properties.

Objective

a) To ensure that lighting does not adversely impact on surrounding development
b) To ensure that lighting does not create 'twilight' impacts on the surrounding environment
c) To ensure that lighting does not significantly diminish the quality of the night sky

Control

1) Outdoor lighting must be a "full cutoff light fixture", i.e. a type of fixture with no light emitted above the horizontal and no light dispersion or direct glare to shine above a 90-degree, horizontal plane from the base of the fixture
2) All outdoor lighting fixtures shall be designed, installed, located and maintained to avoid glare on to adjacent properties or streets
3) All direct illumination shall be kept within the boundaries of the subject property

C18 Advertising signage

A development application is required for all types of advertising sign (including temporary signs) however, some signage may be exempt development. Refer to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, State Environmental Planning Policy (Industry and Employment) 2021 – Chapter 3 Advertising and Signage* and the *QPRLEP2022*.

Note *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* prohibits the display of an advertisement (this does not include business or building identification signs) in certain areas including residential areas.

Signage definitions and locations

The diagram below shows the location of signs and the table provides definitions of signage types.

Figure 15 Location and type of signs

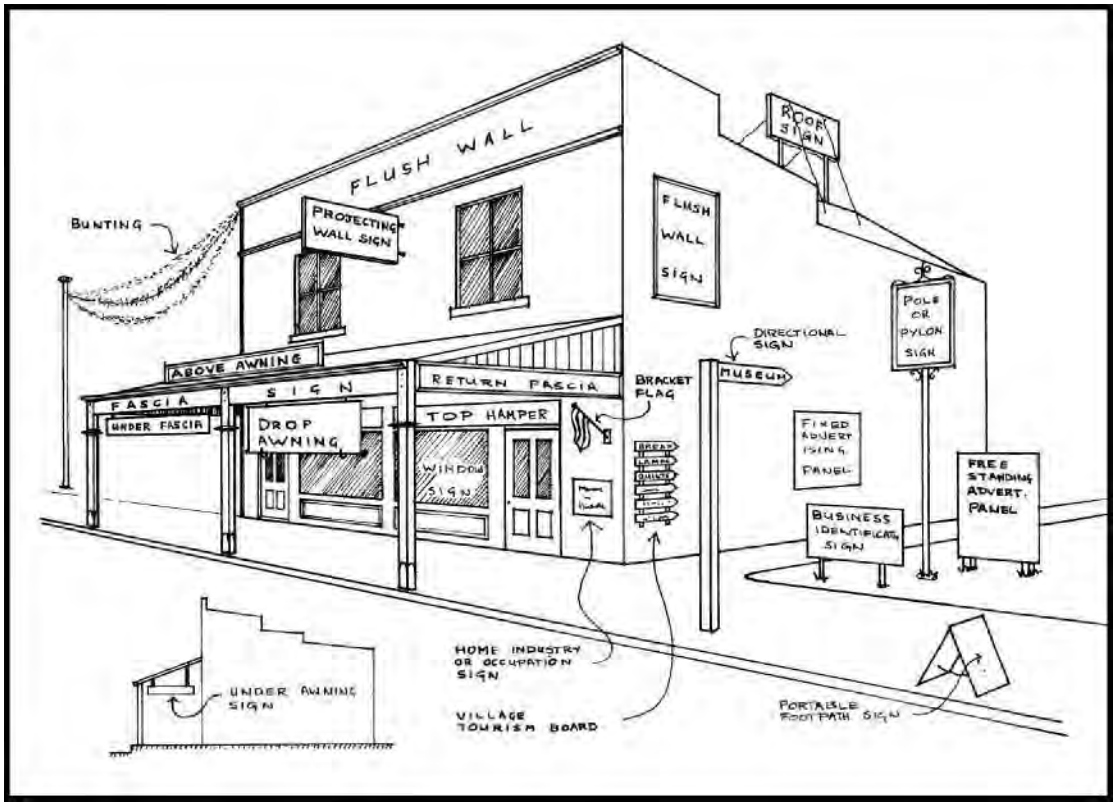


Table 21 Types of signs

Type of Sign	Description
above awning sign	Attached to the top side of an awning (other than the fascia or return end of an awning)
advertisement	Has the same meaning as in the *NSW Environmental Planning and Assessment Act 1979*
Advertising structure	Has the same meaning as in the *NSW Environmental Planning and Assessment Act 1979*
bracket style flag sign	Sign or flag suspended from a wall mounted bracket, pole or under awning level
Building identification sign	Has the same meaning as in the *Palarang Local Environmental Plan 2014*
Bunting	Continuous string of lightweight coloured material and can include a string of flags, decorations etc
Business identification sign	Has the same meaning as in the *Palarang Local Environmental Plan 2014*
cold air balloons and images	Made of materials which permit the sign to be inflated by means of cold air
directional sign	Directing vehicular or pedestrian traffic to a tourist facility or activities or places of historic or scientific interest. This type of sign does not include commercial information
drop awning sign	(Or weather protection blind sign) means a sign displayed on a roll down blind or the like secured to the awning of a building
fascia sign	Means a sign that is either attached to or painted on the fascia or return of an awning
flush wall sign	(Or painted wall sign) means a sign attached to or painted on a wall of a building other than a doorway or display window
pole or pylon sign	Means a sign erected on a single pole or on a pylon which may be free standing or abutting a veranda awning
portable footpath sign	Small free-standing portable advertising structure located on a footpath
projecting wall sign	Attached to the wall of a building or the upper portion of a two storey veranda
real estate sign	Erected on a property indicating that the property is for sale or lease
roadside business sign	Erected in a set designated location for the purpose of directing the travelling public to local business and tourist facilities (may include multiple businesses) where the sign does not relate to activities carried out on the land on which it is erected
roof sign	Advertising panel or structure erected on the roof of a building, or painted thereon
temporary sign	Erected for a limited time period
top hamper sign	Attached to the transom of a doorway or display window of a building
under awning sign	Attached to the underside of an awning (other than fascia or return end)
window sign	Attached to or painted on either side of a shop window
village tourism board	Structure to which multiple directional signs can be attached

Objective

a) To ensure that outdoor signage compliments the development on which it is displayed and the character of the surrounding locality
b) To ensure that outdoor signage does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way
c) To ensure that outdoor signage does not lead to visual clutter through the proliferation of signs
d) To ensure that the content of signage does not interfere with the amenity of the locality or cause offence to the general public

Minimum Information requirements for a development application

- A description of the sign in the proposed location including dimensions, colours (including whether it is to be illuminated) and content
- Plans which show the proposed sign(s). Photographs or sketches to illustrate the location of the sign(s) on the building or land should also be included

Control

C18.1 All land use zones

1) Signage should be designed in sympathy with the needs and character of the building to which it is to be affixed
2) Signage should not become the dominant visual element on a building, a group of buildings or a streetscape
3) Signs on buildings that are listed as heritage items are to compliment the visual quality of the building and streetscape. The sign is not to adversely impact on the cultural significance of heritage items
4) The sign is not to damage or degrade a heritage item
5) The content of the sign should be suitable for viewing by people of all ages and backgrounds
6) Signs are to relate to land uses in the area in which they are erected
7) Except for village tourism/roadside business boards, signs are to be located on the property to which the advertisement relates
8) Signs are to be two dimensional and not to include objects
9) Signs that relate to multiple businesses should have a co-ordinated approach to colour, font and size
10) The font and colour should be distinct from tourist and traffic signs
11) The sign is not to over-paint an unpainted heritage item or feature such as tiles or glass
12) The sign is to be located so that it does not create a traffic hazard

C18.2 Business land use zones

1) There is to be only one under awing sign per premises per street frontage
2) No advertising structure is to extend beyond the vertical projection of the awning
3) Signage will be permitted above 3.5 metres in height above natural ground level only where it is designed as part of the building or otherwise sympathetic to the general form and character of the building and the surrounding streetscape
4) Advertising structures erected on top of awnings and on roof tops will only be permitted where alternative forms of above awning advertising are not capable of being provided on the building façade and where the size, shape and scale of the advertising is sympathetic to the general form and character of the building and the surrounding streetscape and skyline
5) Windows above the awnings of a premise are not to be covered by a wall sign or painted for the purpose of advertising

C18.3 Specific sign types

C18.3.1 Business Identification Sign

1) The sign is not to exceed 2.5m2 in area
2) The sign should not be internally illuminated unless night time or emergency services are provided

C18.3.2 Above Awning Sign

Above awning signs and structures can detract from historic streetscapes and are generally considered not to be appropriate for heritage items.

1) The sign is to be parallel to the facia or return end of the awning
1) The sign should not project beyond the edge of the awning
2) The sign should have a maximum height above the awning of 0.9m to the top of the sign
3) The sign is to be a maximum area of 2m2

C18.3.3 Under Awning Sign

1) The sign is not to exceed 2.4m in length and 0.4m in height
2) The sign is to be erected horizontally to the ground
3) The sign is not to be less than 2.6m from the ground
4) The sign is not to project beyond the awning
5) The sign is to be erected so that the outside edge of the sign is a minimum of 600mm inside the vertical line of the kerb
6) The sign is to be securely fixed by metal supports
7) If illuminated, the intensity of the illumination and colour of the sign shall remain unchanged while illuminated and there shall be no adverse effect on the amenity of surrounding properties

C18.3.4 Cold air balloons and images other than toy balloons

1) This form of advertising will not be permitted as a permanent form of advertisement
2) The device is not to be attached to a heritage item
3) The device is not to extend beyond the boundaries of the site
4) The device is to be securely attached which is fixed to the ground. Details of the securing are to be submitted with the development application
5) The maximum height of the device is to be 6 metres

C18.3.5 Directional sign

1) The sign is not to include commercial information other than the name and distance of the facility
2) The sign is to be no more than 0.4 wide (high) and 1 metre in length, or a maximum of 0.4 square metres in area

C18.3.6 Fascia Sign

1) The sign is not to project above or below the fascia or return end of the awning to which it is attached
2) The sign is to be wholly contained within the fascia or return end of the awning
3) The sign is not to be internally illuminated
4) If the sign is to be externally illuminated there is to be no adverse effect on the amenity of surrounding properties

C18.3.7 Flush Wall Sign (or painted wall sign)

1) The sign is not to project above the height of the wall to which it is affixed
2) The sign is not to obscure or detract from any architectural feature of a building
3) The sign is to be no larger than 3m2
4) The sign is not to be internally illuminated,
5) If externally illuminated, the intensity of the illumination and colour of the sign shall remain unchanged while illuminated and there is to be no adverse effect on the amenity of surrounding properties

C18.3.8 Pole or Pylon Sign

Pole signs, because of their visibility, can detract from historic streetscapes and are therefore not considered appropriate in the vicinity of heritage items.

1) The design, colour and appearance, including content, is to be in harmony with the streetscape
2) The maximum number of pole or pylon signs shall be one per 50 metres or part thereof street frontage
3) All pole or pylon signs are to have a vertical configuration with a maximum area of 1.5 square metres, a maximum overall height of 3.5 metres; and a minimum clearance of 2 metres between the underside of the sign and the finished ground surface

C18.3.9 Portable footpath sign

1) Portable footpath signs are not to exceed 1 metre in height and 0.75 metres in width
2) Only one sign will be permitted per business premises
3) The location of portable footpath signs is not to interfere with pedestrian movement
4) A clear area of 1.8 metres is to be maintained at all times

C18.3.10 Projecting Wall Sign

1) The sign is to be a minimum of 2.6m above the ground
2) The sign is to be at right angles to the wall to which it is attached
3) The sign is to have a maximum area of 0.5 square metres
4) The sign is to project no more than 0.8m beyond the primary wall face to which it is attached
5) The sign not be internally illuminated unless night time or emergency services are provided
6) If externally illuminated or flood lit the intensity of the illumination and colour of the sign shall remain unchanged while illuminated and there is to be no adverse effect on the amenity of surrounding properties

C18.3.11 Advertising Panel

1) The panel is not to be erected in front of, or block front or side views of a heritage item
2) The panel is not to exceed 1.2 metres in length and 1.8 metres in height
3) The panel is not to involve more than 1 advertising panel per premise
4) The panel is not to be internally illuminated, if externally illuminated the intensity of the illumination and colour of the sign shall remain unchanged while illuminated and there shall be no adverse effect on the amenity of surrounding properties
5) Where an advertising panel is erected on the wall of a building it:
    i. shall not extend laterally beyond the wall
    ii. shall not project above the top of the wall
    iii. shall sit flush to the wall face
    iv. shall not cover any window or architectural projection or feature

C18.3.11 Roof signs

1) Roof signs are not permitted on or within the vicinity of heritage items

C18.3.12 Top Hamper Sign

1) The sign is to be no wider than the window and door above which it is attached
2) The sign is not to extend below the head of the doorway or window to which it is attached

C18.3.13 Under fascia sign

1) The sign is to only be installed where veranda awnings are suspended on posts
2) The sign is to have a clear separation of at least 100mm from the fascia or either side post
3) The sign is to have a maximum depth of 400mm
4) The sign is to have a maximum area of 1.5 square meters
5) The sign is to have a minimum clearance above ground of 2.6 metres
6) The sign is to be centrally located between posts

C18.3.14 Window Sign

1) The sign is not to cover more than 50% of the total area of all shop windows on a premise
2) Signs are permitted on street level windows only
3) The sign is not to be illuminated
4) The sign is not to have an adverse effect on the amenity of surrounding properties

C18.3.15 Village tourism/roadside business boards

1) The sign is not to not have an adverse visual impact on a streetscape or the immediate landscape
2) The sign is not to block or obscure views of heritage items
3) The sign is not to impede pedestrian access

C19 Directional signage

Directional signage advises road users of the direction to facilities which are located on side streets. The function of such signage is directional and informative only and is not for promotion or general advertising.

The number of facilities which can be effectively signposted at any one point must be limited; a proliferation of signage, together with a street name sign, can render all of the signs ineffective as motorists will have difficulty scanning all the information and making decisions within the time available.

Under Council's planning controls directional sign means any sign directing vehicular or pedestrian traffic to a tourist facility or activities or places of historic or scientific interest. This type of sign does not include commercial information.

Directional signs erected by Council or another public authority do not require development consent.

Consent is required from Council when erecting directional signage that relates to a commercial facility.

Directional signage for tourist facilities must comply with the Tourist Signposting Manual prepared by Tourism New South Wales and the NSW Roads & Traffic Authority, and be approved by the Tourist Attraction Signposting Assessment Committee (TASAC). This Manual is available at www.corporate.tourism.nsw.gov.au. TASAC may be contacted through Tourism New South Wales.

C19.1 Acceptable Directional Signage

The following criteria will be used by Council to determine whether or not to erect a directional sign:

C19.1.1 The facility subject of the proposed signage

- Facilities for which directional signage may be approved include:
- Civic facilities such as Post Offices, other Government offices, Council administration and services such as libraries, waste management, swimming pools, sports grounds;
- Hospitals
- Public transport facilities such as airport, bus/coach interchanges, railway station
- Tertiary education institutions
- Shopping centres
- Churches and religious institutions.

Council will consider the erection of service signs for commercial facilities only in rural areas. A service sign is a basic description of the service. For example 'Accommodation' not 'Abc Accommodation'. No more than three signs at any intersection will be permitted.

Council may also agree to directional signage for registered charities provided they meet the requirements of this Policy. Requests must be in writing, giving reasons for the request, preferred location and the proposed wording of the sign. Requests should be directed to the General Manager.

As the number of facilities which can be effectively signposted at any one point is limited, the use of community facility name signs should be restricted to facilities which are likely to be those sought by a significant number of visitors to the Queanbeyan-Palerang area.

Primary and secondary schools will only be included if they have some special facilities sought by large numbers of visitors to the Queanbeyan-Palerang area.

As specific facilities are likely to be sought by name, the shortest name by which the facility is commonly known shall be shown on the signs. A denominational name may be included on signs to churches.

Directional signage will only be erected in relation to an activity lawfully carried out. Council will not erect signage to facilities which are prohibited or operating without development consent, if such is required.

C19.1.2 Shape, size and location

1) All proposed signage will be constructed and maintained in accordance with *AS 1742 Series – Manual of Uniform Traffic Control Devices* (relevant version at the time of applying the standards).

C19.1.3 Visual Amenity

Council wishes to maintain safe and attractive streetscapes which are not dominated by excessive signage that can constitute visual 'clutter'. Such 'clutter' can be distracting to motorists and become a safety hazard. Council may therefore limit the number of directional signs in any one location, may require the amalgamation of individual signage, or require it to be relocated or removed.

Factors to be considered include:

- The size and number of other signage in the vicinity
- The colour, graphics and presentation of the sign. Signs permitted in accordance with this policy will be 'White on Blue'.
- The impact of the sign on the streetscape and heritage value (if any) of the area
- Any potential impact on residential amenity, where relevant
- Potential to cause confusion with traffic signs or controls, or other directional signs
- Patronage of the facility.

Often it is not appreciated by proponents of these signs that there are more effective ways of assisting people to reach their destination, such as providing a clear address, a street directory reference or a map on their stationery or publicity material.

To maintain the effectiveness of community facility signage, the following guidelines shall be used:

a) Where a community facility abuts a major road, signage other than on the property shall not be provided

b) Where a community facility abuts a street which runs directly off a major road, no signage should be provided to it unless there may be uncertainty about the direction to take, as may be the case where the street name is the same on both sides of the major road.

C19.1.4 Costs of signage

Costs associated with erecting, affixing, placing or displaying signs, and removal of redundant signs, are to be the responsibility of the organisation or individual requesting the sign.

C19.1.5 Removal of directional signage

In accordance with Council's delegation policy, Council Officers shall remove privately erected directional signage which does not have Council's agreement.

Council shall also remove approved directional signage which has become redundant due to the closure or relocation of the facility or which exhibits unsightly or unsafe characteristics. Costs for this work shall be charged to the facility.

C20 Events

Council encourages the holding of public events as these enhance community wellbeing and contribute to the Queanbeyan-Palerang Regional local government area's economy. However, some events particularly those where there are large numbers of people or changes to traffic arrangements will require consent from Council and possibly State government.

A development application under the NSW *Environmental Planning and Assessment Act 1979* will be required for the majority of events. Events that will require development approval are those that involve; fireworks, animals, a circus, retail and commercial activities, markets, road closures or a street parade, loud noise such as concerts and helicopters or the erection of large structures.

In addition to development approval, consent may be required under Section 68 of the *NSW Local Government Act 1993* for matters relating to waste, camping, toilets, amusement devices and the use of community land (land classified community under the *Local Government Act 1993*).

Events involving the use of roads or footpaths will need to seek approval under the *NSW Roads Act 1993*. Where food or alcohol is to be served there will also be requirements that need to be addressed.

Note: Event organisers should discuss the event and requirements with Council at least six months prior to the event as often matters need approval from other government organisations, a committee of Council and the NSW Police

Minimum information requirements for a development application:

The following information is to be provided with the development application or any other approvals sought:

- a detailed description of the event including all activities or forms of entertainment
- a site plan detailing natural features and the layout of event structures and activities
- event location, date(s) and time
- the name of the event organisers
- the number of people and vehicles expected to attend
- the number and type of animals involved (if applicable)

- traffic management and parking
- whether food or alcohol will be allowed or provided
- the management of waste including human waste
- water and power sources (if required)
- security management
- acoustic report (where there the event will generate noise)
- emergency procedures including the evacuation of participants if there is a natural disaster
- public liability insurance details. If the event is to be held on land owned or managed by Council then a minimum of $20 million will be required

Objective

a) To have events which are safe and minimise harm to the natural environment and have a minimal impact on the amenity of an area

C21 Caravan Parks and camping grounds (including primitive camping grounds)

The *QPRLEP2022* defines caravan parks and camping grounds. The *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation* 2021 ~~2005~~ sets out the requirements for a range of situations relating to caravan parks and camping grounds including primitive camping grounds.

Objective

a) To ensure that caravan parks and camping grounds to be used by tourists are in a location that will facilitate the tourist experience

b) To ensure that the amenity of the surrounding area is not impacted by the caravan park or camping ground

c) To ensure that primitive camping grounds do not impact on the natural environment and are not a hazard to human health

Control

1) Approval must be obtained under Section 68 of the *NSW Local Government Act 1993* in addition development consent under the *NSW Environmental Planning and Assessment Act 1979*

2) The development application is to be assessed under the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 and contain the following information:
   - caravan and camping sites (including the size of the site), road layout, parking and access
   - setbacks from buildings and land use activities on adjoining lots
   - building detail including recreation areas and amenity blocks
   - water, wastewater and waste arrangements
   - consideration of environmental matters

3) The following is required for primitive camping grounds:
   - drinking water is to be provided
   - provision for the disposal of human waste
   - roads, entrances and parking are to be in accordance with this DCP
   - fire fighting facilities – advice is to be sought from the NSW Rural Fire Service.

Details of facilities are to be included with the development application

C22 Filling of land

The filling of land whilst having the advantage of using excess soil and creating a usable surface can lead to significant problems if it is not undertaken correctly. For instance the material to fill an area should not be contaminated or contain items such as household goods and bricks that cannot be adequately compacted and may result in further erosion.

The *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides for the minor filling of land. Where development is not exempt in most instances the filling of land will require development approval. The filling of land must fit within in the definition of environmental protection works – refer to the *QPRLEP2022* Dictionary or must be Earthworks in accordance with clause 7.1 of the *QPRLEP2022*.

Objective

a) To create an area that will not lead to erosion and sedimentation or public health issues as a result of the leeching of inappropriate fill material

Minimum information to accompany the development application

- a site plan illustrating the following:
- the area to be filled and the dimensions
- waterbodies and drainage lines above and below the fill area
- the flora and fauna of the area
- the drainage lines to be altered (if applicable)
- distance to lot boundaries and the nearest public road
- the entrance to be used for vehicles brining in fill
- he number and type of vehicles to be used for importing the fill and the number of vehicles movements per day
- the reasons for undertaking the work
- a description of the soil profile
- the source, type and amount of fill to be used (cubic metres). Details of the site the fill material is to be taken from (for example current and previous land uses and whether there is a history of the land being or being potentially contaminated) is to be provided. If the soil is considered 'contaminated' or 'previously contaminated' an auditor's report will be required. Land use activities that may result in contaminated soil include:
- railway yards
- scrap yards
- service stations
- sheep and cattle dips

Refer to section B14 Potentially contaminated land of this DCP.

- whether the proposed fill area contains any items of heritage value and whether the site is of Aboriginal significance, refer to section B10 Heritage in this DCP
- a timetable for which the filling will take place and details of the staged compaction of the fill
- a detailed design for retaining walls, ramps, dams and other structures
- the method and rate of compaction
- the means of revegetation of the area including the type of flora species to be planted on the compacted fill area and rehabilitation grass mix, the rate of seeding (eg. kg/ha) and the rate of fertiliser that will be applied to the rehabilitation area
- whether the site is flood prone land, refer to section B9 Flood Planning in this DCP
- sediment and erosion control measures, refer to section B8 Erosion and sediment control in this DCP

Control

1) The fill material is to be compacted to a dry density of not less than 95% Standard Maximum dry density. In some instances Council may require this to be confirmed through compaction testing at an accredited laboratory
2) Sediment and erosion control measures are to be established at the commencement of the work, refer to section B8 Erosion and sediment control in this DCP
3) Gravel and rock to be used as fill should not be greater than 10mm in size
4) The site is to be rehabilitated with both short and long term robust vegetation
5) On completion of the landfilling work, written documentation may be required from a registered surveyor stating that the finished levels are in accordance with the approved design is to be submitted to Council

C23 Demolition of buildings or structures

Clause 2.7 of the *QPRLEP2022* requires that development consent is obtained for the demolition of structures and buildings. In some instances exempt provisions may be applicable, refer to the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).*

Note Friable asbestos products have been commonly used in commercial and industrial settings since the late 1800s for fireproofing, soundproofing and insulation. Some friable products were also used in houses and may still be found in houses built before 1990. Advice should be sought on the presence and management of asbestos prior to the commencement of any demolition work.

Objective

a) To ensure that the demolition of buildings and structures is undertaken in a safe manner
b) To ensure that demotion waste is disposed of in an environmentally appropriate manner
c) To ensure that the heritage values of buildings or structures are appropriately managed

Control

1) A development application for the demolition of a building or structure may be part of a development application for a new building. The following information is required:
   - the proposed means of demolition and the safety strategies to be employed including the management of air pollution and noise. This should include the type of machinery to be used and the hours of work. The information should demonstrate how the *Australian Standard 2601-2001 Demolition of Structures* and Workcover requirements will be met
   - a report detailing matters such as underground services, construction materials, the structural support system, the condition of the building or structure, the distance of the building or structure from lot boundaries and other buildings or structures on the lot and adjoining lots
   - a statement outlining any heritage values the building or structure has and how these are to be managed, refer to section B10 Heritage in this DCP
2) A Waste Management Plan is to be prepared. The management of hazardous materials including asbestos should be included in the Plan. Refer B.14 Waste Management in this DCP
3) A Traffic Control Plan if the demolition will involve restricting access to a public road(s) will be required. Refer to section B7 Engineering requirements in this DCP

Further information

- *Australian Standard - AS 2601-2001 Demolition of Structures*
- WorkCover Authority of NSW at www.workcover.nsw.gov.au
- NSW Department of Environment and Heritage relating to information on asbestos at www.environment.nsw.gov.au/waste/asbestos/index.htm

C24 Sheds in RU1 Primary Production, C3 Environmental Management and C4 Environmental Living

Sheds include those used for the storing of hay and machinery, shearing sheds, ~~roofs of horse arenas~~ or the like but do not include a dwelling.

Certain sheds and outbuildings may be allowed as exempt development within the RU1 Primary Production and zones. Refer to the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

Note: Where there is a building envelope on the lot, the provisions of the envelope prevail

Objective

a) To ensure farm buildings are designed and sited so as to not detract from the rural landscape, scenic quality and environmental significance of the rural areas. Refer to the QPRLEP 2022 Dictionary for the definition of farm building

b) To provide buffers between farm buildings and residential uses

Control

1) Buildings are to be sited to minimise the removal of existing vegetation
2) Buildings shall not be sited in a visually prominent location. Refer to C24 Visual impact in rural and environmental land use zones in this DCP
3) The highest point of a building must be at least 5m below the highest ridgeline of any hill within 100m of the building
4) The maximum height of farm buildings is to be in accordance with *QPRLEP2022 Height of Buildings Map*
5) Setbacks are to be in accordance with Table 22 below

Table 22 Setbacks for sheds in E3, E4 and RU1

Setbacks		Minimum Required C3 ~~E3~~ Environmental Management and C4 ~~E4~~ Environmental Living zone	Minimum Required RU1 Primary Production and zones
Front	less than 4 hectares	25	25
	greater than 4 hectares	50	50
Side and rear	less than 4 hectares	15	15
	greater than 4 hectares but less than 80 hectares	25	30
	greater than 80 hectares	50	50
Edge of riparian corridor		40	
National park		100	

6) On lots less than 16ha sheds shall not exceed 300m2 (cumulatively) in C3 Environmental Management and C4 Environmental Living land use zones
7) The colour of building materials is to be sympathetic to the surrounding environment and buildings

8) Materials are to be non-reflective
9) Landscaping must be provided where buildings will have a significant impact to neighbouring dwellings or roads and the existing vegetation cover does not provide adequate screening. Refer section B12 Landscaping in this DCP for more details

C24.1 Sheds in RU1 Primary Production

Objective

c) To ensure sheds in the RU1 Primary Production zone are appropriately located, designed and used having regard to rural character and primary production activities.

Control

1. Sheds in the RU1 Primary Production zone must comply with the general controls for sheds in this clause and any additional controls that apply to RU1 land.
2. Where there is an inconsistency between this clause and any area specific provision for RU1 land, the area specific provision prevails to the extent of the inconsistency.

C24.2 Sheds in ~~E3~~ C3 Environmental Management & C4 ~~E4~~ Environmental Living

Objective

a) To ensure sheds in the C3 Environmental Management and C4 Environmental Living zones are sited and designed to minimise environmental and visual impacts and to protect environmental and environmental living values

Control

1. Sheds in the C3 Environmental Management and C4 Environmental Living zones must comply with the general controls for sheds in this clause and any additional controls that apply to C3 or C4 land.
2. Sheds are to be located, sized and finished so that they do not adversely impact on environmental management objectives for the land and remain clearly ancillary to any dwelling and the intended environmental living character of the zones.

C25 Rural industry

The *QPRLEP2022* defines rural industry. A development application is required for all types of rural industries. In some instances, it will be necessary to prepare an environmental impact statement. Applicants should contact Council prior to submitting a development application.

Minimum information to accompany the development application

When lodging a development application, the following information is to be provided:

- site analysis as described in Part B1
- a description of the proposed rural industry, including the following:
- the hours of operation
- the number of employees
- the expected noise levels
- the number of vehicle movements per day
- the management of waste and waste water
- the source and amount of water to be used
- if an agricultural produce industry is to be developed, whether produce will be sold from the property or whether a restaurant or café is intended
- plans of the proposed development including all buildings, open space areas, car parking, loading and unloading areas, entrances and internal roads.
- a landscaping plan detailing the following:
- any existing vegetation to be retained, relocated or removed
- paved and grassed areas
- planting scheme including trees, shrubs, grasses and groundcovers
- water and maintenance schedules including drip irrigation and mulching details

Objective

a) To ensure that industries are compatible with the rural environment
b) To minimise any adverse impacts on the amenity of surrounding lands

Control

1) Buildings are to be designed and sited so as to not to have a significant impact on the rural landscape, amenity and agricultural productivity of rural areas
2) Setbacks are to be in accordance with the table 23.

Note: Setbacks may need to be increased in order to address potential environmental or amenity impacts of the proposed development

Table 23 Setbacks for rural industry buildings and storage areas

Setbacks for rural industry buildings and storage areas		Minimum required RU1 Primary Production and zone (metres)	Minimum required MU1 Mixed Use Zone~~IN2 Light Industrial~~
Primary road frontage		50	5
Side and rear setback	<4 hectares	15	5
	4ha- 80 hectares	25	-
	> 80 hectares	50	-
Watercourse		100	100
National park		100	-

3) Building colours are to be neutral or earth tones and of non-reflective material
4) Outdoor storage yards are to be screened from roadways and neighbouring dwellings

C26 Intensive Agriculture

The *QPRLEP2022* defines intensive livestock agriculture. A development application is required for all types of intensive agriculture. In some instances, it will be necessary to prepare an environmental impact statement. Refer also to *State Environmental Planning Policy (Primary Production) 2021.*

Applicants should contact Council prior to submitting a development application.

Minimum information to accompany the development application

When lodging a development application, the following information is to be provided:

- site analysis as described in Part B1
- a description of the proposed intensive agriculture development, including the following:
- the number and type of animals
  - the hours of operation
  - the number of employees
  - the expected noise levels
  - the number of vehicle movements per day
  - the management of waste and waste water
  - the source and amount of water to be used
- plans of the proposed development including all buildings, open space areas, car parking, loading and unloading areas, entrances and internal roads.
- a landscaping plan detailing the following:
- any existing vegetation to be retained, relocated or removed
- paved and grassed areas
- planting scheme including trees, shrubs, grasses and groundcovers
- water and maintenance schedules including drip irrigation and mulching details

Objective

a) To ensure that rural industries are compatible with the rural environment in regard to character and amenity
b) To minimise any adverse impacts on surrounding lands

c) To ensure intensive livestock agriculture enterprises are of sufficient size so that potential conflicts with surrounding land is minimised

Control

1) Buildings are to be designed and sited so as to not detract from the rural landscape, amenity and agricultural productivity of rural areas
2) Setbacks are to be in accordance with table 24. Note: Setbacks may need to be increased in order to address potential environmental or amenity impacts of the proposed development

Table 24 Setbacks for intensive agriculture

Setbacks for rural industry buildings and storage areas		Minimum required RU1 Primary Production and zone (metres)
Primary road frontage		150
Side and rear setback	<4 hectares	150
	4ha- 80 hectares	150
	> 80 hectares	150
Watercourse		100
National park		100

3) Building colours are to be neutral or earth tones and of non-reflective material
4) Hours of operation may be limited where there is likelihood of adverse impact on the amenity of the surrounding area
5) The siting of any building associated with an intensive livestock agricultural enterprise should be below any visually prominent ridgeline or hilltop plateau

C27 Animal boarding or training establishments for cats, dogs and horses

Animal boarding or training establishments are defined in the *QPRLEP2022*.

Note: Animal housing for non-commercial purposes

Where a number of shelters are being developed for cats or dogs for non-commercial purposes a development application will be required. However, in some circumstances the *State Environmental Planning Policy (Exempt and Complying Development Codes 2008)*, for animal shelters may apply.

Minimum Information requirements for a development application:

- Site analysis as described in Part B1
- Site plan including dimensions of enclosures and associated facilities
- Waste water management plan -For all sites, the location of the appropriately sized effluent management areas must be identified on the plans accompanying the development application
- Maximum number of animals to be housed

Objective

a) To provide accommodation, environment and security of animals of a standard which ensures their safety and wellbeing

Control ~~- General~~

C27.1 Water supply

1) Facilities must have a continuous water supply, adequate to meet the daily requirements of the animals. An adequate water supply is deemed to be able to meet the needs of drinking water for the animals, cleaning and hosing of shelter at least once a week, and for the washing of animals
2) The roof of the facility shall be designed to ensure that roof water is caught and piped to an approved tank. Guttering and down pipes should be provided to convey storm water away from the animal shelter(s)

C27.2 Facilities

1) Facilities must be designed and constructed in a way that provides for the good health and the wellbeing of the animals, which prevents the transmission of infectious disease agents, the escape of animals and does not cause injury to either animals or humans
2) Animals must be provided with protection from rain and wind, direct sunlight or other adverse weather conditions and vermin
3) Animal housing areas must be provided with ventilation which is sufficient to maintain the health of the animals; while minimising undue draughts, odours and moisture condensation
4) Floors of the shelter should be constructed of an impervious material which is graded towards the doorway to permit drainage and with no low spots where urine can collect
5) An isolation area must be available at the facility

C27.3 Security and safety

1) The facility must be able to be reasonably secured to prevent access to the facility by unauthorised people
2) Any security methods used should allow for ready access to animals and ready exit for staff and animals from the facility in the event of an emergency such as a bush fire

C27.4 Car Parking

1) On-site car parking must be provided in accordance with the ~~*Roads and Traffic Authority Guide to Traffic Generating Development Version 2.2* (or successor documents)~~ Guide to Transport Impact Assessment
2) All parking must be provided in accordance with the *Australian Standard for Parking Facilities 2890*
3) On-site car parking shall be constructed and located so as to minimise the noise, light and dust from vehicles entering and leaving the site
4) Vehicles are to enter and leave the property in a forward direction

C27.5 Animal effluent

1) Animal effluent is to be treated separately from human effluent. A specific wastewater report for the effluent produced by animals must be provided with the development application. Animal effluent in this instance includes urine, faeces, water used to wash an animal(s) and water used to wash out animal enclosures. Reference should be made to *Designing and Installing On-Site Wastewater Systems* (Sydney Catchment Authority, 2014)
2) The effluent management area must be protected from impacts by animals and vehicles by using fencing

C27.6 Cats

1) Cat housing must meet the minimum enclosure sizes shown in Tables 1 and 2 listed in the *Animal Welfare Code of Practice – Breeding Dogs and Cats*

(http://www.dpi.nsw.gov.au/__data/assets/pdf_file/0004/299803/Breeding-dogs-and-cats-code-of-practice.pdf.) These limits do not apply to cats under veterinary care for a disease or injury

C27.7 Dogs

1) Noise level measurements at the boundary of the property should not exceed 5dBA above existing background noise levels
2) Dog housing must meet the minimum enclosure sizes shown in Tables 1 and 2 listed in the *Animal Welfare Code of Practice – Breeding Dogs and Cats* (http://www.dpi.nsw.gov.au/__data/assets/pdf_file/0004/299803/Breeding-dogs-and-cats-code-of-practice.pdf.) These limits do not apply to dogs under veterinary care for a disease or injury

C27.8 Horses

C27.8.1 Yards

1) Size - Day yards or holding yards should be at least 3 m wide and be an area of at least 20 square metres. For working horses, yard size should be increased to 35 square metres. Where a roof or canopy is provided it is to be ~~a maximum height of 4 m from existing ground level~~ in accordance with the QPRLEP 2022 Height of Buildings Map
2) Yard Surface - The fitting of yards and the type of yard surface should allow drainage (by absorption or evaporation) without ponding

C27.8.2 Stables

1) Size - Minimum stable dimensions should be at least 3.7 m wide and 3.7 m deep. ~~A size of 3.7 m x 4.9 m is preferable~~. The maximum height is to be ~~4 m from existing ground level~~ in accordance with the QPRLEP 2022 Height of Buildings Map

C27.9 Management of wastewater

1) For proposals that include the staging of events, such as gymkhanas and dressage events, provision must be made for the management of the extra wastewater generated during the event. If the facility is purpose built for the regular staging of events, the wastewater treatment system must have sufficient capacity and the effluent management area must also be correctly sized, taking peak flows into consideration. A balance tank may be required for peak flows

C27.10 Management of manure

1) All manure collected from the stables, tack shed, exercise yard, dressage or indoor arena, or any other area used by the horses, as well as from the manure trap, must be stockpiled in a dedicated, covered area that has a sealed floor. The manure may be mixed with other vegetative material such as used hay, and composted for re-use on the property's paddocks, or sold or otherwise disposed of offsite
2) The manure storage area must be located away from areas of concentrated stormwater flow, as well as a minimum of 40 metres from a dam or drainage depression, 100 metres from any perennial or intermittent watercourse and 150 metres from any named river. Any leachate from the manure stockpile is to be diverted away from stormwater structures such as swales, rock-filled trench, earth banks and wetlands using a bund
3) All manure management measures must be detailed as part of the water cycle management study, which must take into account any relevant site constraints for the storage and disposal of manure, such as slope and proximity to watercourses

C28 Horse stables and horse arenas

C2~~9~~8.1 Horse stables

Horse stables are considered a 'building' under the NSW *Environmental Planning and Assessment Act 1979*. A development application is required for the erection of stables except in circumstances where the *State Environmental Planning Policy (Exempt and Complying Development Codes 2008)*, for animal shelters applies.

If the stables are to be part of an Animal boarding and training establishment then the Animal boarding and training establishment section of this DCP should be consulted.

Minimum Information requirements for a development application:

- Site analysis as described in Part B1
- Site plan including dimensions of enclosures and associated facilities
- Waste water management plan -For all sites, the location of the appropriately sized effluent management areas must be identified on the plans accompanying the development application
- Maximum number of animals to be housed

Objective

a) To provide accommodation, environment and security of animals of a standard which ensures their safety and wellbeing

Control

1) The minimum stable dimensions should be at least 3.7 m wide and 3.7 m deep. ~~A size of 3.7 m x 4.9 m is preferable~~. The maximum height is to be ~~4 m from existing ground level~~ in accordance with the QPRLEP2022 Height of Buildings MapR
2) Guttering and down pipes should be provided to convey storm water away from the animal shelter(s)
3) The stables must be designed, constructed, serviced and maintained in a way that provides for the good health and wellbeing of the animals, which prevents the transmission of infectious disease agents, the escape of animals and does not cause injury to either animals or humans
4) Horses must be provided with protection from rain and wind, direct sunlight or other adverse weather conditions and vermin
5) The stable(s) areas must be provided with ventilation which is sufficient to maintain the health of the animals; while minimising undue draughts, odours and moisture condensation

C28.1.1 Yards

1) Size - Day yards or holding yards should be at least 3 m wide and be an area of at least 20 square metres. For working horses, yard size should be increased to 35 square metres. Where a roof or canopy is provided it is to be ~~a maximum height of 4 m from existing ground level~~ in accordance with the QPRLEP2022 Height of Buildings Map
2) Yard Surface - The fitting of yards and the type of yard surface should allow drainage (by absorption or evaporation) without ponding

C28.1.2 Animal effluent

1) Animal effluent is to be treated separately from human effluent. A specific wastewater report for the effluent produced by horses must be provided with the development application. Animal effluent in this instance includes urine, faeces, water used to wash an animal(s) and water used for washing out animal enclosures. Reference should be made to *Designing and Installing On-Site Wastewater Systems (Sydney Catchment Authority, 2014)*
2) The effluent management area must be protected from impacts by animals and vehicles by using fencing

C28.1.3 Management of wastewater

1) For proposals that include the staging of events, such as gymkhanas and dressage events, provision must be made for the management of the extra wastewater generated during the event. If the facility is purpose built for the regular staging of events, the wastewater treatment system must have sufficient capacity and the effluent management area must also be correctly sized, taking peak flows into consideration. A balance tank may be required for peak flows

C28.1.4 Management of manure

1) All manure collected from the stables, tack shed, exercise yard, dressage or indoor arena, or any other area used by the horses, as well as from the manure trap, must be stockpiled in a dedicated, covered area that has a sealed floor. The manure may be mixed with other vegetative material such as used hay, and composted for re-use on the property's paddocks, or sold or otherwise disposed of offsite
2) The manure storage area must be located away from areas of concentrated stormwater flow, as well as a minimum of 40 metres from a dam or drainage depression, 100 metres from any perennial or intermittent watercourse and 150 metres from any named river. Any leachate from the manure stockpile is to be diverted away from stormwater structures such as swales, rock-filled trench, earth banks and wetlands using a bund
3) All manure management measures must be detailed as part of the water cycle management study, which must take into account any relevant site constraints for the storage and disposal of manure, such as slope and proximity to watercourses

C28.2 Horse arenas

The use of a horse arena must be ancillary to an existing use and does not require development consent. However, the earthworks associated with a horse arena may require development consent if the requirements of Section 2.30 Earthworks and retaining walls under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* cannot be met. If the horse arena is to have a roof a development application for a shed will be required. If the arena is to be part of an Animal boarding and training establishment then refer to section C28 Animal boarding and training establishment in this DCP.

Minimum Information requirements for a development application

- Site analysis as described in Part B1
- A site plan including the following information:
- the dimensions of the arena
- the amount of cut and fill (volume and depth)
- the treatment of batters
- whether it will have a roof
- the base material to be used
- the management of drainage
- any associated enclosures and facilities such as lighting
- setbacks from the lot boundary and watercourses
- Details of the management of sediment and vegetation
- Details (location, type and source) of any fill that is to be imported

Objective

a) To ensure that the horse arena does not cause a loss of sediment
b) To ensure that the horse arena maintains the amenity of the area

Control

1) The batters of the arena are to be a minimum of 3 (horizontal):1 (vertical)

2) Disturbed areas including batters are to be revegetated as part of the construction process
3) A vegetation screen is to be established at the time of construction

C29 Gates and Fencing

Fences and gates can have a considerable impact on the character of an area. Consideration should be given to height, material, colour and the nature of fencing in the area.

Fencing between lots is a matter for landowners subject to the *NSW Dividing Fences Act 1991.*

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 allows some types of fencing as exempt development. Development consent is required if the development standards specified in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* cannot be met.

Note: Reference to fencing in this section includes gates.

Objective

a) To ensure that stock proof fencing is provided in non-urban land use zones.
b) To ensure that fencing does not decrease the amenity or character of an area.
c) To maintain biodiversity by restricting the type of fencing permitted in some circumstances.

Control

C29.1 RU1 Primary Production, C3 Environmental Management and C4 Environmental Living land use zones

1) All public road frontages and public open space areas are to be fenced to the following standards:
   - height 1.2 metres (or higher depending on the type of stock, for instance fencing for deer should be higher)
   - strainers – spacing 100 metres to 120 metres depending on terrain
   - steel posts at 6 metre centres
   - steel droppers, one at centre of span between steel posts
   - one 4.0 mm high tensile, high visibility PVC coated wire on top ('horse sighter' or similar)
   - one carry 2.5mm high tensile wire at least 300mm below the top wire
   - one bottom 2.5 mm high tensile wire at least 150mm above the ground
   - 6/70/30 hinged joint netting with each horizontal wire tied to each post and dropper
   - one standard galvanised steel farm gate with steel mesh (minimum 3.65 metres) at an approved entrance
2) Post and rail as well as mesh fencing (maximum height 1.2 metres unless required to contain stock) may be considered as an alternative road frontage boundary fence
3) Where there are high biodiversity values, controls in this DCP may be varied to maintain biodiversity

C29.2 R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential and RU5 Village land use zones

1) Front fencing forward of the building line is to be a maximum height of 1.2 metres and behind the building line 1.8 metres in height
2) Side and rear boundary fencing is to be to a maximum height of 1.8 metres behind the building line

3) Fencing of the street frontage and the side boundary between the front of a building and a street is optional, but shall be no higher than 0.9m
4) Fencing materials should be in sympathy with the materials used in the dwelling and the surrounding area
5) Where the lot is below the flood planning level, Council should be consulted prior to the erection of the fence
6) Rural type boundary fencing not incorporating barbed wire is acceptable for side and rear fences in the existing village area
7) Gates are to open inwards
8) Zincalume or other reflective materials, electrified or barbed fencing is not permitted and solid steel fences are not permitted forward of the front building line. See-through fence with a minimum aperture of 25mm is preferred forward of the front building line.

C29.3 ~~Business land use~~ Employment zones

1) Fencing should allow viewing of the development for security purposes. The controls in B5 Crime Prevention through environmental design in this DCP should be considered

C29.4 E3 Productivity Support and MU1 Mixed Use Zones ~~IN2 Light Industrial land use zones~~

1) Front boundary and side boundaries along a street fencing should allow viewing of the development for security purposes. The controls in B5 Crime Prevention through environmental design in this DCP should be considered. The fence should be constructed so as not to obscure any proposed signage. Concrete blocks are not permitted forward of the building line
2) Any fencing that is visible from a public place and located behind the front boundary, is to be finished in materials and colours that are complimentary to the external finish of the building and the streetscape. It is preferable to locate any front boundary fencing behind front boundary landscaping, to reduce the impact on the streetscape

Part D Area Specific Provisions

The character of a local area comes from a combination of elements including topography, natural features and the expression of historic settlement patterns arising from the purpose of the original town or village in the street layout and features, open spaces and the architecture of individual buildings and their relationship to the street. A new suburb, rural village and an older, well-established suburb all have their own, quite different character. New development may complement the existing character or have such an impact that it alters the character of an area.

Certain areas of the former Palerang local government area have been identified as having a unique character. The sections below describe the history and the current character and desired future character for towns and villages. In some instances, specific controls to protect character have been included in the DCP. Controls may include:

- requirements for a minimum landscaped area
- maximum site coverage
- building style and materials
- front and side setbacks

Objective

a) To maintain or enhance the character of an area identified as having a unique character

Control

1) The compatibility of the development with the existing character of an area is to be taken into account
2) Where a development is likely to differ to the character described, a statement justifying the proposal against the character statement will be required to be submitted at the same time as the development application

D1 Bungendore

D1.1 Character statement

Historical background of Bungendore

Bungendore commenced as a rural village to provide services to surrounding properties, a staging post for travellers. The historic nineteenth century area is bounded by Molonglo Street, Rutledge Street, Majara Street and Turallo Terrace.

The grid layout of roads in the original part of the village were gazetted in 1837 and a number of significant commercial and civic buildings were established along Gibraltar Street. Several inns to service travelers were located along the main roads. The Anglican and Catholic churches are within the historic grid and positioned with a block separation. Substantial private houses were established in the period 1850- 1900, many of which survive.

The Rutledge Estate to the east of the railway line was developed in the 1880s at the time of the development of railway and the opening of the rail route from Goulburn to Queanbeyan in 1883. Residential development also extended to the south of Rutledge Street during this period.

In the last fifteen years the Elmslea Estate has been developed to the north of the original village, distinctly separated from the original village by Turallo Creek and reserve. The estate has two parts – project houses on suburban lots on the eastern side and small rural lots to the west. Most recently new suburban style residential development has occurred on the southern edge of the village in the area known as Trucking Yard Lane.

A detailed historical overview is provided in the document *Thematic History Lake George, Molonglo Valley and Burra* by Suzannah Plowman.

Current character of Bungendore

The village of Bungendore has a strong visual setting on the open plain south of Lake George, bounded by significant ridges to the east, west and south. There is a clear divide between the rural landscape and the town. The village topography is flat and is bisected by Turallo Creek running east – west and the Sydney to Canberra rail line running north - south. The creek and its reserve is the only dominant natural land feature within the village.

Four roads converge on the village, linking it with Braidwood and the south coast, Queanbeyan, Canberra, Goulburn and Sydney. From the east, the Kings Highway (Malbon Street) has views of older dwellings, the cemetery and the new housing development in the northern part of the village. From the south, the Kings Highway includes a mix of heritage buildings and rural commercial suppliers. From the west, Bungendore Road contains views of the rural landscape, the village's sewerage treatment plant and the commercial area. From the north, Tarago Road. Is lined with a belt of native and pine trees. It passes the newer housing estate and crosses over Turallo Creek.

Bungendore is a rural town with commercial, civic and residential neighbourhoods. The characteristic subdivision pattern of the original village and low scale development creates an open, informal and spacious character that contributes to the rural village character. This area is bounded by Molonglo Street, Rutledge Street, Majara Street and Turallo Terrace. There is a clear delineation between the historic nineteenth century village and the late twentieth and twenty first century residential areas.

The small commercial and light industrial areas provide local employment and services to residents in the town and the surrounding rural community. Bungendore accommodates high numbers of tourists – day trippers from Canberra and Queanbeyan, and travellers passing through.

The original village area has four distinct precincts; the civic, commercial, open space areas and the residential area which surrounds the commercial area. The civic area contains numerous significant heritage buildings which continue to serve the functional needs of the village. These include the police station, post office, public school and the railway station. Bungendore Park, well known for its mature pine trees, Anzac memorial and cricket oval, forms the centre of this area. As well as being a sporting facility, it provides a rest stop for visitors and a meeting place for the community. The role of the area has continued to grow with the development of a community health centre and in recent years additional buildings at the school and the new council administrative building.

The commercial area has two distinct parts; the 'tourist' area on Malbon Street and the 'shopping' area on Gibraltar and Ellendon Streets. Unusually for a nineteenth century village, there is not a focal point such as a village square or a 'main' street. The area has many historic buildings some being used for residences and others for business. Most buildings are single storey, constructed with local timber, brick or stone with corrugated steel roofs, either pitched between 25-30 degrees with hips or gables or low slope skillions often concealed behind parapets. There are a few two storey buildings, including the Royal Hotel. A dominant feature of almost every building is a verandah or awning, some forward of, some behind the street boundary line. The newer buildings are generally in sympathy with the character of the village. Materials include brick, painted timber and corrugated steel.

The subdivision pattern in the 'old' part of Bungendore is generally consistent with, and responds to the grid road layout that is oriented east-west. Street blocks are typically square (200 metres by 200 metres), some with service lanes. Original lots were deep and narrow (100 metres by 20 metres). The lots are large, some of the streets have verges without kerbs and those in the inner area have upright kerbs. There has been some change to the shape of the lots over time through amalgamation and subdivision. Lots front the road and buildings are typically oriented to the street.

Historic buildings of the mid nineteenth century village are substantial stone and brick structures. Many of the buildings are important as heritage features in their own right or for their historic stylised contribution to the streetscape. They include places with plain Georgian frontages and modest cottages with verandahs, steeply gabled roofs or other features. Buildings are predominantly single storey. Residences with heritage values are scattered throughout the village. Turallo Terrace on the northern edge of the original village area has a concentration of historic buildings. The churches, important for their rustic gothic style are notable heritage features of the village.

Residential lots are characterised by single dwellings with the front of the dwelling facing the front of the lot (the street frontage) and the rear of the dwelling and the rear yard facing and adjacent to the rear of the lot. Houses are generally set back from the street (average 7 metres) and are generally located within the front half of the lot leaving significant rear yards. Many lots and the streets are planted with mature trees that have created a significant canopy. The planting of mature trees along lot boundaries provides substantial buffers between lots.

The vacant rear yards and significant amount of unbuilt upon area allow for the growth of large canopy trees, which are prevalent high above rooftops. Trees are a mix of evergreen and deciduous so that there is a constant view of the green year round. Existing planting is generally informal with clumps of trees in rear yards and some trees in front yards.

Houses are typically single or double fronted with verandahs and steeply pitched gable or hipped roofs with narrow spans and a high degree of articulation over the floor plan. Wall materials include brick, stone or weatherboard and roofs are predominantly corrugated steel.

There is characteristically a larger proportion of unbuilt on area to built on area, and a larger proportion of soft landscape to hard landscape (such as concrete and paving), that creates a feeling of openness and rural village character. The significant gaps between buildings allow for views through to the surrounding rural landscape.

The major landscape within the village is trees and spaces consisting of the Turrallo Creek reserve, Frogs Hollow, Bungendore Park and the Bungendore cemetery.

The eastern part of Bungendore is largely formed by the Rutledge Estate. This area contains several individually listed places dating from the mid nineteenth century comprising small rural landholdings including farm houses and associated outbuildings. The late nineteenth century street subdivision pattern was laid over the former. There are several early twentieth century dwellings which exhibit characteristics of Californian Bungalow Style. Later development comprises mid twentieth century dwellings of no heritage value.

In recent years, Bungendore has experienced residential growth at the northern and southern ends of the town and some infill development in the older residential areas.

The new dwellings are predominantly single story with some multi-dwellings (town houses) being erected in the inner southern area. The commercial area is undergoing change with dwellings being used for commercial purposes, improvements to existing commercial buildings and the development of a supermarket and a two story building which will contain office and commercial space. These developments are of greater scale, height and bulk than the existing development with very specific functional requirements such as large scale delivery and loading docks and greater parking requirements.

Desired future characteristics of Bungendore

- Structures are of a low scale with a distinct divide between the town and the surrounding rural landscape
- Development is generally of low density with buildings well separated (except in the commercial area (precinct 2))
- A landscaped setting including mature trees and shrubs, grassed verges and gardens, all of which combine exotic and native species
- The historic grid pattern is intact
- Heritage items are dominant features
- New buildings are of sympathetic form and external materials relate to the existing town character
- Open space areas are not cluttered with new structures

The village of Bungendore is not listed as a heritage conservation area in the *QPRLEP2022* or under the *NSW Heritage Act 1977*. The development controls below aim to maintain and enhance the historic and rural character of Bungendore. The controls relate to development in each of the precincts and are in addition to those listed in B10-Heritage.

Objective

- To encourage development that is consistent with the desired future character of Bungendore
- To promote a mix of uses and a variety of building styles that enhance and contribute to the character and identity of the precinct and which do not have a detrimental impact of the heritage values of significant prominent buildings and the townscapes.
- To achieve a balance between the functional and aesthetic needs of new development and conserving the historic character of the town

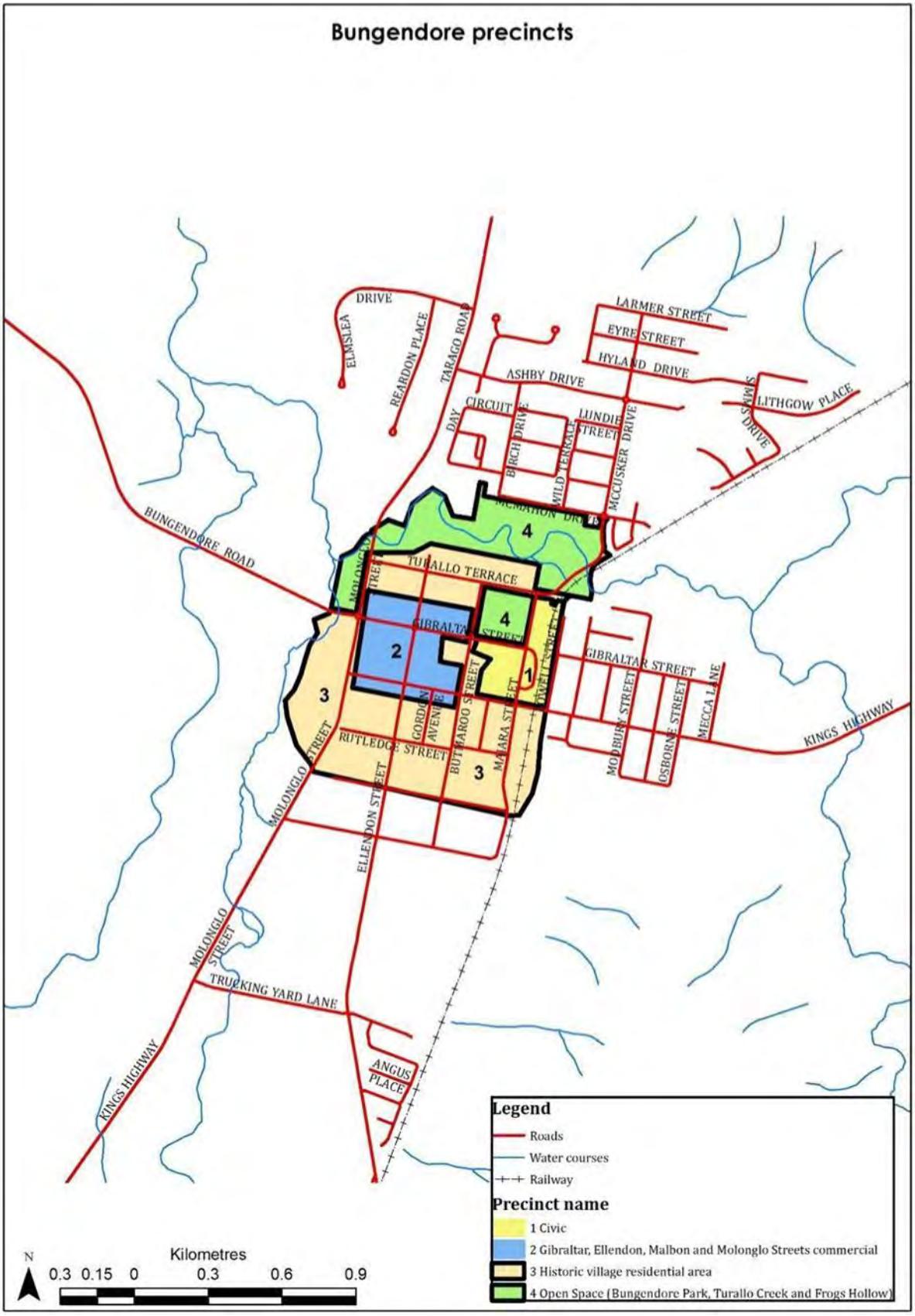
Precinct: 1 Civic

Precinct: 2 Gibraltar, Ellendon, Malbon and Molonglo Streets commercial

Precinct: 3 Historic village residential area

Precinct: 4 Open Space (Bungendore Park, Turrallo Creek and Frogs Hollow)

Map 1 Bungendore Precincts



D1.1.1 Precinct 1 Civic

Current characteristics

- ~~Single story~~ Low scale buildings designed and used for public purposes with generous open curtilages
- Buildings face Bungendore park
- A heritage railway complex from the late nineteenth century

Desired future characteristics

- Heritage buildings including singular civic buildings such as the Railway Station, School of Arts, Police Station and Schoolhouse are dominant features
- Single storey detached buildings with generous open curtilages
- Combinations of materials including stone, brick and weatherboard walls, and corrugated steel, slate or tiled roofs
- Simple gable or hipped roofs of relatively narrow spans and pitches between 25-35 degrees
- Generous landscaped surrounds to buildings
- Variety of front setbacks

Controls

1) Buildings facing the street (or both streets in the instance of a corner lot) shall have openings of a scale and proportion which is sympathetic to the existing historic buildings. Openings should read as being punctuations of the overall wall. The ratio of opening areas should be less than that of the wall area
2) Buildings are not to contain large sections of blank walls
3) New buildings are to align with the town grid
4) Roof planes are to be aligned parallel, or 90 degrees to the side boundary of the lot
5) New roofs are to be consistent with historic roof forms. i.e narrow span gables and hips, with a high degree of articulation over the floor plan
6) Existing mature trees are to be retained

D1.1.2 Precinct 2 Gibraltar, Ellendon, Malbon and Molonglo Streets commercial

Current characteristics

- Two distinct areas:
  - the 'tourist' area on Malbon Street
  - the 'shopping' area on Gibraltar and Ellendon Streets
- No focal point such as a village square or a 'main' street
- Mix of residential and commercial historic buildings
- Mostly single storey buildings constructed with local timber, brick or stone with corrugated steel roofs, either pitched between 25-30 degrees with hips or gables or low slope skillions often concealed behind parapets
- Few two storey buildings, the prominent one being the Royal Hotel
- A dominant feature of almost every building is a verandah or awning, some forward of, some behind the street boundary line
- The newer buildings have generally been in sympathy with the character of the village
- Amongst the newer buildings there is no distinct style except that they are single storey. Materials include brick, painted timber and corrugated steel.

Desired future characteristics

- A mix of styles and building types –commercial, retail and residential use
- A variety of front setbacks, including zero front setbacks for buildings facing the Gibraltar and Malbon Streets
- Front awnings or verandahs

- Combinations of materials including stone, timber, brick and weatherboard walls, and corrugated steel walls and roofs, slate or tiled roofs

Controls

1) Buildings fronting Gibraltar, Malbon or Ellendon streets may have a zero front or side setback
2) Buildings fronting Gibraltar, Malbon or Ellendon streets shall incorporate a verandah or awning on the front elevation.
3) New buildings are to align with the town grid. Roof planes are to be aligned parallel, or 90 degrees to the side boundary of the lot
4) Buildings facing the street (or both streets in the instance of a corner lot) shall have openings of a scale and proportion which is sympathetic to the existing historic buildings. Openings should read as being punctuations of the overall wall. The ratio of opening areas should be less than that of the wall area.
5) Buildings are not to contain large sections of blank walls on elevations facing the street. These elevations should be articulated.
6) New roofs should be consistent with historic roof forms. i.e narrow span gables and hips, with a high degree of articulation over the floor plan
7) Front elevations may incorporate a glazed shopfront. This should not fully glazed, ie. full width floor to ceiling but be broken up in traditional proportions with sill, head and transom and have a separately identified entry door
8) Verge design should be consistent with adjoining properties, e.g. a combination of brick or concrete paving, timber and soft landscaping and if not fully paved should continue the existing paved footpath alignment.

D1.1.3 Precinct 3 Historic village residential area

Current characteristics

- The subdivision pattern is generally consistent with, and responds to the grid road layout that is oriented east-west. There are several service lanes
- The precinct is predominantly residential characterised by single storey dwellings facing the street
- Heritage listed buildings are scattered throughout the precinct but there is a notable concentration in Turallo Terrace on the northern edge of the original village
- The more substantial buildings are generally stone or brick
- Houses are typically single or double fronted with pitched gable or hipped roofs and verandahs. Wall materials include brick, stone or weatherboard and roofs have been predominantly corrugated steel
- Many lots and the streets are planted with mature trees that have created a significant canopy. Planting of mature trees along lot boundaries provides substantial buffers between lots
- The lots are large. Houses are generally set back from the street (average 7 metres) but are generally within the front half of the lot leaving significant rear yards
- There are a variety of verge treatments. Inner streets tend to have formed kerbs. Outer streets have grass or gravel with swales.

Desired future characteristics

- Low scale predominantly detached dwellings with generous curtilages and landscaped surrounds
- Simple gable or hipped roofs of relatively narrow spans and pitches between 25-35 degrees with attached awnings and verandahs
- A variety of front setbacks
- Combinations of materials including stone, timber, brick and weatherboard walls, and corrugated steel walls and roofs, slate or tiled roofs

Controls

1) New roofs should be consistent with historic roof forms. i.e narrow span gables and hips, with a high degree of articulation over the floor plan

D1.1.4 Precinct 4 Open Space (Bungendore Park, Turrallo Creek and Frogs Hollow)

Current characteristics

- Bungendore Park is a town park with semi-formal landscaping surrounded by civic buildings
- Turrallo Creek and Frogs Hollow areas are semi-rural open spaces which provide a green edge to the village.
  - Both have substantial frontage to Turrallo Creek
  - Exotic species are dominant in both, will heavy infestations of willows
- None of the open spaces contain a lot of recreational infrastructure

Desired future characteristics:

- A mix of native and exotic plantings with few willows
- Limited number of structures
- Open space areas are not 'cluttered' with structures
- Structures are appealing and the design is interesting

Controls

1) Structures are to be of a low scale and have a rural character
2) Structures are not to detract from the open landscaped character of the open space
3) Development is to be in accordance with the management plans for each of the open space areas

The documents listed below may be of assistance in the design of development within these precincts:

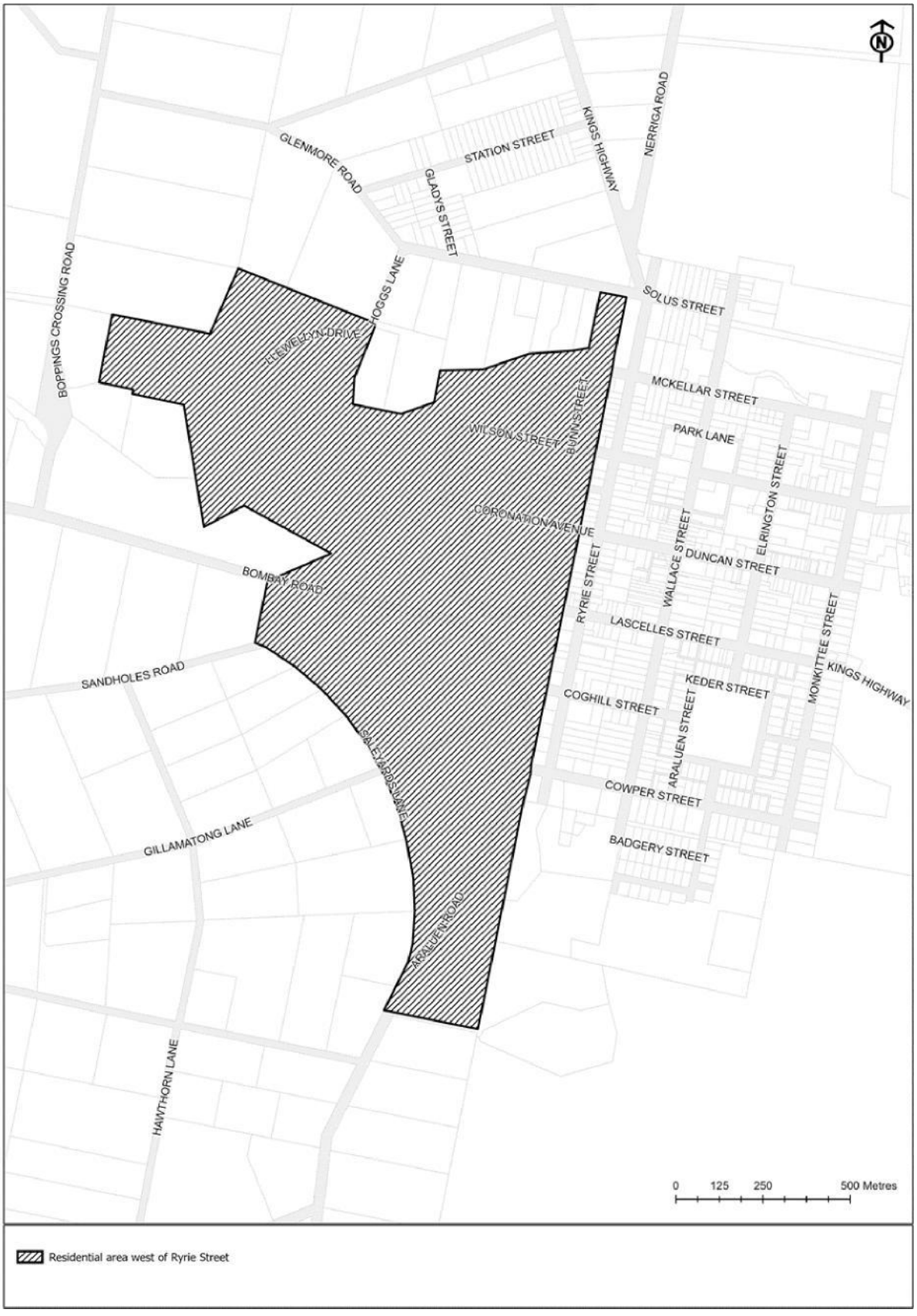
- *Design in Context: Guidelines for Development of Infill Buildings*, NSW Heritage Office
- *Bike Plan and Pedestrian Access and Mobility Plan (PAMP) for Bungendore and Braidwood*
- *Bungendore Park Master Plan*, adopted March 2014
- *Bungendore Heritage Strategy, Palerang Heritage Advisory Committee*, adopted 22 July 2010
- *Bungendore Village Town Centre Concept Plan*, August 2009, dsb Landscape Architects
- *A Landscape Master Plan To Direct The Future Development Of The Village Streetscape Character, 2008, Bungendore Chamber of Commerce and Industry*
- *Bungendore Land Use Strategy and Structure Plan, 2009*, P and A Walsh Consulting Pty Ltd

D2 Braidwood

Specific provisions for precincts within the State listed heritage conservation area of Braidwood are contained in the Braidwood Development Control Plan (BDCP) 2006.

In respect of the precinct comprising the residential area west of Ryrie Street (Map 2), please refer to the provisions set out below.

Map 2 - Residential Area West of Historic Town Boundary (shown hatched)



Objective

a) to preserve and enhance the residential amenity and character of the precinct;
b) to ensure that development in the vicinity
c) to conserve historically significant items, views and streetscapes of buildings with historical importance is in harmony with the form and scale of those buildings;
d) to permit uses other than residential uses only where such uses are compatible with and incidental to the residential use; and
e) to permit the continuation of existing light industrial use.

Preferred Land use

- dwelling houses and multi-unit housing
- home offices
- cottage enterprises
- bed and breakfast accommodation

D3Villages

D3.1 Araluen

Historical background of Araluen

Gold was discovered in the Araluen valley in 1851. The diggings were very extensive and were divided into six districts. Early on the diggings were often referred to as the Upper and Lower Araluen. The village of Araluen was established in circa 1870. Each district had its own general stores, bakers, shoemakers, blacksmiths, banks, post offices and hotels. There were said to be twenty butchers shops in the valley. Two substantial police stations were built in 1885 to replace earlier buildings including a new court house and lockup. There were several churches, a hospital on 'hospital hill', three public and five private schools. Industry was predominantly gold mining and agriculture. Alluvial mining using sluice boxes and later hydraulic stripping were the dominant means of extracting the gold until dredges were introduced at the beginning of the 20th century and their legacy can be seen on the edges of the village. The 1871 census found that there were over three thousand people (3239) residing in Araluen. As mining declined, residents left the village and the population at the time of the 2011 census was 293 people (ABS) which includes the village and surrounding rural area.

Further Information

- Tallaganda Shire Council, 1998, *Development Control Plan No. 1, Environmental Heritage Provisions*
- Further information can be found in the booklet *The History of Araluen* by Lindsay and Roger Thwaites, published by the Braidwood and District Historical Society
- *Braidwood Dear Braidwood*, Netta Ellis, published by NN and NM Ellis, 1989.

Current characteristics

The village of Araluen sits within a picturesque cleared wide valley surrounded by steep hills covered with nativevegetation, with no development on the steep slopes. The Araluen Creek/Deua River flows through the valley, within which there is a distinct feeling of space and clear views to the surrounding rural landscape. The remains of a large amount of goldmining activity in the valley can still be seen in the riparian areas of the watercourses at each end of the valley. The land use in the valley is now the low density village, orchards and broadscale agriculture.

The village is divided into two parts - a north and south area with approximately half a kilometre of main road connecting the two. There is a mix of housing styles. The majority of new dwellings are small, single storey and of a transportable nature and located in the northern part of the village. There are several buildings throughout the village of heritage significance. This includes the courthouse, churches and the pub. These buildings are of a rural nature and are the remains of a village that was

larger in area and population due to the gold mining. The hall on the main road is the community focal point of the village.

Desired future characteristics

- Buildings are of a low scale
- Heritage items are dominant features
- Historic mining features conserved and interpreted

Objective

a) ~~1)~~ To encourage development that complements the rural character of the village of Araluen

D3.2 Captains Flat

Historical background of Captains Flat

The settlement of Captains Flat developed out of a jumble of mining tents and huts. By 1886 it was recognised that a proper town was needed. 200 acres (80ha) of Crown Land was identified and the town gazetted in 1888. It grew to its peak in the 1890s with six general stores and five hotels. It was a rough and rowdy place but three doctors, two dentists, a chemist, a watchmaker and jeweler, three hairdressers, a tailor, a blacksmith, an insurance agent, a school of arts and cordial factory (Pryke, S, nd, 13) gave it some semblance of respectability.

As a result of the mining, the town went through several boom periods. The railway commenced operation in 1939 and Lake George Mines company built houses and infrastructure. In the early 1960s the last mining activity ceased and the railway closed in 1968.

- Pryke, Susan, nd, *Boom to Bust And Back Again*
- Plowman, Suzannah, *Lake George, Molonglo Valley & Burra - Thematic History* Palerang Council, New South Wales

Current characteristics

The village of Captains Flat lies in a narrow deep valley through which the Molonglo River flows. The three entrances to the village provide interesting gateways to the village with a mix of views which are dominated by the remains of mining, steep topography or native vegetation. The former mining role of the village can be clearly seen through the small workers cottages in the village and the remnants of mining infrastructure at the top of the southern end of the valley and the impacts of mining on the landscape. The steep sides of the valley are covered in native vegetation with no development on the slopes. The original street layout which follows the floor of the valley remains. Workers cottages are the dominant form of housing with some of the lots often being small for a rural settlement at 500 square metres and the front set back being less than ten metres. Foxlow Street, the main street runs north-south forming the spine of the streets. The southern end of Foxlow Street contains the village's commercial and recreational areas. The two story brick Captains Flat hotel is the dominant building of the small commercial area. The village contains a number of heritage buildings including the former post office which is now a residence and the police station which was previously the courthouse. Buildings such as the community hall and the swimming pool have architectural styles typical of twentieth century mining and construction settlements. The meeting place for Captains Flat village activities is the recreation area in the centre of the village and the community hall. The recreation area backs on to the Molonglo River and provides opportunities for both passive and active recreation. Regular markets and sporting events are held at the recreation area.

Desired future characteristics

- Buildings are of a low scale
- The historic road pattern is intact and street tree planting intact and reinforced
- Heritage mining features and their landscape settings are conserved
- Heritage items are dominant features

Objective

a) To encourage development that complements the character of the village of Captains Flat

b) To maintain the park as a significant feature of the village

D3.3 Majors Creek

Historical background of Majors Creek

Majors Creek, originally known as the Village Reserve of Elrington after Major Elrington, was gazetted in 1860. Gold was discovered in October 1851 and the mining of it had a large influence on the village. Some of the land was freehold owned by Roberts and Badgery of Exeter Farm who collected licenses from the miners. While the alluvial gold was harder to find by circa 1870, reef mining revived the Majors Creek economy for another few decades. Five crushing machines were operating by 1871 and in 1889 a chlorination works was built to extract gold from other ores. At the beginning of the 20th century another phase of mining started with dredging in the creek. The population peaked at well over 1000 in the 1860s (including several hundred Chinese at Long Flat) and was listed at 1074 in 1871 In 1901 the population was 611. Dance halls, annual picnics at the recreation ground, and sports were important for the Majors Creek community. At the time of the 2011 census, the population was 220 people (ABS) which includes the surrounding rural area. A church, St Stephens Episcopalian Church was built in stone by mason Peter Rusconi from 1870-72. A post office, police station and several stores were built which served the village and surrounding rural farming communities. A denominational school operated intermittently until 1893. A brick school building was erected in 1889 and operated until the school was closed in 1969.

Further Information

- Tallaganda Shire Council, 1998, *Development Control Plan No. 1, Environmental Heritage Provisions*

Current characteristics

Majors Creek village lies on gently undulating country adjacent to Majors Creek. The creek was the focus of gold mining in the nineteenth century and the remains of the activity can be seen today through the mounds of earth from the tailing heaps left around the watercourse and some infrastructure. Whilst much of the land surrounding the village has been cleared there are areas to the west and east that contain large amounts of native vegetation although, some of the vegetation on the western side has been disturbed through mining. There is a feeling of open space as views of farmland and native vegetation can be seen from all parts of the village. The approaches provide a view of a village that is undisturbed by new development. The original street layout remains intact with dwellings being scattered across the layout as the village has declined in size. The streetscape trees are predominantly exotic. The dwellings are a mix of styles and ages with colourbond being a feature of some of the newer dwellings. Older dwellings are generally brick and with large front setbacks of fifteen to twenty metres. The original commercial centre now only contains a historical hotel. The hotel is single storey and with its verandah opening on to the street, it contributes significantly to the village atmosphere. There are several heritage buildings in the village including the old school house, old police station and St Stephens Anglican Church. The church is part of a cultural and recreational precinct on the eastern side of the village. As well as containing the church, the precinct has a Rural Fire Service Shed, community hall and a recreational area. A bi-annual music festival is held in the precinct utilising all the precinct buildings. St Stephens Church is the dominant feature of the precinct and makes a significant contribution to the whole village. It is constructed of local stone and has a uniquely patterned tiled roof.

Desired future characteristics

- Structures are of a low scale
- The historic grid pattern is intact and street tree planting are intact
- The cultural and recreational precincts are intact
- Heritage items are dominant features
- Historic mining features conserved and interpreted

Objective

a) To encourage development that complements the character of the village of Majors Creek

D3.4 Mongarlowe

Historical background of Mongarlowe

The village of Mongarlowe developed where Sergeants Point Creek entered the Mongarlowe River and the river could be easily crossed. Gold was discovered in March 1852 and within the month, 233 miners were fossicking in the area. By the 1870s there were several reef mining enterprises as the alluvial gold was now too scarce and expensive to extract except by the Chinese who continued to fossick. At this time there were over 2000 people on the field which covered 30 square miles with outlying settlements at Feagans Creek, Little River, Warrambucca, Tantulean, Meroo. In the gold boom days there were hotels, a police residence erected in 1883, a log lock-up (now located behind the Braidwood Museum), three churches and a Chinese joss house, a school and teacher's residence built in 1868. The school operated until 1917, was reopened and finally closed in 1964. The bridge over the Mongarlowe River at Mongarlowe was constructed in 1894. The Mongarlowe post office operated from 1862 to 1974.

Further Information

- Tallaganda Shire Council, 1998, *Development Control Plan No. 1, Environmental Heritage Provisions*
- *Mongarlowe and the Little River Goldfields*, Bruce Russell. Edited and designed by Netta Ellis and Penny Kane Ruzicka, 1989, Braidwood and District Historical Society.

Current characteristics

Mongarlowe is a small village that lies nestled between Mongarlowe River and Sergeant Point Creek. The vegetation surrounding the village is predominantly native trees. The three entrances to the village are all tree lined, with the western entrance requiring the crossing of the Mongarlowe River via a timber bridge with heritage values. The views upstream and downstream from the bridge are unique as the riparian areas of the watercourse have not been disturbed. The original street layout which follows the Mongarlowe River is intact with the village lots being a range of shapes and sizes. The dwellings are a mix of styles including mud brick and predominantly single storey. Several of the former government buildings along the main road of the village such as the school and police station are now residences. Many of the dwellings have large gardens with a substantial front setback. The larger setback provides a sense of space. There are a number of dwellings on large lots and a Rural Fire Service shed just outside of the village. These are part of the broader village area. The Rural Fire Service shed is the only public building in the village and is the focal point for community gatherings. The primary recreation area is beside the bridge on the western side of the village.

Desired future characteristics

- Buildings are of a low scale
- A landscaped setting including mature trees and shrubs, grassed verges and gardens, all of which combine exotic and native species
- The historic grid pattern is intact
- Heritage items are dominant features
- Historic features conserved and interpreted

Objective

a) To encourage development that complements the character of the village of Mongarlowe

D3.5 Nerriga

Historical background of Nerriga

Explorations for a road to transport farm produce from Braidwood to Jervis Bay were undertaken in 1839 and 1840. Aboriginal tracks may have been followed or a route taken similar to that used by earlier explorers. While Corang/Nerriga may have its origin following the opening of the 'Wool Road' in 1841 the development of Nerriga occurred following the occurrence of gold mining along the Shoalhaven and Corang Rivers which became increasingly important from the 1870s with the use of hydraulic stripping and sluicing. Agriculture and sawmilling replaced gold mining in the 20th century.

There has been a hotel in Nerriga since 1865. A Post Office operated from 1865 to 1868, and from 1873 to 1981. A general store was operating in the 1870s and in 1904 there was a general store and a butcher in Nerriga. In 1908 the population of Nerriga was 289. A half time school opened in a bark hut in 1868 which became a public school. The 1896 timber building was replaced in 1952 with a new school which closed in 1974. While a Union- Protestant Church existed in the early 1900s, two churches remain, the Church of England Church of the Good Shepherd opened in 1936 and the Roman Catholic St Mary's opened in 1957. A police station and lock up replaced earlier buildings, possibly in 1904. The Progress Association Hall was completed in 1929, replacing the Federal Hall, which had been the venue for all social activities. Sporting events have been held at the Sportsground since the 1920s.

Further Information

- Tallaganda Shire Council, 1998, *Development Control Plan No. 1, Environmental Heritage Provisions*
- *Nerriga on the Wool Road*, Pam Radowitz, 1990. Nerriga Historical Museum.

Current characteristics

The hamlet of Nerriga sits on both sides of the Nerriga Road, a regional road between the southern tablelands and Nowra. The surrounding landscape comprises broadscale agriculture and native vegetation. The original layout of the village remains intact although there are few buildings, particularly dwellings. There are several single story buildings constructed from timber which have heritage value including the hotel. The hotel is visually prominent and a meeting point for locals and those passing through. The community hall is the focal point for the community.

Desired future characteristics

- Buildings are of a low scale
- Heritage items are dominant features

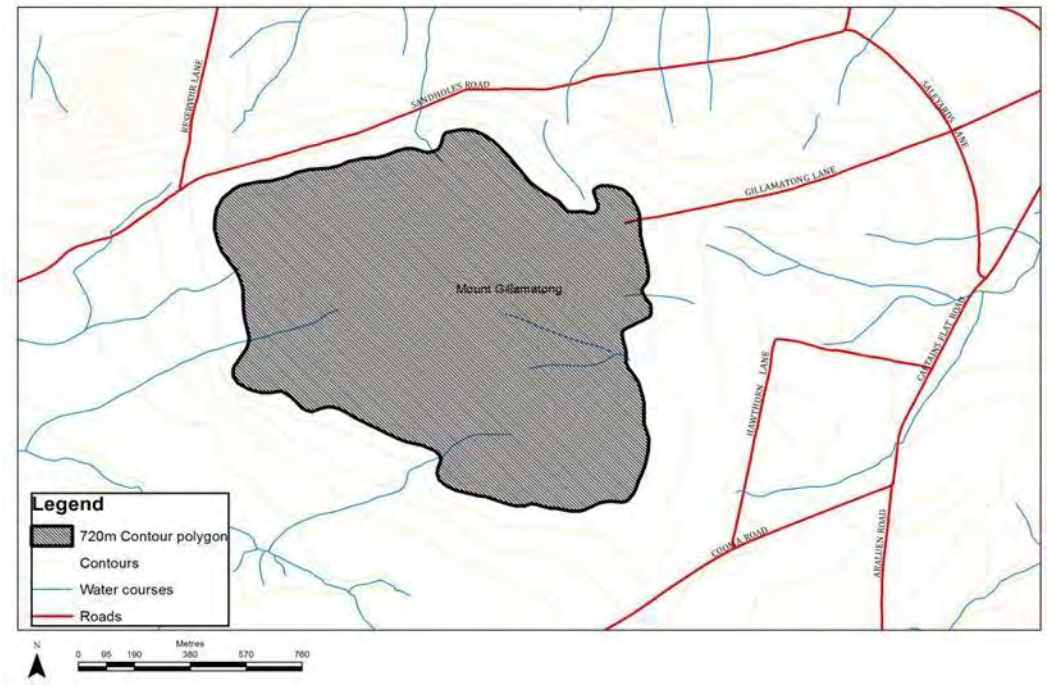
Objective

a) To encourage development that complements the character of the village of Nerriga

D4 Mt Gillamatong

Mt Gillamatong has a high degree of historic and aesthetic landmark significance that is embedded in the undeveloped nature of the upper part of the hill. It contributes to the broader area of 'Braidwood and its setting'. The native vegetation covering the hill is considered to be of high conservation value (refer to the *QPRLEP2022* Biodiversity (Terrestrial) map.

Map 2 Land above 720 metres on Mt Gillamatong



Objective

a) To retain the undeveloped character of the upper part of Mt Gillamatong, and to reduce the visual impact of building development on the slopes within the area above 720 metres

Control

1) Where either the whole or part of a development is above the 720 metre contour line, the visual impact of that development on the surrounding area is to be considered

D5 Lots 1 and 2 DP 456367, Lot 2 DP 131294 and Lot 1 DP 1067259

Lots 1 and 2 SP 456367, Lot 2 DP 131294 and Lot 1 DP 1067259 are adjacent to the Monaro Highway in the locality of Royalla. The *QPRLEP2022* permits residential subdivision with consent.

Objective

a) To ensure the view from the Monaro Highway towards Lots 1 and 2 DP 456367, Lot 2 DP 131294 and Lot 1 DP 1067259 is not dominated by buildings

Control

1) A buffer is to be created from tree species indigenous to the Royalla locality on Lot 1 DP 456367. The buffer is to be within 50 metres of the Monaro Highway and for the length of Lot 1 DP 456367. This control is to undertaken at the commencement of a development approval for residential subdivision of Lots 1 and 2 DP 456367, Lot 2 DP 131294 and Lot 1 DP 1067259
2) A landscape plan for each lot created from Lot 1 DP 456367 in C4 Environmental Living is to be submitted with the development application for a dwelling. The landscape plan is to include tree species indigenous to the Royalla locality and encompass the area on the western side of the lot
3) Materials and the colour of the materials to be used for the construction of buildings are to be harmonious with the natural environment. Details of the material(s) and colour are to be submitted with the development application

D6 North Elmslea New Residential Development Areas Identified for Residential Growth under the Bungendore Structure Plan 2048

Current characteristics

- Forms a rural edge to the village
- Located on the major entry routes into the village

Desired future characteristics

- ~~Single storey d~~Detached dwellings with generous curtilages and landscaped surrounds
- Landscaped gardens, consisting of mature trees and shrubs, provide shade, space and privacy
- The historic grid pattern, generally east-west, is replicated
- Variety of front setbacks
- Generous verges allow for significant street tree planting and non-motorized connections throughout the development.

Objectives

a) To encourage development that supports the 'country feel' of the village,

b) To promote the use of verandas, balconies, porches to encourage front yard living spaces for surveillance and to relate to the streetscape and engage with the community.

c) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality

d) To ensure garage structures do not visually dominate the streetscape.

~~d)~~e) Adjoining dwellings are to be offset from one another.

Controls

1) Dwellings are designed and constructed with a combination of materials including local timber, brick or stone with corrugated steel, slate or tiled roofs.

2) Dwellings are to be designed with articulated facades to avoid a heavy bulky appearance.

3) Dwellings are oriented towards the street.

4) Dwellings are single or double fronted with verandahs or awnings and pitched gable or hipped roofs and a high degree of articulation over the floor plan.

5) Dwellings are to be setback a minimum 0.9~~1.5~~m from side boundaries.

6) Dwellings are to be setback a minimum 5.0m from rear boundary.

7) Dwellings are to be setback at least ~~between~~ 5.0m ~~– 7.0m~~ from the front boundary. ~~Adjoining dwellings are to be offset from one another.~~

8) Garages are to be set back a minimum of 1m behind the front façade of the dwelling

9) Dwellings are to be setback a minimum 3 m from the secondary frontage

Part E Notification of Development Applications

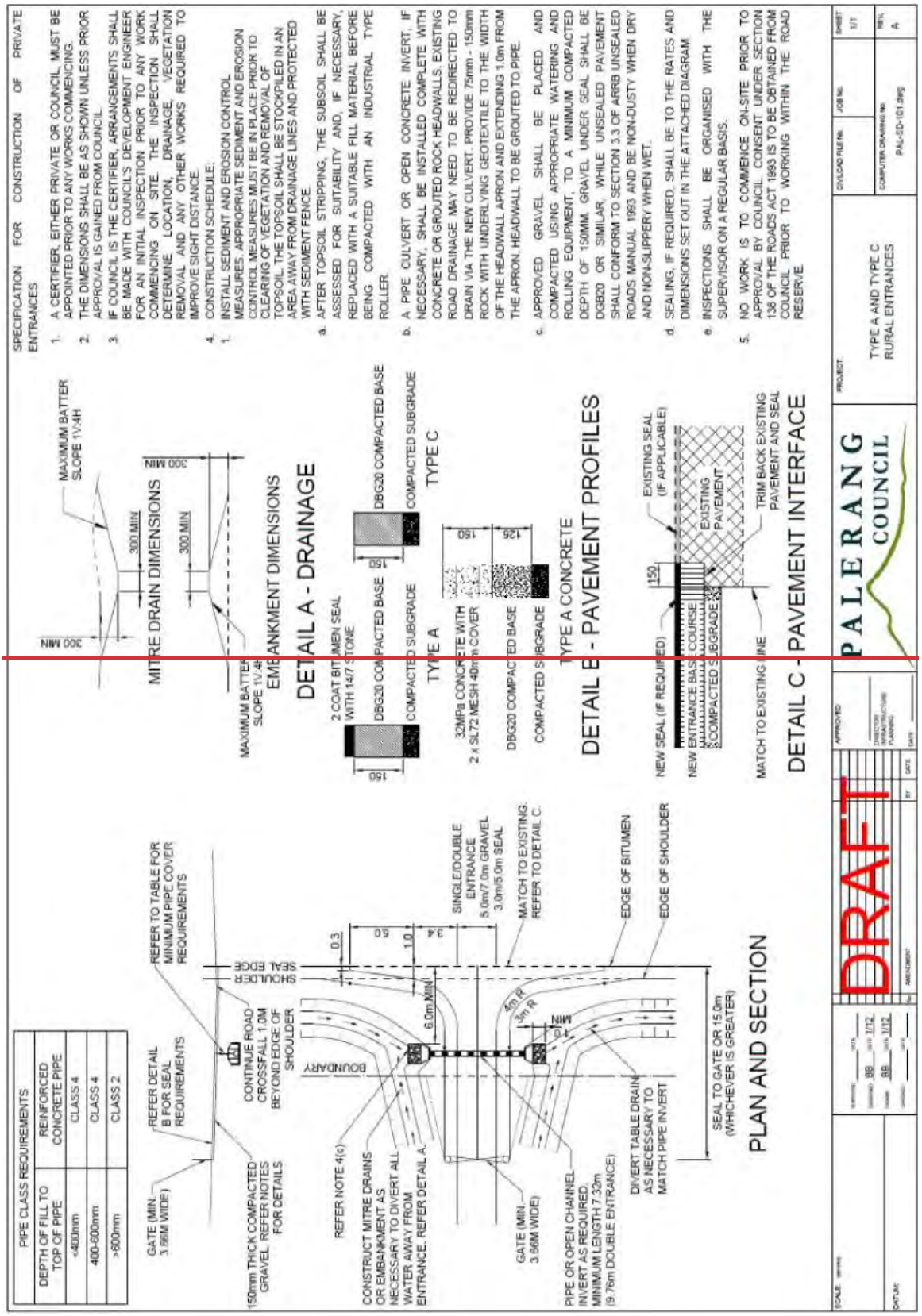
Before considering a development application (this excludes complying development applications), Council will notify the proposal in accordance with QPRC Community Engagement Strategy 2025-2028' and 'Community Participation Plan 2025-2028' ~~the QPRC Engagement and Participation Plan adopted 27 November 2019.~~

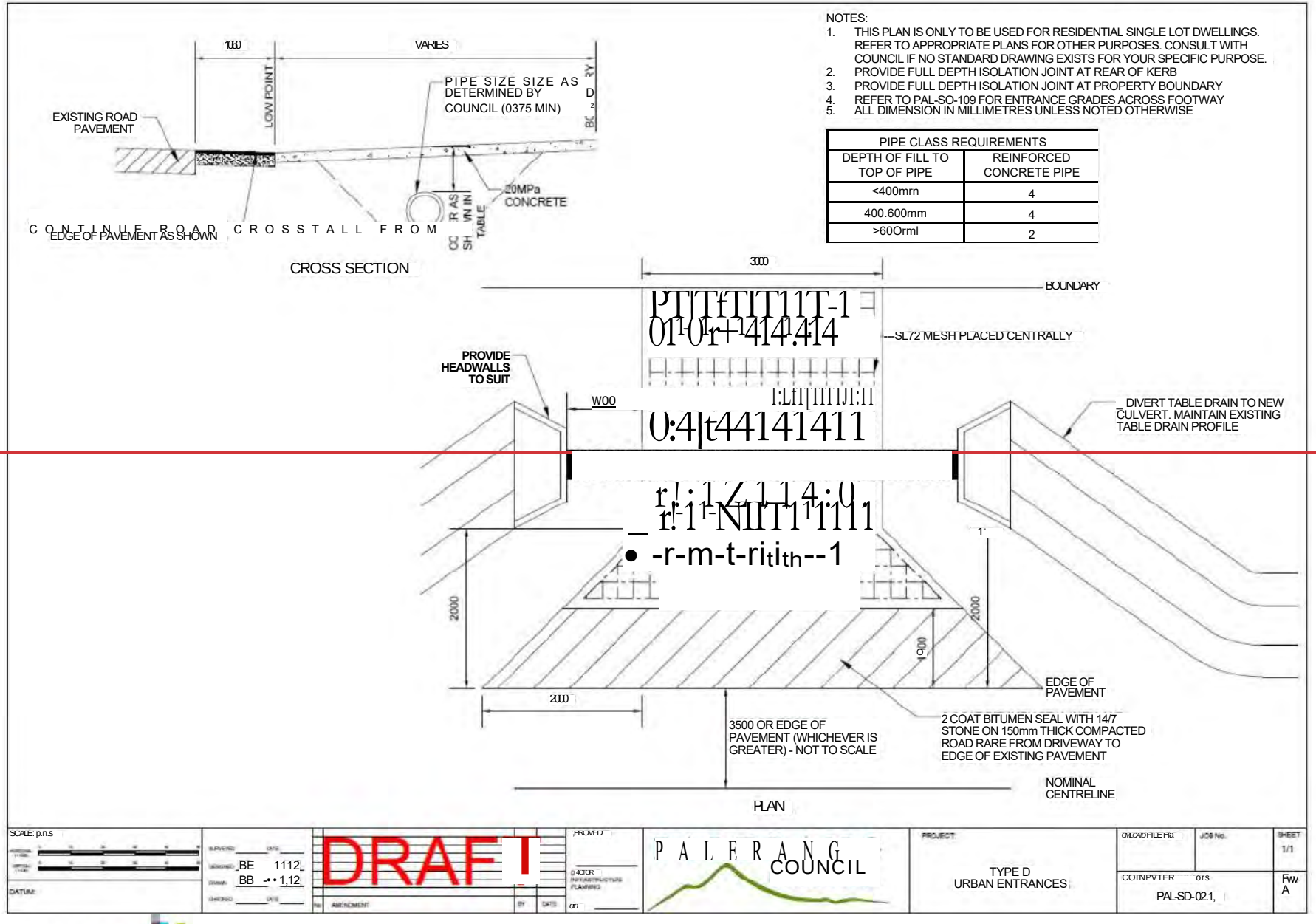
Appendices

Appendix A - Flood Compatible Materials

BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL
Flooring and Sub-floor Structure	• Concrete slab-on-ground monolith construction. • Suspended reinforced concrete slab.
Floor Covering	• Clay tiles. • Concrete, precast or in situ. • Concrete tiles. • Epoxy, formed-in-place. • Mastic flooring, formed-in-place. • Rubber sheets or tiles with chemical-set adhesives. • Silicone floors formed-in-place. • Vinyl sheets or tiles with chemical-set adhesive. • Ceramic tiles, fixed with mortar or chemical-set adhesive. • Asphalt tiles, fixed with water resistant adhesive.
Wall Structure	• Solid brickwork, blockwork, reinforced, concrete or mass concrete.
Roofing Structure (for situations where the relevant flood level is above the ceiling)	• Reinforced concrete construction. • Galvanised metal construction.
Doors ·	Solid panel with water proof adhesives. • Flush door with marine ply filled with closed cell foam. • Painted metal construction. • Aluminium or galvanised steel frame.
Wall and Ceiling Linings	• Fibro-cement board. • Brick, face or glazed. • Clay tile glazed in waterproof mortar. • Concrete. Concrete block. • Steel with waterproof applications. • Stone, natural solid or veneer, waterproof grout. • Glass blocks. • Glass. • Plastic sheeting or wall with waterproof adhesive.
Insulation	• Foam (closed cell types).
Windows	• Aluminium frame with stainless steel rollers or similar corrosion and water resistant material.
Nails, Bolts, Hinges and Fittings	• Brass, nylon or stainless steel. • Removable pin hinges. • Hot dipped galvanised steel wire nails or similar

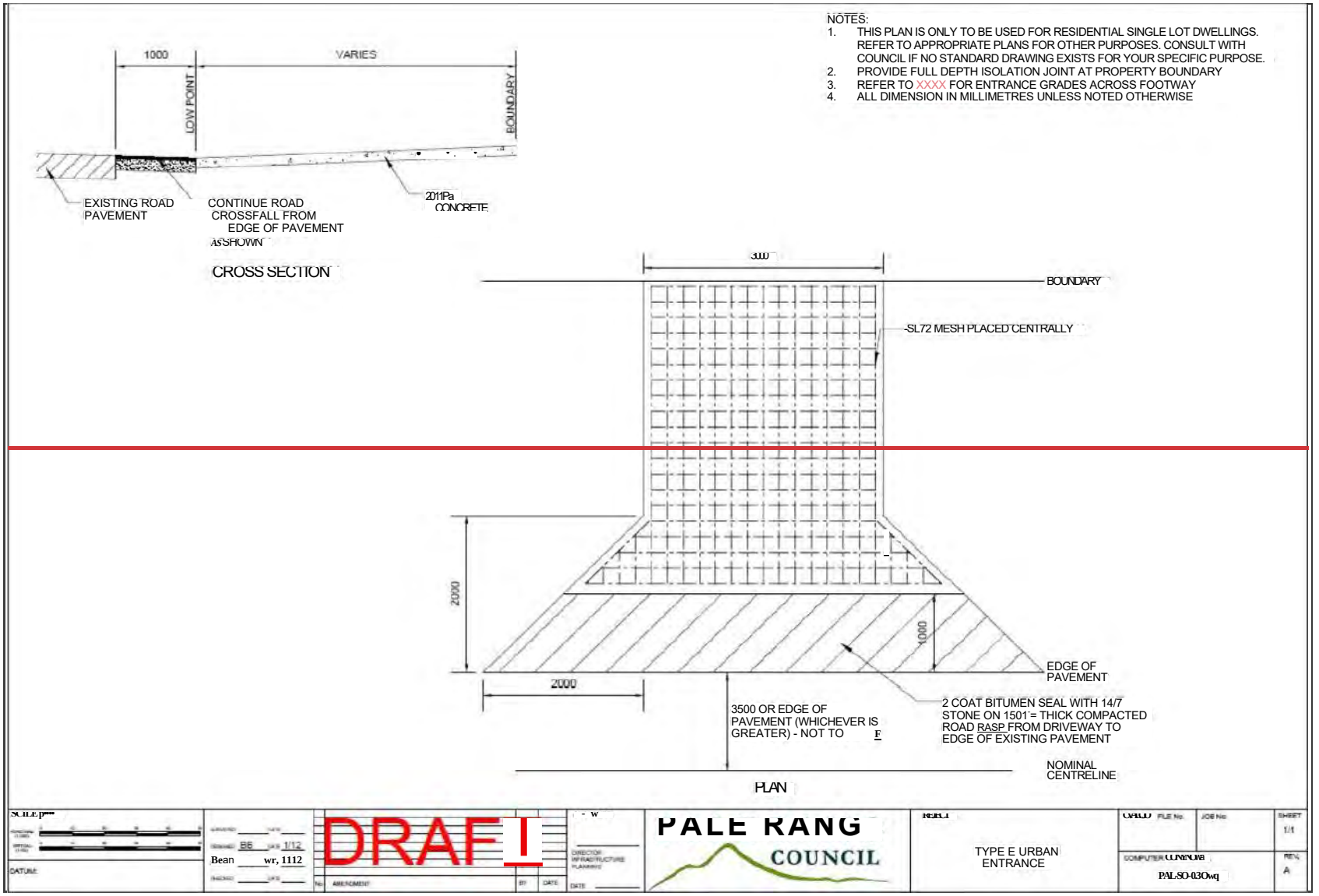
~~Appendix B – PAL – SD - 101~~

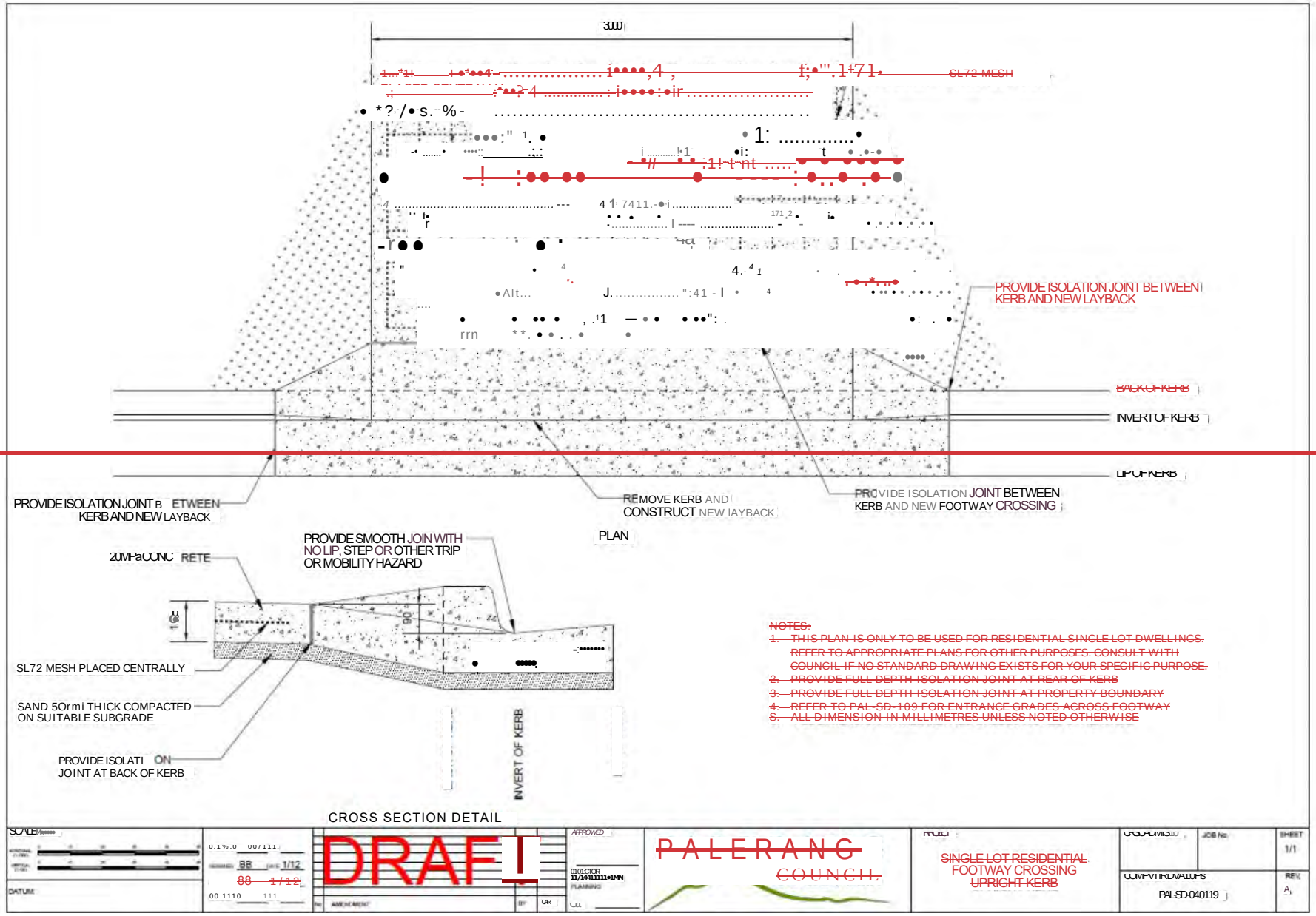


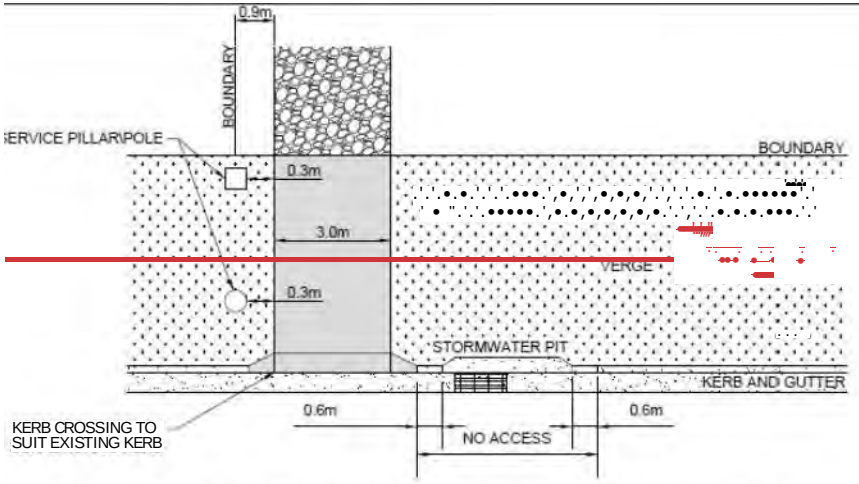


NOTES:
1. THIS PLAN IS ONLY TO BE USED FOR RESIDENTIAL SINGLE LOT DWELLINGS. REFER TO APPROPRIATE PLANS FOR OTHER PURPOSES. CONSULT WITH COUNCIL IF NO STANDARD DRAWING EXISTS FOR YOUR SPECIFIC PURPOSE.
2. PROVIDE FULL DEPTH ISOLATION JOINT AT REAR OF KERB
3. PROVIDE FULL DEPTH ISOLATION JOINT AT PROPERTY BOUNDARY
4. REFER TO PAL-SO-109 FOR ENTRANCE GRADES ACROSS FOOTWAY
5. ALL DIMENSION IN MILLIMETRES UNLESS NOTED OTHERWISE

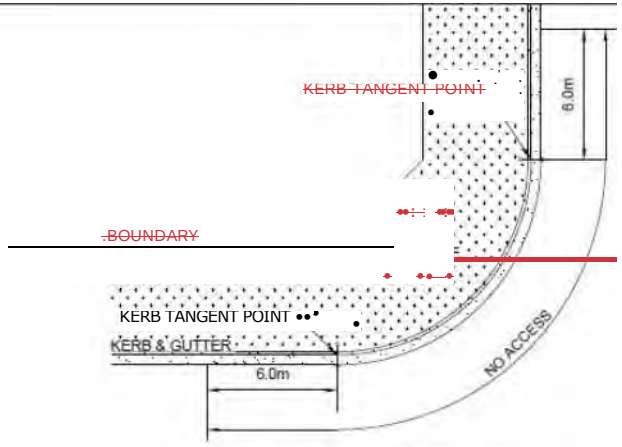
PIPE CLASS REQUIREMENTS	
DEPTH OF FILL TO TOP OF PIPE	REINFORCED CONCRETE PIPE
<400mrn	4
400.600mm	4
>60Orml	2


NOTES:
1. THIS PLAN IS ONLY TO BE USED FOR RESIDENTIAL SINGLE LOT DWELLINGS. REFER TO APPROPRIATE PLANS FOR OTHER PURPOSES. CONSULT WITH COUNCIL IF NO STANDARD DRAWING EXISTS FOR YOUR SPECIFIC PURPOSE.
2. PROVIDE FULL DEPTH ISOLATION JOINT AT PROPERTY BOUNDARY
3. REFER TO XXXX FOR ENTRANCE GRADES ACROSS FOOTWAY
4. ALL DIMENSION IN MILLIMETRES UNLESS NOTED OTHERWISE
1000
VARIES
LOW POINT
BOUNDARY
EXISTING ROAD PAVEMENT
CONTINUE ROAD CROSSFALL FROM EDGE OF PAVEMENT AS SHOWN
2011Pa CONCRETE
CROSS SECTION
300
BOUNDARY
SL72 MESH PLACED CENTRALLY
2000
1000
2000
EDGE OF PAVEMENT
2 COAT BITUMEN SEAL WITH 14/7 STONE ON 150 THICK COMPACTED ROAD RASP FROM DRIVEWAY TO EDGE OF EXISTING PAVEMENT
3500 OR EDGE OF PAVEMENT (WHICHEVER IS GREATER) - NOT TO
NOMINAL CENTRELINE
PLAN
DRAFT
COUNCIL
TYPE E URBAN ENTRANCE
PAL-SO-030wq


SL72 MESH
PROVIDE ISOLATION JOINT BETWEEN KERB AND NEW LAYBACK
BACK OF KERB
INVERT OF KERB
LIP OF KERB
PROVIDE ISOLATION JOINT BETWEEN KERB AND NEW LAYBACK
REMOVE KERB AND CONSTRUCT NEW LAYBACK
PROVIDE ISOLATION JOINT BETWEEN KERB AND NEW FOOTWAY CROSSING
PLAN
PROVIDE SMOOTH JOIN WITH NO LIP, STEP OR OTHER TRIP OR MOBILITY HAZARD
SL72 MESH PLACED CENTRALLY
SAND 50mm THICK COMPACTED ON SUITABLE SUBGRADE
PROVIDE ISOLATION JOINT AT BACK OF KERB
INVERT OF KERB
CROSS SECTION DETAIL
NOTES:
1. THIS PLAN IS ONLY TO BE USED FOR RESIDENTIAL SINGLE LOT DWELLINGS. REFER TO APPROPRIATE PLANS FOR OTHER PURPOSES. CONSULT WITH COUNCIL IF NO STANDARD DRAWING EXISTS FOR YOUR SPECIFIC PURPOSE.
2. PROVIDE FULL DEPTH ISOLATION JOINT AT REAR OF KERB
3. PROVIDE FULL DEPTH ISOLATION JOINT AT PROPERTY BOUNDARY
4. REFER TO PAL-SD-109 FOR ENTRANCE GRADES ACROSS FOOTWAY
5. ALL DIMENSION IN MILLIMETRES UNLESS NOTED OTHERWISE
DRAFT
PALERANG COUNCIL
SINGLE LOT RESIDENTIAL FOOTWAY CROSSING UPRIGHT KERB
PALSD-040119
SHEET 1/1
REV A



DETAIL A - MINIMUM CLEARANCE TO SURFACE UTILITY STRUCTURES

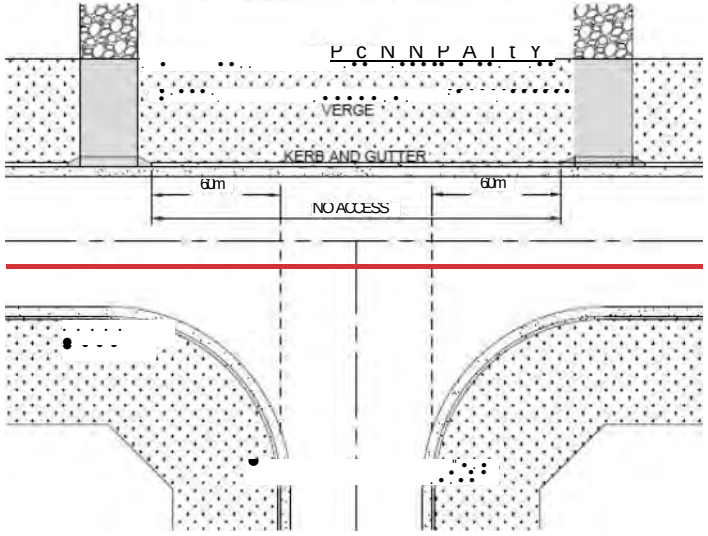


DETAIL B - ACCESS RESTRICTIONS
FOR CORNER BLOCKS

NOTES:

1. NO WORK IS TO BE UNDERTAKEN VVTTHOLIT APPROVAL FROM COUNCIL. APPROPRIATE INFORMATION MUST BE SUBMITTED TO COUNCIL FOR APPROVAL OF WORKS.
2. THIS DRAWING IS TO BE USED FOR SINGLE LOT RESIDENTIAL ACCESS ONLY. ALL OTHER USES WILL REQUIRE CONSULTATION WITH COUNCIL
3. ACCESS TO PROPERTIES SHALL NOT BE TAKEN FROM AREAS SHOWN AS N0 ACCESS.
4. MINIMUM CLEARANCES SHALL BE AS SHOWN ON THIS DRAWING.
5. THE DRIVEWAY SHALL BE A MINIMUM 0.9m FROM THE LOT BOUNDARY.
6. DRIVEWAYS THAT INCORPORATE WATER HYDRANTS AND STOP VALVES WITHIN THE CONCRETE PAVEMENT WILL ONLY BE CONSIDERED IN SPECIAL CASES. CONSENT MUST BE GAINED FROM COUNCIL PRIOR TO CONSTRUCTION.
7. 1. CONSULT WITH COUNCIL AT HOUSE DEVELOPMENT APPLICATION STAGE IF THESE CLEARANCES CANNOT BE ACHIEVED.

MINIMUM CLEARANCES TO SURFACE STRUCTURES	
STREET TREES	1.2m
STORMWATER	0.6m
SEWER	0.6m
WATER	0.3m
ELECTRICAL	0.3m
TELECOMMUNICATIONS	0.3m
OTHER	0.3m



DETAIL C - MINIMUM CLEARANCE
TO SIDE STREETS

CARAT

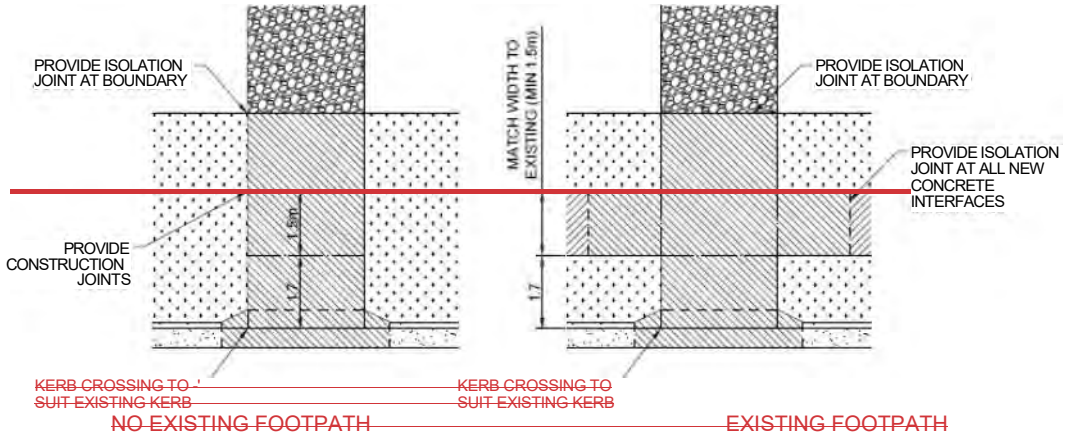
APPROAC

PALERANG
COUNCIL

PROJECT
SINGLE LOT RESIDENTIAL
PERMISSIBLE DRIVEWAY
LOCATIONS

011.C0PRERe | JOE. | WEE. 111

COLPUTER [MARRO MR PAL SD 103.On | REP A



DRIVEWAY JOINT PLAN

LEGEND

NEW CONCRETE

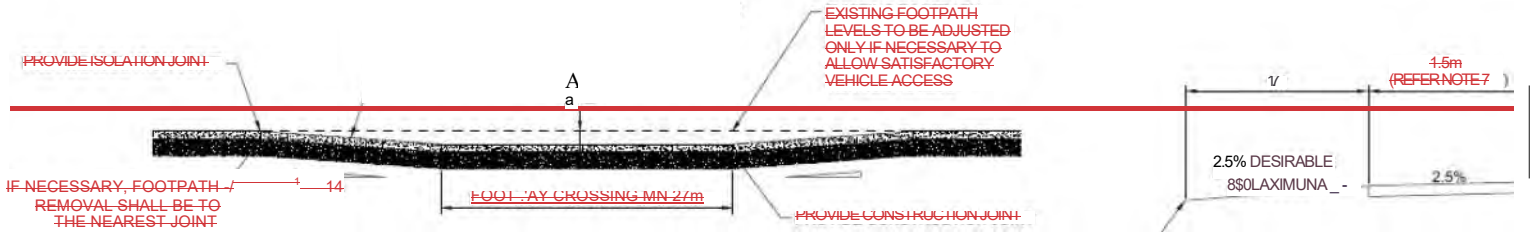
EXISTING CONCRETE PATH

VERGE

ISOLATION JOINT
CONSTRUCTION JOINT

NOTES:

1. ALL DIMENSIONS TO BE AS SHOWN UNLESS NOTIFIED OTHERWISE BY COUNCIL
2. IF THE EXISTING FOOTPATH IS LESS THAN 1.5m WIDE, THEN PEDESTRIAN ACCESS ACROSS THE FOOTWAY CROSSING SHALL BE MINIMUM 1.5m WIDE.
3. ALL FINISHED LEVELS OF THE FOOTWAY CROSSING SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO AS2890.1 OR BETTER. THIS SHALL BE AT ALL POINTS OF THE FOOTWAY CROSSING PROFILE.
4. ALL FINISHED SURFACE LEVELS OF THE FOOTWAY CROSSING SHALL PROVIDE SATISFACTORY PEDESTRIAN ACCESS ACROSS THE FOOTWAY CROSSING TO AS1428.1 OR BETTER.
5. DEPARTURE FROM THE ABOVE STANDARDS IS ONLY PERMITTED WITH PRIOR CONSENT OF COUNCIL. THIS MAY REQUIRE AN INDIVIDUAL SITE ASSESSMENT BY A COUNCIL OFFICER. THIS SITE ASSESSMENT IS PROVIDED BY COUNCIL'S 'APPLICATION TO CONSTRUCT PRIVATE WORKS ON VERGE' APPROVAL PROCESS.
6. REFER TO PAL-SD-111 FOR CONCRETE, REINFORCEMENT AND SUB-EASE DETAILS.
7. 6. WHERE AN EXISTING PATH IS GREATER THAN 1.5m WIDE, THE PATH SHALL BE UNDISTURBED AND THE DRIVEWAY SHALL ABUT THE PATH.



SECTION ALONG FOOTPATH
(PATHS >1.5m SHALL NOT BE ADJUSTED)

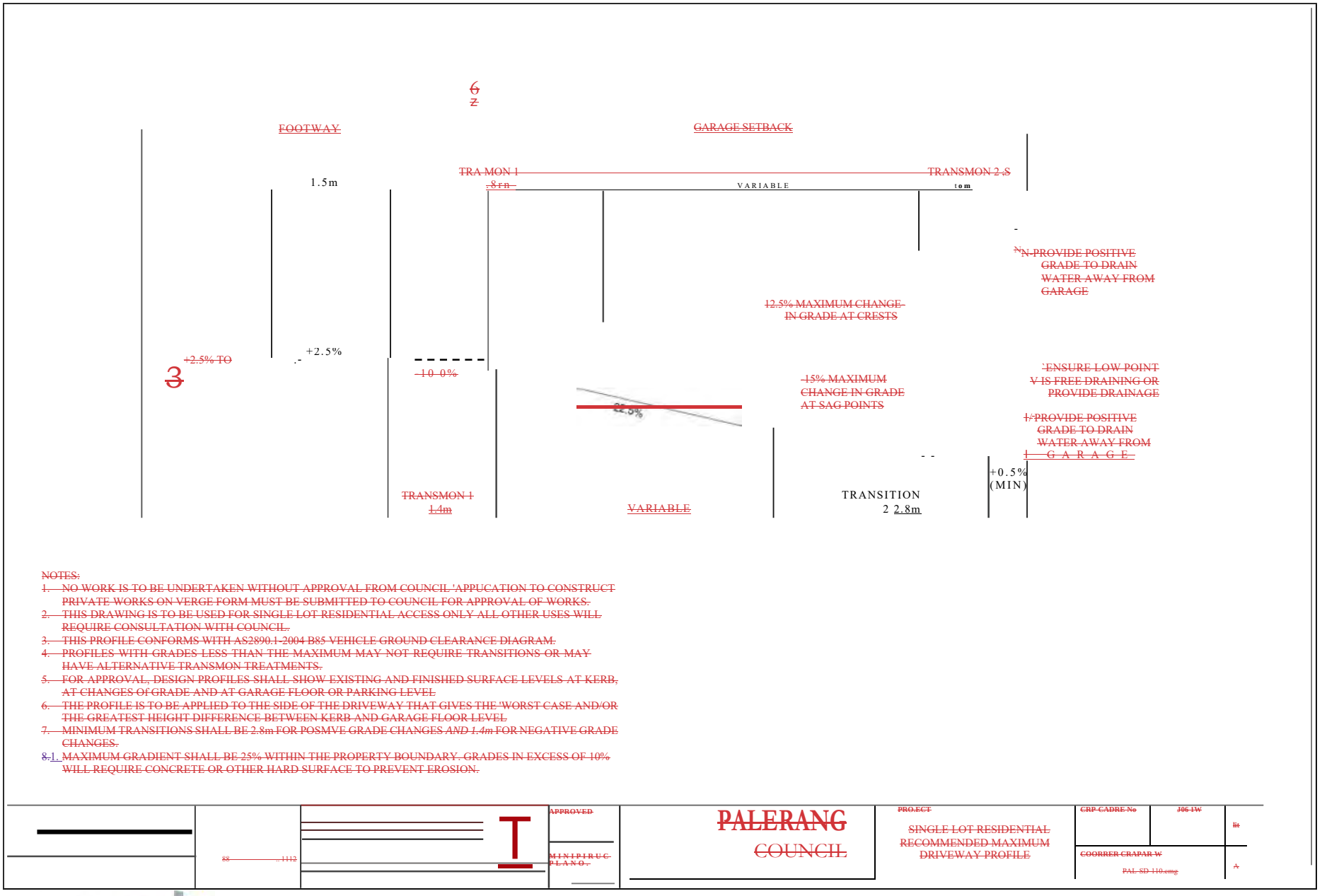
PROFILE OF FOOTWAY CROSSING
(PATHS >1.5m SHALL NOT BE ADJUSTED)

DRAFT

PALERANG COUNCIL

SINGLE LOT RESIDENTIAL DRIVEWAY DETAILS

PAL-SD-109.0*g



NOTES:

1. NO WORK IS TO BE UNDERTAKEN WITHOUT APPROVAL FROM COUNCIL 'APPUCATION TO CONSTRUCT PRIVATE WORKS ON VERGE FORM MUST BE SUBMITTED TO COUNCIL FOR APPROVAL OF WORKS.
2. THIS DRAWING IS TO BE USED FOR SINGLE LOT RESIDENTIAL ACCESS ONLY ALL OTHER USES WILL REQUIRE CONSULTATION WITH COUNCIL.
3. THIS PROFILE CONFORMS WITH AS2890.1-2004 B85 VEHICLE GROUND CLEARANCE DIAGRAM.
4. PROFILES WITH GRADES LESS THAN THE MAXIMUM MAY NOT REQUIRE TRANSITIONS OR MAY HAVE ALTERNATIVE TRANSMON TREATMENTS.
5. FOR APPROVAL, DESIGN PROFILES SHALL SHOW EXISTING AND FINISHED SURFACE LEVELS AT KERB, AT CHANGES OFGRADE AND AT GARAGE FLOOR OR PARKING LEVEL
6. THE PROFILE IS TO BE APPLIED TO THE SIDE OF THE DRIVEWAY THAT GIVES THE 'WORST CASE AND/OR THE GREATEST HEIGHT DIFFERENCE BETWEEN KERB AND GARAGE FLOOR LEVEL
7. MINIMUM TRANSITIONS SHALL BE 2.8m FOR POSMVE GRADE CHANGES *AND 1.4m* FOR NEGATIVE GRADE CHANGES.
8. MAXIMUM GRADIENT SHALL BE 25% WITHIN THE PROPERTY BOUNDARY. GRADES IN EXCESS OF 10% WILL REQUIRE CONCRETE OR OTHER HARD SURFACE TO PREVENT EROSION.

APPROVED

PALERANG COUNCIL

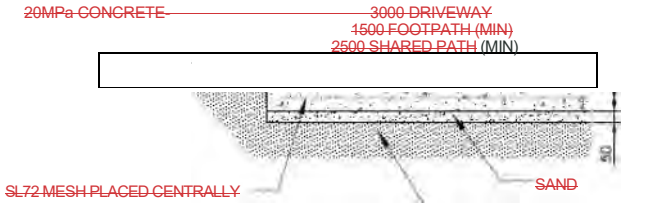
PROJECT

SINGLE LOT RESIDENTIAL RECOMMENDED MAXIMUM DRIVEWAY PROFILE

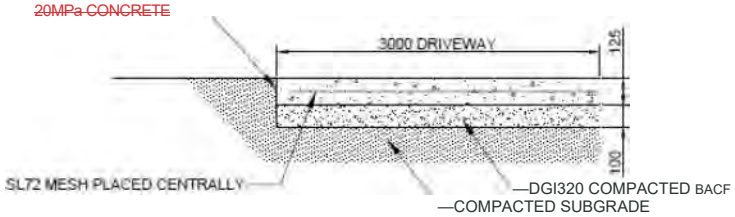
CRP CADRE No | J06 1W

COORRER CRAPAR W

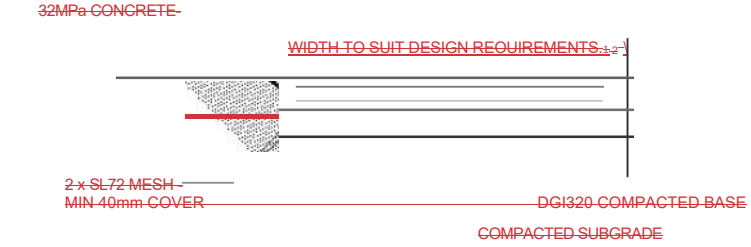
PAL SD 110.dmg



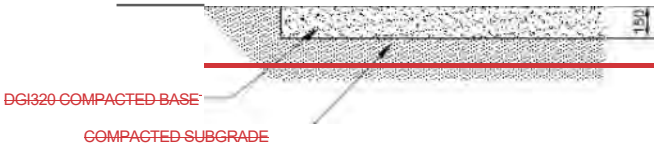
RESIDENTIAL DRIVEWAYS, CYCLEWAYS AND FOOTPATHS



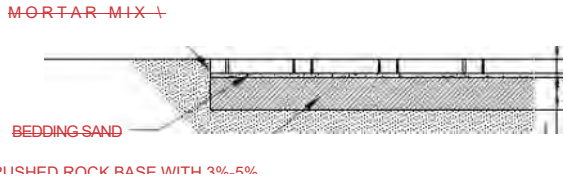
SHARED DRIVEWAYS AND ACCESSWAYS INCLUDING MAINTENANCE VEHICLE ACCESS



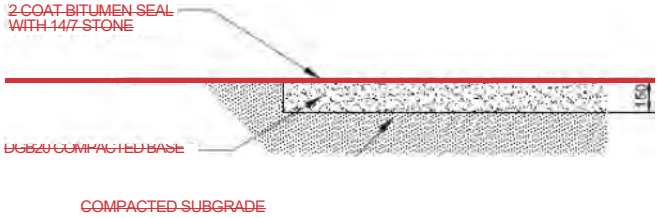
COMMERCIAUINDUSTRIAUCONCRETE RURAL DRIVEWAY



UNSEALED RURAL DRIVEWAY



PAVED SURFACE\



BITUMEN SEALED RURAL DRIVEWAY

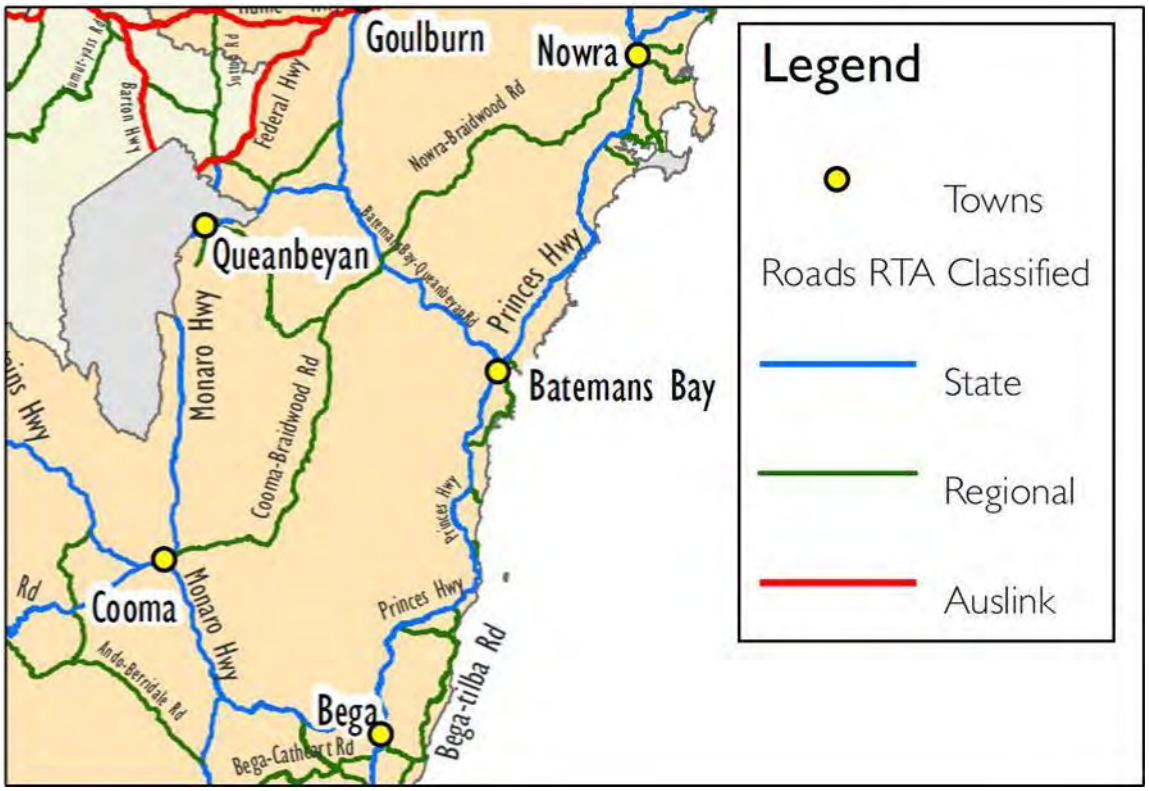
NOTES:
1. PROVIDE TRANSVERSE EXPANSION JOINTS AT 8.0m INTERVALS WITH R12 DOWELS 300mm LONG AT 300mm CENTRES.
2. PROVIDE TOOLED DUMMY JOINTS AT 2.0m INTERVALS FOR PAVEMENTS LESS THAN 2.0m WIDE AND AT 4.0m INTERVALS FOR PAVEMENTS UP TO 3.0m WIDE.
3. JOINTS WITH EXISTING PAVEMENTS TO BE DOWELLED WIN R12 DOWLS 300mm LONG AT 300mm CENTRES.
4. ALL DISTURBED AREAS TO BE TURFED.
5. ALL DIMENSIONS IN MILUMETRES.
6. POLYMER FIBRE MAY BE USED AS ALTERNATIVE TO S ___ ltL MESH TO REINFORCE CYCLEWAYS AND FOOTPATHS.
7. 1. CYCLEWAY AND FOOTPATH FINISH TO BE 'LIGHT BROOM'.

SCALE: NTS @ A4	DRAFT	PALERANG COUNCIL	PROJECT: TYPICAL DRIVEWAY CROSS SECTIONS	JOB No	SHEET 1/1
DATUM:	Be 1/12 BB 1112			DRAWING No: PAL-OD-f I.Or;	REV. A

Appendix BC – Suggested Heritage Colours Scheme

	Walls	Trims 1	Trims 2	Window and door frames	Doors
1. Indian red and buff scheme	Porters Donkey Grey	Dulux Georgian Brick	Porters Burnt Umber	Porters Almond White	Dulux Georgian Brick
2. Sandstone and green scheme	Porters Sandstone	Porters Burnt Umber	Porters Chalk NSW	Porters Sage	Dulux Mid Brunswick Green
3. Ox Blood scheme	Dulux Ox Blood	Porters Obsidian	Dulux Pale Purple	Porters Cashmere	Dulux Pale Purple
4. Charcoal and yellow scheme	Porters Lead	Porters Bellbottoms	Porters Bachiotto Grey	Porters Black Swan	Porters Morocco
5. Warm grey scheme	Porters Wild Goose	Porters Uso-Iro	Porters Ice Breaker	Porters Lead	Porters Uso-Iro

Appendix D – Classified Road Map



Comprehensive Development Control Plan 2012

Combined Table of Contents

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889722**

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1.3 Statutory Context
- 1.3.1 Title
- 1.3.2 Status
- 1.3.3 Relevant Local Environmental Plan
- 1.3.4 Relationship with any Environmental Planning Instrument (EPI)
- 1.3.5 Relationship to Other Plans, Policies and the Like
- 1.3.6 Commencement
- 1.3.7 Previous Development Control Plans
- 1.3.8 Where the DCP Applies

1.4 How the DCP Applies To Development
- 1.4.1 Development that Needs Consent
- 1.4.2 Development That Does Not Need Consent
- 1.4.3 Variation to this DCP

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- 1.5.1 DCP Structure

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1.7 Information required for a Development Application
- 1.7.1 Development Application Form
- 1.7.2 Information Required for the Lodgement of a Development Application
- 1.7.3 Supplementary Information which may be required with Your Development Application
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Queanbeyan Development Control Plan 2012

Part 1

About this DCP

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889760**

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Amendment Schedule

Amendment No.	Area subject to Amendment	Purpose	Resolution to exhibit	Adopt	Notification	Effective From
PRINCIPAL PLAN	New DCP	This DCP repeals and replaces a number of previous DCP's	25 July 2012 171/12	12 December 2012 PDRC103/12	21 December 2012	21 December 2012
Amendment No. 1	Part 4 Heritage and Conservation	Revised Heritage Controls	26 June 2013 0122/13	24 July 2013 0146/13	9 August 2013	9 August 2013
Amendment N. 2	Part 3B Secondary Dwellings in Residential Zones	Consequential amendments made as a result of amendments to Googong DCP for small lots and studio dwellings	PDRC 081/14 10 December 2014	PDRC 056/15 8 July 2015	24 July 2014	6 November 2015
Amendment No. 3	Review of DCP	Correction of errors and inconsistencies	PI Strategy Committee of the Whole 14 June 2017	8 November 2017	28 November 2017	28 November 2017
Amendment No. 4	Review of DCP	Update to reflect Biodiversity Conservation ACT 2016, drafting changes and correction of errors	PI Strategy Committee of the Whole 8 August 2018	PI Strategy Committee of the Whole 10 October 2018	30 October 2018	30 October 2018
Amendment No. 5	Part 1	Delete Clause 1.8 Notification of DA and replace with reference to QPRC Community Engagement and Participation Plan	Planning and Strategy Meeting 12 February 2020	Planning and Strategy Meeting 8 April 2020	29 April 2020	29 April 2020
Amendment No. 6	All Parts	Replace references to *Queanbeyan-Palerang Regional Local Environmental Plan (QPRLEP) 2022*	Planning and Strategy Committee Meeting 10 June 2020	9 Sept 2020	14 November 2022	14 November 2022
Amendment No. 7	All parts	Housekeeping Amendment	TBC	TBC	TBC	TBC

Part 1 About this Development Control Plan

1.1 Introduction

The *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (*QPRLEP 2022*) was gazetted on 7 October 2022 and became **effective on 14 November 2022**. It provides the statutory framework for land use management in the Queanbeyan-Palerang Local Government Area (LGA). This Development Control Plan (DCP) was prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the Act) and the *Environmental Planning and Assessment Regulations 2000* (the Regulations). The DCP applies to land in the former Queanbeyan City LGA where shown on Map 1.

This DCP was prepared to support the provisions of *QPRLEP 2022* and to provide a clear and concise structured set of DCP guidelines to replace the large group of DCP's that previously existed. The guidelines and development standards contained in this DCP outline an acceptable solution to development form and location. However, Council may consider variations to the guidelines should alternative acceptable solutions be proposed.

Where variations to this DCP are proposed a written request needs to be made to Council. The onus is on the applicant to demonstrate by plans and written submissions that the design principles and/or relevant objectives will not be compromised by such a variation. Innovation and creativity in satisfying the design principles is encouraged. Each application will be assessed on its merits having regard to the relevant legislation. Developments that cannot substantiate the variations will result in a request for redesign to comply with the provisions of this DCP.

1.2 Purpose of this DCP

The purpose of this DCP is to provide detailed to assist Council in exercising its environmental assessment and planning functions under the *Environmental Planning and Assessment Act 1979*.

The DCP:

1. Expands upon the aims, objectives and other provisions of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.
2. Provides detailed criteria for the assessment of development applications.
3. Repeals and replaces former development control plans made under the previous *Queanbeyan Local Environmental Plan 2012, Queanbeyan Local Environmental Plan 1998* and *Yarrowlumla Local Environmental Plan 2002*.
4. Consolidates and condenses the contents of the previously existing development control plans within a single document.
5. Identifies certain development as advertised development and notification requirements in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979*.

1.3 Statutory Context

1.3.1 Title

This plan is called *Queanbeyan Development Control Plan 2012 (QDCP 2012)*.

1.3.2 Status

The DCP is:

1. A development control plan prepared under Part 3 Division 3.6 of the *Environmental Planning and Assessment Act 1979*.
2. A policy of the Council that is required to be available under Schedule 1 of the *Government Information (Public Access) Regulation 2009*.

1.3.3 Relevant Local Environmental Plan

This DCP supplements the provisions of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022.*

1.3.4 Relationship with any Environmental Planning Instrument (EPI)

The DCP generally conforms to the provisions of the *Queanbeyan-Palerang Local Environmental Plan 2022*. This includes particular provisions which are noted in the relevant parts throughout the DCP. However in all cases a development application also needs to comply with the relevant provision of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

In the event of any inconsistency between this DCP and the *QPRLEP 2022* or other EPI including a *State Environmental Planning Policy (SEPP)* then the *QPRLEP 2022* or the other EPI will prevail to the extent of the inconsistency.

1.3.5 Relationship to Other Plans, Policies and the Like

Council currently has a number of other relevant policies in relation to undertaking developments in Queanbeyan. These policies should also be reviewed to ensure that any proposed development is consistent with the aims and objectives of those policies (for example, Council's Outdoor Dining Policy). All policies can be reviewed on Council's website at
https://www.qprc.nsw.gov.au/Resources-Documents/Adopted-QPRC-Policies

In addition, parts of this DCP also rely on various publications which provide technical assistance. These are under separate cover and include Australian Standards, National, State or regional guidelines and the like.

1.3.6 Commencement

This DCP commenced on 21 December 2012 with any amendments coming into effect set out in the amendment schedule.

1.3.7 Previous Development Control Plans

This DCP:

a) Repeals:

DCP	Title
49	Exempt and Complying Development
26	Southbar Estate Stage VIII

b) Repeals DCP and replaces:

DCP	Title
1	Car Parking Policy
3	Cookes Estate
10	Thornton's Estate

12A	Greenleigh Estate
21A	Flood Management Policy
22	Lands above Delmar Crescent
27F	Jerrabomberra Heights, North Terrace and Jerrabomberra Park
28	Heritage and Conservation
31	Golf Links Estate, Golden Gardens Development & Extension of Ellerton Business Park
32	Industrial Development
34	Kingsway Estate
38	Subdivision Policy Part A and Parts B1 and B2
39	North Lochiel Street
41	Soil, Water and Vegetation Management Plans
42	Landscape Policy
43	Guidelines for the Design and Siting of Development – Commercial/Tourist Development, cnr. Lanyon Drive, McCrae Street & Furlong Road
44	Binowee Estate
46	Multi-Dwelling Housing
47	Interim Code for the Regulation of Brothels and Restricted Premises
48	Guidelines for Subdivision and Building in Bushfire Prone Areas
50	Advertised Development and Public Notification
51	Dodsworth
52	Safe Design Guidelines for the City of Queanbeyan
53	Queanbeyan Central Business District
54	Kensington Gardens
55	Contaminated Land Management
56	Residential Flat Buildings
57	Old Brickworks Estate Queanbeyan East

1.3.8 Where the DCP Applies

This DCP applies to all land in the former Queanbeyan City LGA as shown on Map 1. The DCP does not apply to land in the former Palerang LGA, or, to land release areas which have their own DCP, such as Googong and South Jerrabomberra.

1.4 How the DCP Applies To Development

1.4.1 Development that Needs Consent

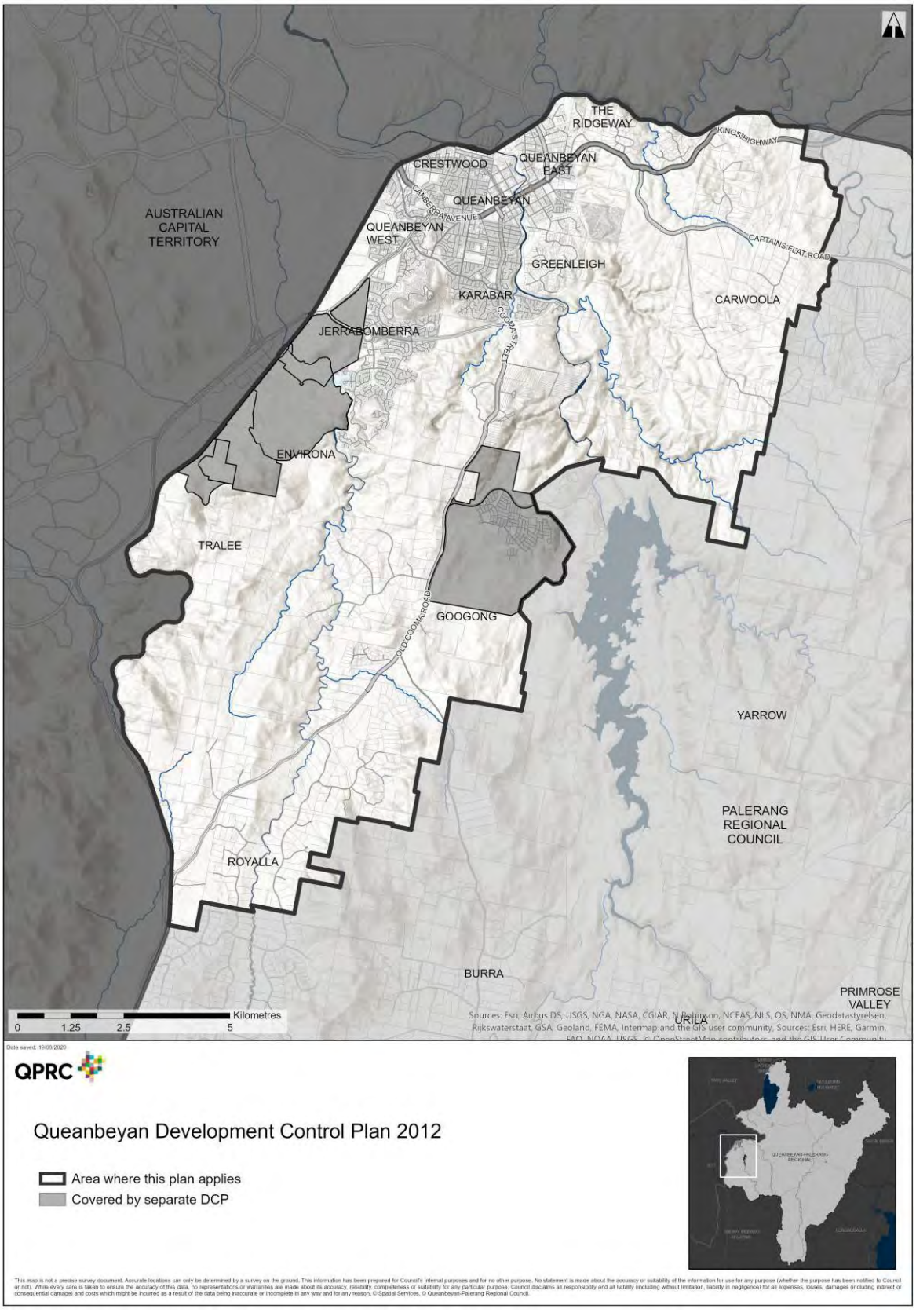
This DCP applies to all development that may only be carried out with development consent.

1.4.2 Development That Does Not Need Consent

It is the intention of Council to also take the provisions of this DCP into account when determining activities under Part 5 of the *Environmental Planning and Assessment Act 1979*.

Council similarly recommends that other public authorities should take this DCP into account when determining activities under Part 5 of the *Environmental Planning and Assessment Act 1979*.

Map 1 – Area to which this DCP applies



1.4.3 Variation to this DCP

The controls contained in this DCP should be complied with. However, there may be outstanding circumstances (context or site specific) where a minor variation in development standards may be justified.

Council may consider variations to developments standards where it is demonstrated that the objectives of the DCP and the objectives of the particular development standard can be achieved without detriment.

Any applicant wishing to vary a standard in this DCP must request a variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

1.5 Contents of the DCP

1.5.1 DCP Structure

This DCP is divided into 7 Parts as follows:

- **Part 1 About This DCP** - Outlines the purpose, principal aims, statutory context, background and contents of this entire DCP.
- **Part 2 Development Provisions – All Zones** provides detailed objectives, and requirements relating to various development control elements for all development applications made under *QPRLEP 2022*. These elements include: car parking; access and servicing; contaminated land management; flood planning; landscaping; soil, water and vegetation management; environmental management; bush fire hazard reduction; safe designs; subdivisions; height of buildings; airspace operations; and development in areas subject to airport noise.
- **Part 3 Development Provisions – Residential Zones** provides detailed objectives, and requirements relating to various development control elements for certain forms of residential development and specific design requirements for specific locations within residential zones under *QPRLEP 2022*. This part contains four sub parts relating to:
  - single dwelling houses (Part 3A);
  - secondary dwellings (Part 3B);
  - dual occupancy, multi dwelling housing and residential flat buildings (Part 3C); and
  - shop top housing (Part 3D).
- **Part 4 Development Provisions – Heritage and Conservation** provides detailed objectives, and requirements relating to separate development control elements for all development applications made under *Queanbeyan-Palerang Regional Local Environmental Plan 2022* within Heritage and Conservation areas and on heritage sites listed in Schedule 5 Environmental Heritage of *QPRLEP 2022*.
- **Part 5 Development Provisions – Rural and Environmental Zones and R5 Large Lot Residential Zones** provides detailed objectives, and requirements relating to various development control elements for all development applications made under *QPRLEP 2022* on land within Rural, Environmental and R5 Large Lot Residential Zones.
- **Part 6 CBD and Other Business Zones –** provides detailed objectives, and requirements relating to development control elements for all development applications made under *QPRLEP 2022* within the Central Business District and other land zoned Business.
- **Part 7 Development Provisions – Industrial Zones** provides detailed objectives, and requirements relating to development control elements for all development applications made under *QPRLEP 2022* within Industrial Zones.

1.6 How to use this Development Control Plan

The following steps provide a guide for using this plan:

1) Check the zone and land use table within the *QPRLEP 2022*. This DCP applies to all development permissible with consent.
2) Check the proposal in terms of compliance with Part 2 of this plan. These provisions apply to all zones of the *QPRLEP 2022*.
3) Check the proposal in terms of Parts 3 and 4 (if applicable).
4) If the proposed development is located within the Central Business District, another Business Zone or an Industrial Zone – check the development in terms of Part 6 or 7 (whichever is relevant).

1.7 Information required for a Development Application

1.7.1 Development Application Form

All development applications must be accompanied by a completed application form and the following. In addition the information in clause 1.7.2 must also be supplied.

1) **Owners Consent**
    a) The consent of all owners of the property must be lodged with the development application. If the owner is a company or owners corporation, the Managing Director must sign on behalf of the Company.
2) **Development Application Fees**
    a) All relevant fees must be paid within seven days of lodgement of the development application. A tax invoice will be provided to you upon acceptance of your Development Application.
3) **Disclosure of Political Donations and Gifts Statement to Council**
    a) The reference on the development application form referring to 'Disclosure of Political Donations and Gifts Statement to Council' is to be completed by ALL applicants and owners.

More information and copies of relevant forms can be found on Council's webpage at https://www.qprc.nsw.gov.au/Building-Development/The-DA-Process

1.7.2 Information Required for the Lodgement of a Development Application

The following plans and details are required with the lodgement of any development application:

1) **Site Plans** ~~– (three copies plus three reduced A4 copies for notification purposes).~~
2) **Architectural Plans** ~~– (three copies plus three reduced A4 copies (except floor plans) for notification purposes).~~
    a) Floor Plan (existing and proposed).
    b) Elevations, including angle of roof pitch and height of ridges.
    c) Section views.
    d) Schedule of external colours and materials.
    e) Finished floor levels.
    f) Proposed finished levels of the land.
3) **Contour Plan** – contour plan signed by a registered surveyor for new building work on vacant land.
4) **Stormwater/Drainage Details**
5) **Statement of Environmental Effects** – A Statement of Environmental Effects (SEE) is the written documentation which outlines the specifics of the development. For most types of developments Council has a standard pro-forma. These can be found on Council's website. In certain circumstances the development may require more specific consideration and a written statement must be prepared. These must at minimum include:
    a) Description of the site including a property description.
    b) Description of the proposed development including all proposed works.

c) Details of compliance with the relevant environmental planning instruments i.e. *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.
d) Describe how the development controls have been achieved or provide written justification to vary any development standard contained in the DCP.
e) Details of how the development satisfies the provisions of Section 79C of the *Environmental Planning and Assessment Act 1979*.

6) **Driveway** – Provide a driveway long section on your plans where there is a one metre or more level difference between the garage and front boundary.
7) **BASIX** – Attach a current BASIX Certificate and show the commitments on the plans where required. More information can be obtained from the website https://www.basix.nsw.gov.au/iframe/new-to-basix.html
8) **Shadow Diagrams** – To be provided for residential development with two or more storeys and for any development that may impact on residential amenity for 9.00am, 12 noon and 3.00pm on 21 June.

1.7.3 Supplementary Information which may be required with Your Development Application

The following reports may be required depending on the nature of the proposed use, and the site. Advice can be provided at pre-lodgement stage as to which of the following are required with the application:

a) Traffic Report.
b) Parking Assessment.
c) Heritage Impact Statement/Report.
d) Archaeological Report.
e) Flood Study.
f) Landscape Plan.
g) Flora and Fauna.
h) Geotechnical Report (including non-potable water capability study)
i) Preliminary Land Contamination Report.
j) Waste Management Plan.
k) Adequacy of Utility Services Report.
l) Noise Impact Assessment.
m) Bushfire Assessment.
n) Detailed kitchen design for commercial kitchens
o) Environmental Management Plan
p) Environmental Impact Statement
q) Details of proposed signage, including colours, elevations, locations, size and dimensions.
r) Model and Photo Montage – The best way to convey information to members of the public who are unfamiliar with reading plans is by way of a model or photo montage. In addition a photo montage indicates how the new building will sit within the existing streetscape. For proposals where ~~*SEPP 65 – Design Quality of Residential Flat Buildings* applies~~ State Environmental Planning Policy (Housing) 2021, a model is required and two photo montages indicating:
    i) How the building will appear in the immediate streetscape.
    ii) How the building will appear from a more distant vantage point (approximately 500m away).

1.7.4 Site Analysis Plan

A site analysis plan may also be required. A site analysis plan demonstrates a good understanding of the site and its surround. A site analysis puts the site in its context for both the design and evaluation of the proposal. A site analysis plan forms the basis for the Statement of Environmental Effects in providing evidence that the options investigated have resulted in the optimum use, rather than the maximum use of the site.

The extent of the information required will be dependent on the type and scale of the proposed development. Additional information may also be required for specific sites where there are particular opportunities and constraints caused by the characteristics of the site itself or the surrounding area.

The site analysis may be presented in a number of ways, depending on which method best presents site characteristics, e.g. a notated plan at a suitable scale or in text form with graphics and photographs. The site analysis will identify the opportunities and constraints of a particular site and the relevant surrounding area.

There also needs to be an explanatory statement. The explanatory statement must explain how the proposed development has responded to the Site Analysis.

Information required for a site analysis (Address where necessary and appropriate)

Site survey

Plan information

a) (scale 1:100 or 1:200),
b) north point,
c) name and qualification of person preparing site analysis

Existing site features

a) location and use of buildings,
b) structures showing those to be retained and removed,
c) location and heights of walls and fences,
d) Shaded areas from structures, trees, etc,
e) archaeological and heritage sites,
f) easements and rights of way and restrictions

Services

a) overhead and underground utility services

Use of adjacent land and its features landform

a) topography,
b) contours at 1 metre intervals and spot levels,
c) natural features,
d) orientation of site

Soils (forming the basis of a Soil, Water and Vegetation Management Plan),

a) depth of topsoil and subsoil,
b) pH,
c) condition (fertility, compacted, cut or filled),
d) potential erosion problems,
e) contamination

Plants

a) individual or stands of trees, mass shrub planting with height and spread,
b) condition and names,
c) significance,
d) ground levels,
e) extent of weed infestation,
f) any “endangered ecological community” on the site and nearby,
g) how plants will be removed

Wildlife

a) habitats on the site and nearby,
b) fauna habitat possibilities

Climate

a) direction of summer and winter winds,
b) windbreaks,
c) frost hollows,
d) areas of shade during winter and summer at 9.00am, 12.00 midday and 3.00pm,
e) bushfire threat
f) Water (forming the basis of a Soil, Water and Vegetation Management Plan) sources of water flowing onto and off the site, quality, drainage patterns,
g) areas of concentrated run-off, ponding, potential flooding
h) adjoining riparian zones

Council controls

a) That is how the proposed development addresses Council's controls such as Zoning, restrictions, setbacks, building envelopes or height restrictions.

1.7.5 Erosion and Sediment Control Plan (ESCP)

An Erosion and Sediment Control Plan may be required to be submitted. An ESCP should contain a drawing that clearly shows the site layout and, where appropriate, the approximate location of BMP's and other matters listed below. Where these drawings are to scale, the scale should be at least 1:500 or larger. A narrative should accompany the drawings that describes how erosions control and soil and water management will be achieved on site, including ongoing maintenance of structures.

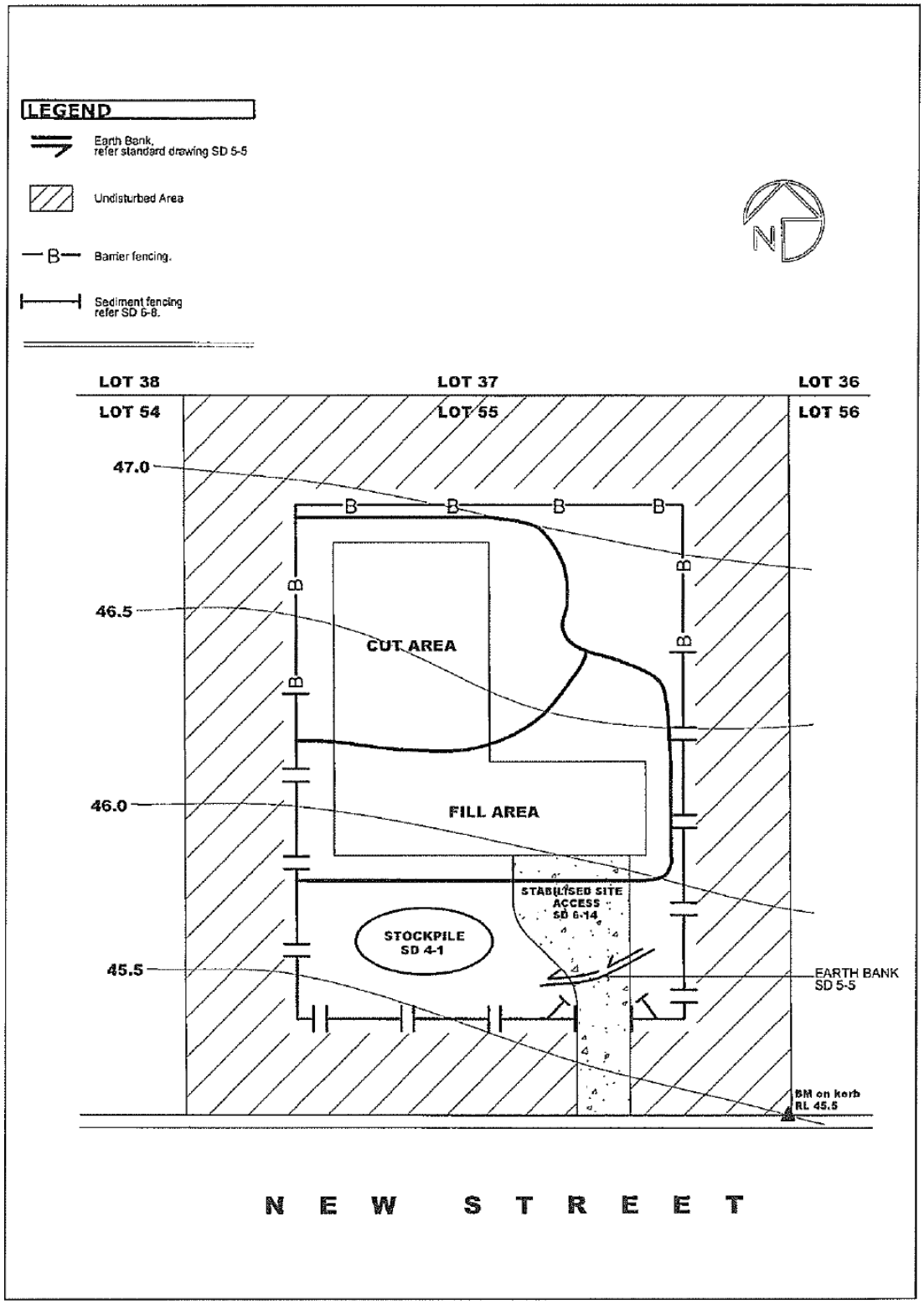
The following background information should be presented on the drawing(s):

- location of site boundaries and adjoining roads,
- approximates grades and indications of direction(s) of fall,
- approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application),
- location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities),
- existing and proposed drainage patterns with stormwater discharge points,
- north point and scale.

On the drawing or in a separate commentary, show how the various soil conservation measures will be carried out on site, including:

- timing of the works,
- location of lands where a protective ground cover will, as far as is practicable, be maintained,
- access protection measures,
- nature and extent of earthworks, including amount of any cut and fill,
- where applicable, the diversion of runoff from upslope lands around the disturbed areas,
- location of all soil and other material stockpiles including topsoil storage, protection and reuse methodology,
- location and type of proposed erosions and sediment control measures,
- site rehabilitation proposal, including schedules,
- other site-specific soil or water conservation structures.

Example of Erosion and Sediment Control Plan for a residential dwelling



1.7.6 Construction Certificate

If you choose to use Council to issue the Construction Certificate you need to submit a completed Construction Certificate application form ~~and three copies of plans~~, including structural engineering plans signed by a Practising Structural Engineer.

Before submitting your development application to Council, please ensure the required information is provided at the time of lodgement. Failure to provide all information and attach the relevant supporting documents will cause unnecessary

delays in the initial lodgement and ensuing assessment processes and may lead to rejection of the development application.

1.8 Public Notification of a Development Application

Before considering a development application (this excludes complying development applications), Council will notify the proposal in accordance with the QPRC Engagement and Participation Plan adopted 27 November 2019.

1.9 Fees and Contributions

A number of fees and contributions may be required to be paid to Council at various stages of the assessment of the application as follows:

Development Application fees are based on the estimated cost of the development and must be paid at the time of lodgement of the application.

Advertising Fees meet the cost of advertising in the local press and providing written notification to nearby affected property owners, in accordance with Council's adopted notification policy. They must be paid at the time of lodgement of the application.

Developer Contributions are a monetary contribution in lieu of the physical provision of public amenities and services. They must be paid prior to commencement of works.

Queanbeyan Development Control Plan 2012

Part 2

All Zones

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889783**

Part 2 All Zones

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Part 2 All Zones

2.1 Introduction

2.1.1. Purpose of This Part

This part of the DCP outlines the requirements for development in all zones. It covers the requirements for:

1) Parking
2) Contaminated Land Management
3) Flood Management
4) Landscaping
5) Erosion and Sediment Control
6) Guidelines for Bushfire Prone Areas
7) Safe Design
8) Subdivision
9) Airspace Operations and Airport Noise
10) Tree and Vegetation Preservation

2.1.2. Objectives

1) To provide controls on general matters that do not relate to a specific zone or type of development
2) To maintain and improve the amenity of the Local Government Area (LGA).

2.1.3. Relationship to other Plans

The following clauses of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (*QPRLEP 2022*) apply to this part:

4.3	Height of buildings
5.11	Bush fire hazard reduction
5.21	Flood Planning
7.1	Earthworks
7.8	Airspace Operations
7.9	Development in areas subject to aircraft noise

For more detail refer to the *QPRLEP 2022* at https://legislation.nsw.gov.au/

Various State Environmental Planning Policies, Australian Standards also apply to this part, which are explained in further detail in the section to which they apply.

2.2 Car Parking

2.2.1 Introduction

This part of the development control plan outlines requirements for the provision of car parking and service delivery facilities.

2.2.2 Objectives for Car Parking

1) Car parking is to be provided on-site which will cater for the increased demand brought about by the development of the site.
2) Adequate car parking for people with disabilities.
3) The provision of car parking which is functional, safe and attractive.
4) Functional loading and unloading facilities are provided to cater for the development of the site.
5) The construction of car parking areas, service areas and associated areas to be in accordance with good engineering practice.

2.2.3 General Principles

Objectives

1) To provide general standards for car parking.
2) To maintain the amenity of Queanbeyan by ensuring adequate parking is provided for members of the community and users of the development and reduces the impact of overflow to on street parking.

Controls

Car parking is to be provided for all development in accordance with Transport for NSW-Guide to Transport Impact Assessment (as amended). An assessment will be undertaken of development types that are not explicitly listed

~~In determining the car parking requirements for a development proposal the following principles shall be followed:~~

~~1) The minimum standards as set out in this plan.~~
~~2) The likely demand for on-site parking to be generated by the development.~~
~~3) The availability of public transport in the vicinity to service the likely demands to be generated by the development.~~
~~4) Traffic volumes on the surrounding street network, including, where relevant, likely future traffic volumes.~~
~~5) The probable mode of transport of the users of the development.~~
~~6) The likely peak usage times of the development.~~
~~7) The provision of alternative private transport arrangements (e.g. courtesy buses to licensed premises at no charge to users).~~

~~**2.2.4 Variations and Compliance**~~

~~**Objectives**~~

~~1) To provide alternative options for the provision of car parking where the general standards cannot be met on the site.~~

~~**Controls**~~

a) Onsite parking will be required in accordance with the standards of this plan except where good cause can be shown as to why strict compliance is unnecessary.

b) Compliance with the provisions of this plan will not necessarily constitute sufficient reason for consenting to a development application. Each application must be treated on its individual merits in relation to the general principles and the Matters for Consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

c) For developments incorporating different categories of uses, a separate calculation will be made for each component. Parking needs will be calculated on peak time. However where peak demands for each land use component of the development are staggered, and this can be demonstrated to the satisfaction of Council, a reduction in the total number of spaces required may be accepted.

d) Requests for variation must be supported by information and data to substantiate that an alternative standard is appropriate. Except for minor variations, this information should take the form of a Traffic Impact Statement and/or Parking Needs Survey carried out by suitably qualified consultants.

2.2.5 Existing Premises

Objectives

1) To identify circumstances related to existing premises where no additional car parking is required for development.

Controls for Various Types of Development

a) **New Developments** – New developments and major redevelopment of existing sites i.e. where an existing building is demolished and a new building erected. Parking requirements for new developments shall be determined in accordance with Part 2.2.6 and Table 1 below.

b) **Additions and Extensions to Existing Buildings** – Where existing premises are being extended and the proposal results in additional gross floor area, additional parking shall be provided in accordance with Part 2.2.6 and Table 1 below based on the additional floor area only.

c) **Change of Use and Alterations that do not Involve Additional Floor Area**

i. *Premises with an Existing Floor Area Less Than or Equal to 600m^2* – Where a Change of Use or alteration to an existing premises with a floor area of 600m^2 or less is proposed and no additional floor space is created then no additional car parking will be required. Any existing parking on the site, up to the number of spaces required under this plan for the existing development, or any requirement of the consent for the existing development must be maintained on the site.

ii. *Premises with an Existing Floor Area in Excess of 600m^2* – Where a Change of Use or alteration to an existing premises has a floor areas in excess of 600m^2 an assessment will be made based on individual cases as to whether additional parking is required and Council will undertake a review of the parking requirements in accordance with this DCP based on previous and proposed use of the site where a change of use is proposed. Where there is an increase in parking demand as a result of the change of use, provision of additional car

parking equal to the increase in demand will be required to be provided.

Note 1: In all of the above cases parking credit for existing premises will only be given for a lawful use or approved use that has commenced and continuously operated. Credit will also be given to any previous Section 7.11 parking contributions paid for the site. Where no contribution has been paid, the car parking rate will be calculated under this DCP having regard to the last lawfully operating or approved use. Council's first priority is for any car parking to be provided on-site.

Note 2: For sites within the CBD a monetary contribution paid in lieu of providing car parking on site may be acceptable.

2.2.6 Controls for Car Parking

Objectives

1) To ensure the appropriate number of car spaces is provided for the development types.
2) To ensure the appropriate design of car parking spaces and areas.

Controls

a) Car parking is to be provided for all development in accordance with Table 1. An assessment will be undertaken of development types that are not explicitly listed.
b) In finalising the parking numbers required the total number is to be rounded up to the next whole number.
c) In addition to providing the number of required car parking spaces as detailed in Table 1, all car parking shall be designed in accordance with the Australian Standard *AS 2890 Parking Facilities*.
d) All car parking shall include the provision of car parking for delivery and service vehicles in accordance with Australian Standard *AS 2890.2-2002* and car parking for persons with disabilities in accordance with the Australian Standard *AS 2890*.

Table 1: Required Car Parking

Land use	Parking Requirement
Shops and commercial uses	

~~Artisan Food and Drink Industry~~	~~Requirements for car parking are to be assessed taking into account the exact proposed use components (ie. retail, food and drink premises, function centre), percentage of premises used for each component and proposed hours of operation.~~ ~~As a basic guide the following rates apply:~~ ~~Food and Drink premises - 1 space per 100m^2 GFA or 1 space per 3 seats~~ ~~Function Centre – 1 space per 20m^2 of GFA or 1 per 10 seats~~ ~~Retail premises:~~ ~~- 1 space per 60m^2 (<120m^2 GFA)~~ ~~- 1 space per 40m^2 (GFA Between 120m^2 and 100 m^2)~~ - ~~1 space per 20m^2 (> 100m^2 GFA)~~
~~Bulky goods premises~~	~~3 car parks per 100 m2 of GFA.~~
~~Commercial premises~~	~~Within in the CBD – 1 space per 60m2 of GFA.~~ ~~Outside of the CBD – 1 space per 60m2 of GFA.~~
~~Food and drink premises (not including takeaway Food and drink premises)~~	~~Whichever is the greater of: 15 spaces per 100m2 GFA of restaurant, or 1 space per 3 seats.~~
~~Funeral Home~~	~~4 spaces per 100m2 of GFA plus 1 per 4 seats (chapel).~~
~~Office premises~~	~~1 space per 60m2 < 120m2~~ ~~1 space per 40m2 (120m2 to 1000m2)~~ ~~1 space per 20m2 >1000m2~~
~~Public Administration Building~~	~~1 per 100m2 Office Area~~

Land use	Parking Requirement
Retail premises	1 space per 60m2 < 120m2 1 space per 40m2 (120m2 to 1000m2) 1 space per 20m2 >1000m2
Shop	Within in the CBD – 1 space per 60m2 of GFA. Outside of the CBD – 1 space per 60m2 of GFA.
Service stations	Requirements are additive: 6 spaces per work bay 5 spaces per 100m2 of GFA (if restaurant is present, then greater of: 15 spaces per 100m2 of GFA, or 1 space per 3 seats.
Take away food and drink premises	Within in the CBD – 1 space per 60m2 of GFA. Outside of the CBD – Developments with on-site seating: 12 spaces per 100m2 of GFA. Developments with on-site seating: 12 spaces per 100m2 of GFA plus greater of – 1 space per 5 seats (internal and external), or 1 space per 2 seats (internal). Developments with on-site seating and drive through facilities: 1 space per 2 seats (internal), or 1 space per 3 seats (internal and external) plus queuing area for 5 to 12 cars.
Industrial uses	
General industry, light industry and warehouse or distribution centre	1.3 spaces per 100m2 of GFA. 1 space per 60m2 of GFA for office space ancillary to the development.
Landscaping material supplies	2 spaces per 100m2 of GFA.
Resource Recovery Facility	1 space per 200m2 of site area, or when largely combined within a building, requirement is 3 spaces per 100m2 GFA.
Transport depots	Assess on a needs basis.
Vehicle body repair workshops Vehicle body repair stations	Whichever is the greater of: 2 spaces per 100m2 of GFA, or 3 spaces per work bay

~~Land use~~	~~Parking Requirement~~
~~Vehicle sales and hire premises~~	~~0.75 spaces per 100m2 site area plus 6 spaces per work bay (for vehicle servicing facilities).~~
~~Community~~	
~~Child Care Centres~~	~~As per *State Environmental Planning Policy (Transport and Infrastructure) 2021*~~
~~Community Facility~~	~~To be assessed on a needs basis.~~
~~Educational Establishment~~	~~As per *State Environmental Planning Policy (Transport and Infrastructure) 2021*~~
~~Recreation and Entertainment~~	
~~Entertainment facilities, Places of public Worship~~	~~Within in the CBD – 1 space per 60m2 of GFA.~~ ~~Outside of the CBD – whichever is the greater of: 1 space per 20m2 of GFA, or 1 space per 10 seats.~~ ~~For halls and places of worship on the same or adjoining land, car parking needs to be provided only for the church or the hall, whichever is greater.~~
~~Gymnasium/Fitness studio~~	~~Within the CBD – 1 space per 60m2 of GFA.~~ ~~Outside the CBD –~~ • ~~Where scheduled group classes are proposed – 7.5 spaces per 100m2 of GFA.~~ • ~~Where no scheduled group classes are proposed – 4.5 spaces per 100m2 of GFA.~~
~~Recreation facility (indoor)~~ ~~Recreation facility (outdoor)~~ ~~Recreation area~~ ~~Recreation Facilities (sporting Fields)~~	~~Within in the CBD – 1 space per 60m2 of GFA.~~ ~~Outside the CBD:~~ • ~~squash courts – 3 spaces per court~~ • ~~tennis courts – 3 spaces per court~~ • ~~bowling alleys – 3 spaces per alley~~ • ~~bowling greens – 30 spaces for first greens plus 15 for each additional green~~ ~~30 spaces~~

Land use	Parking Requirement
Registered Clubs	Within in the CBD – 1 space per 60m2 of GFA. Outside the CBD – whichever is the greater of: Comparisons with similar clubs, or 1 space per 3.5m2 of licensed gross floor area, plus 1 space per 40m2 of office floor area.
Medical	
Health services facility	Within in the CBD – 1 space per 60m2 of GFA. Outside the CBD – 10 spaces per 100 m2 of GFA.
Hospitals	2.5 spaces per bed.
Residential Care Facility	1 per 4 beds.
Residential and Accommodation	
Boarding houses	1 space for each room (to be located behind the building line).
Group Homes	1 space per 3 bedrooms plus 1 space per Resident/Manager.
Caravan parks	1 space per caravan site next to caravan site.
Dual Occupancy	2 spaces for each dwelling
Dwelling house	2 spaces per dwelling (to be located behind the building line).
Hotel or motel accommodation	Hotels Within in the CBD – 1 space per 60m2 of GFA. Outside the CBD – whichever is the greater of: Comparisons with similar club developments, or 1 space per 3.5m2 of licensed gross floor area. Motels 1 space for each motel unit plus 1 space per 2 employees.

Land use	Parking Requirement
Multi-dwelling housing and residential flat buildings and shop top housing	1 space per 1 bedroom dwelling and with a Gross Floor Area (GFA) of not more than 60m2 2 spaces per dwelling for all other dwellings Visitor Parking: a minimum of 2 space plus 1 space per 4 dwellings (in excess of 4 dwellings).
Home Businesses/Industries	To be assessed on a needs basis. Note: The number of additional parking spaces required by the home business/industry shall not compromise the parking for the existing dwelling.
Seniors Housing (in form of self contained Dwellings) as per *State Environmental Planning Policy (Housing) 2021*	As per *State Environmental Planning Policy (Housing) 2021* https://legislation.nsw.gov.au/
Tourist and visitor accommodation (excluding hotel or motel accommodation), hostel	1 space per 3 beds.
Other	
Sex services premises	2 spaces per room used for the conduct of acts of prostitution plus a space for each full time staff member not involved in prostitution.
Restricted premises	1 space per 40m2 of GFA.

Table 2: Car Parking for Service and Delivery Vehicles

Type of Development	Minimum Requirement
Commercial premises	One space per 4,000m2 GFA up to 20,000m2 GFA plus one space per 8,000m2 thereafter (50% of spaces adequate for trucks)

~~Department Stores~~	~~One space per 1,500m2 GFA up to 6,000m2 GFA plus one space per 3,000m2 thereafter (all spaces adequate for trucks)~~
~~Supermarkets, shops and restaurants~~	~~One space per 400m2 GFA up to 2,000m2 GFA plus one space per 1,000m2 thereafter (all spaces adequate for trucks)~~
~~Wholesale, Industrial~~	~~One space per 800m2 GFA up to 8,000m2 GFA plus one space per 1,000m2 thereafter (all spaces adequate for trucks)~~
~~Hotels and Motels~~	~~One space per 50 bedrooms or bedroom suites up to 200 plus one per 100 thereafter plus one space per 1,000m2 of public area set aside for bar, tavern, lounge and restaurant, (50% of spaces adequate for trucks)~~
~~Residential flat buildings~~	~~One space per 50 flats or home units up to 200 plus one per 100 thereafter plus one space per 1,000m2 of public area set aside for bar, tavern, lounge and restaurant , (50% of spaces adequate for trucks)~~
~~Other uses~~	~~One space per 2,000m2 (50% of spaces adequate for trucks)~~

~~Table 3: Car Parking for Persons with Disabilities~~

~~Type of facility~~	~~Recommended number of disabled spaces~~
~~Convenience stores and all types of Shops~~ ~~A shopping area with or without commercial premises (banks, credit unions, restaurants offices), or an office area. Includes strip shopping centres or CBD areas, shopping complexes, community, recreation venues and the like Tourist facilities~~	~~Whichever is the greater of:~~ ~~1 or 1-2% of total number of car parking spaces~~
~~Transport depots~~ ~~Railway stations, bus/rail or tram/rail interchanges~~	~~Whichever is the greater of:~~ ~~1 or 1-3% of total number of car parking spaces~~
~~Community~~	~~Whichever is the greater of:~~

Type of facility	Recommended number of disabled spaces
Civic centres, town halls, community centres, senior citizens' clubs, health care Recreational facilities Leisure centres, gymnasiums, swimming pools, parks, gardens, foreshore, sporting venues	1 or 2-3% of total number of car parking spaces (see Note 1)
Educational Establishments	As per *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
Entertainment facilities Theatres, libraries, art galleries, sports centres, entertainment centres	Whichever is the greater of: 1 or 3-4% of total number of car parking spaces (see Note 1)
Medical Hospitals Medical centres (including community health centres, radiology clinics, rehabilitation units)	Whichever is the greater of: 1 or 3-4% of total number of car parking spaces 3 % of total number of car parking spaces (see Note 3)
Post office Usually combined with retail/commercial	See Note 1
Place of worship Individual churches or religious centres	See Note 3
Residential Dual Occupancy Multi Dwelling Housing Residential Flat Building Shop Top Housing	Parking provision shall be provided at a rate of not less than one disabled space per disability unit in accordance with *Australian Standard 2890.1* and Part D3.5 of the *Building Code of Australia* (BCA), either located in a basement having provision of lift access to the disabled unit or otherwise located on ground level

Notes:

1) Where a facility of this type is located in a retail/commercial area, at least one space should be located next to that facility to maximise convenience for users of the parking space.
2) For all schools, TAFE, CAE or other institutions disabled parking is to be provided consistent with the requirements of *State Environmental Planning Policy (Transport and Infrastructure) 2021.*
3) To be provided as needed in consultation with management of centre or church.

2.2.7 Basement Parking

- Where Basement parking is provided the access ramp to the car parking area shall provide for either two way access or separate access ramps shall be provided for:
  1) access into the basement car park and
  2) exit from the basement car park
- Basement parking areas are to be located directly under building footprints to maximise opportunities for deep soil areas unless the structure can be designed to support mature plants and deep root plants.
- Along active frontages, basement parking must be located fully below the level of the footpath.
- Basement parking should be contained wholly beneath the ground level along public streets. Where this cannot be achieved due to topography, the parking level must protrude no more than 1.2 m above ground level.
- Underground car parking shall be naturally ventilated where possible and shall be less than 1m above existing ground level. Ventilation grills or screening devices of car park openings are to be integrated into the overall façade and landscape design of the development.
- Constructed to preclude entry of floodwater at the Flood Planning Level. Additional requirement for basement levels to implement a failsafe means of evacuation, and a pump-out system to remove flood waters.
- All basement/underground car parks shall be designed to enter and leave the site in a forward direction.
- All sites shall have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.

2.2.8 Design of Service Vehicle Areas

Objectives

1) To ensure service vehicle areas are appropriately designed for the vehicles using the area.

Controls

a) Service vehicle areas are to be designed in accordance with the principles and requirements of the *Australian Standards - Parking Facilities (AS2890 Series).*
b) In relation to service vehicle dimensions, these are to be designed to cater for the largest vehicle servicing the site in accordance with *AS/NZS 2890.2 - 2002* Off-street commercial vehicles facilities. Service vehicle areas for commercial and industrial type development are to be designed so that vehicles using them can enter and leave

the site in a forward direction. Service vehicle areas are to be generally provided on-site. Only in exceptional cases will Council consider alternative arrangements.

2.2.9 Access Ways Associated with Car Parking Areas

This section deals with the geometric design aspects of access requirements to developments, internal roads and parking areas within developments. Parking areas include tenant/customer car parking, public car parks, service delivery vehicles manoeuvring and parking, bicycle parking and bus and coach parking.

Council has adopted the Road and Maritime Services (RMS, formerly RTA Roads and Traffic Authority) Guide to Traffic Generating Developments Version 2.2 (2002) as its standard. The guide references relevant Australian standards for parking facilities. Parts of these standards relevant to this topic are:

AS 2890.1 – 2004 Off-street car parking
AS 2890.2 – 2002 Off-street commercial vehicles facilities
AS 2890.3 - 2015 Bicycle parking facilities
AS 2890.5 – 1993 On-street parking
AS 2890.6 – 2009 Off-street parking for people with disabilities

Applicants are advised to obtain copies of the relevant Australian Standards to be used in conjunction with these guidelines.

2.2.9.1 Access Requirements

Objectives

1) To ensure appropriate access to developments and car parking facilities.

Controls

a) All developments require access from the frontage road to car parking and service facilities. While in some instances access driveways may be sufficient some developments will require a higher standard of traffic control, such as a controlled intersection via a dedicated public roadway, auxiliary lanes and/or right turn bays to maintain efficiency and safety. Refer to Section 6 of the RMS *Guide to Traffic Generating Developments Version 2.2 (2002).*

2.2.9.2 Safety Considerations

Objectives

1) Public safety is the main consideration when planning the location of access to a development. The location of access depends on the type of frontage road, sight distance, intersections, and potential conflicts.

Controls

a) Direct access across the boundary with a major road is to be avoided wherever possible. For the purpose of this DCP major roads include:-
   i) Bungendore Road
   ii) Canberra Avenue
   iii) Cooma Street

iv) Crawford Street (Monaro Street to Uriarra Road only)
v) Edwin Land Parkway
vi) Ellerton Drive
vii) Farrer Place
viii) Monaro Street
ix) Tharwa Road
x) Uriarra Road
xi) Yass Road
xii) Old Cooma Road
xiii) Captains Flat Road
xiv) Kings Highway
xv) Burra Road
xvi) Lanyon Drive
xvii) Lowe Street (Monaro Street to Cooma Street only)
xviii) Tompsitt Drive
xix) Southbar Road (Donald Road to Lanyon Drive only)

All other roads are minor.

b) Auxiliary lanes, (deceleration and acceleration lanes) in certain circumstances, may need to be provided to minimise conflicts between entering/leaving traffic and fast moving through traffic. In many cases, right turn movements into a site may need to be banned, unless an exclusive right turn bay is provided.

2.2.9.3 Sight Distance

Objectives

1) Access driveways need to be located so as to obtain minimum sight distance.
2) It is necessary that any vehicle entering or leaving the driveway is visible to approaching vehicles and pedestrians.

Controls

a) Ideally, the sight distance required is that which enables the driver of a vehicle waiting to leave a driveway to select a gap in the through traffic and to join the street without causing a major disruption. This is the desirable sight distance (Entering Sight Distance).
b) Driveways are to comply with *AS/NZS 2890.1 - 2004: Off-street car parking*.

2.2.9.4 Proximity to Intersections

Objectives

1) Access must be provided a safe distance from intersections to ensure the safety of all road users.

Controls

a) Refer to *AS/NZS 2890.1 - 2004: Off-street car parking* for requirements on the positioning of driveways near intersections.

~~2.2.9.5 Addressing Potential Conflicts~~

~~Objectives~~

1) ~~Potential conflicts associated with driveways are often proportional to the traffic generating potential of the development which they serve.~~

~~Controls~~

a) ~~Where possible, avoid positioning driveways with high traffic volumes in the following locations:~~
   - i) ~~on major roads,~~
   - ii) ~~close to intersections,~~
   - iii) ~~opposite other developments generating a large amount of traffic (unless separated by a median),~~
   - iv) ~~where there is a heavy and constant pedestrian movement along the footpath~~
   - v) ~~where right turning traffic entering the facility may obstruct through traffic,~~
   - vi) ~~where traffic using the driveways interferes with or blocks the operations of bus stops, taxi ranks, loading zones or pedestrian crossings.~~

~~2.2.10 Design of Access Driveways~~

~~2.2.10.1 General Design Principles~~

~~Objectives~~

1) ~~These general design principles are to be followed when planning access driveways for developments to avoid adverse impacts on users of the access driveways and the road.~~

~~Controls~~

1) ~~position the entrance at the first vehicular driveway from the adjacent kerbside lane~~
2) ~~avoid reversing movements into or out of public streets (except in the case of individual dwelling houses)~~
3) ~~avoid arrangements which may result in on-street queuing~~
4) ~~promote the use of physical pedestrian barriers to discourage motorists from parking on the opposite side of the development and crossing the road to get to the site~~
5) ~~position each driveway so that it is clear of all obstructions, eg. poles, trees, which may prevent drivers from having a timely view of pedestrians~~
6) ~~design each driveway so that it is relatively level within 6 metres of the site boundary or any pedestrian way; the recommended maximum grade is 5%~~
7) ~~signpost each driveway with appropriate entry, exit and keep left signs.~~

~~2.2.10.2 Selection of Driveway Types~~

~~Objectives~~

1) ~~When selecting a driveway for a particular development, consider the following factors: type of land use, frontage road type, size of the parking facility, type of vehicles likely to enter the development.~~

2) The NSW RMS has adopted seven types of access driveways – type 1 to 5 for cars (or light vehicles) and type 6 and 7 for heavy vehicles. Types 1 to 5 driveways are the same as those adopted in AS2890.

Controls

a) Applicants are referred to Section 6 of the *RMS Guide to Traffic Generating Developments Version 2.2* for the design requirements for access driveways.
b) Refer to Table 6.1 of the RMS guide for entry and exit driveway widths, and separation between the two where applicable.
c) Refer to Table 6.2 for type of driveways to serve certain numbers of parking spaces.
d) Council will specify the difference in level across the footway area for the development.

2.2.10.3 Splays and Kerb Returns

Objectives

1) The main advantages of using splays are: minimising driveway widths, which in turn reduces pedestrian risk; reducing driveway vehicle speed; and facilitating the needs of the disabled

2) A principal design objective is that vehicles are able to turn into the kerbside lane from the driveway and vice versa.

Controls

a) The use of kerb returns rather than splays is not supported and will only be considered in exceptional circumstances.
b) Consider the following points when choosing splays for driveways:
   i) type of frontage road
   ii) volume of traffic
   iii) nature of the adjacent land use
   iv) volume of pedestrians crossing the driveway
c) It is necessary in the instances where vehicles turn into the kerbside lane that all vehicles are able to complete turning manoeuvres without crossing the road centre line.
d) For further information in regard to the use of splays and kerb returns refer to Section 6.2.2 of the RMS *Guide to Traffic Generating Developments Version 2.2.(2002)*.

2.2.10.4 Acceleration and Deceleration Lanes

Objectives

1) The design of access to a development from a high speed or high volume road, should avoid hazardous diverging or merging manoeuvres to occur on the through traffic lanes.

2) Particular attention must be paid to safe pedestrian movement in any design.

Controls

a) The construction of auxiliary speed-change lanes is an appropriate method to control slowing and merging manoeuvres.

b) Deceleration and acceleration lanes are often provided as respective entry and exit points to high traffic generators. These measures are often implemented in areas where developments adjoin isolated sections of high speed rural roads.

c) If pedestrian volumes on the footpath adjacent to the driveway are heavy, the design must minimise vehicle speeds at the point of conflict with pedestrians and ensure that adequate visibility is provided.

2.2.10.5 Right Turn Bays

Objectives

1) To ensure the safety of all road users by determining when circumstances require a right turn bay for vehicles.

Controls

a) Right turn bays for vehicle movement into proposed developments should be provided on major roads where the conflict between the right turn volume and any opposing major road traffic, may cause a substantial traffic delay or present danger. Refer to the Austroads publication *Guide to Traffic Engineering Practice, Part 5 - Intersections at Grade (2005))* for further design details.

2.2.10.6 Design of Internal Roads associated with Car Park Areas

Objectives

1) To ensure internal roads are designed to appropriately allow for traffic, both vehicle and pedestrian, to move around the development safely.

Controls

a) All internal roads (or access roadways) should be designed for low speed environments. Generally vehicular speeds should be less than 30km/h, but where heavy pedestrian use is expected, design speeds should be 10km/h.

b) For internal roads (or circulation roadways as defined in *AS/NZS 2890.1 - 2004*) between the driveway and parking area, the recommended minimum carriageway width is 5.5 metres for two way traffic. However where the circumstances of a development justifies it a greater minimum width is likely to be required.

With complex developments, particularly where shared use of the side roads by cars and service vehicles is anticipated, the design should be determined from a study of the site traffic generation and vehicle characteristics.

2.2.11 Traffic Control Within Developments

Objectives

1) To ensure the safety of all users of internal roads within developments through the provision of controls and calming devices.

Controls

a) Internal roads etc within developments function as public streets and normal road traffic rules apply. Hence these roads are to be managed to minimise conflicts and

maximise safety. For more details on this aspect refer to the Australian Standard *AS 1742.11:2016 Manual of Uniform Traffic Control Devices, Part 1 Parking Controls*.

2.2.12 Parking Area Design

Objectives

1) To ensure parking areas are designed in accordance with the relevant standard.

Controls

a) Cars and service vehicles, as well as other vehicles (eg. Buses and bicycles) should be accommodated by on-site or off-street parking provision in close proximity to the development. On-street parking or loading/truck zones do not meet these requirements.
b) The design of these areas and tenant/customer parking areas is to conform to the relevant *Australian Standards - Parking Facilities (AS/NZ 2890 series)*.

For more detailed design guidelines applicants are referred to the RMS *Guide to Traffic Generating Development Version 2.2 (2002)*.

2.2.13 Construction of Car Parking Areas

Objectives

1) To ensure parking areas meet relevant engineering standards.

Controls

a) All car parking areas are to be:
   i) Suitably paved with concrete, hotmix, bitumen or paving blocks and shall be retained between suitable permanent concrete kerbing. The selected pavement should be constructed to engineering specifications for the particular materials to be used. Alternative surface treatments such as gravel may be acceptable in rural areas.
   ii) Line marked into bays and sign posted as such in a reasonable permanent manner.
   iii) Suitably drained - Where driveways or car parking areas fall towards the street alignment, stormwater runoff is to be trapped at the property boundary by means of a grated drain and pipe to Council's street gutter or stormwater system.
   iv) Landscaping shall be provided in all car parking areas.

2.2.14 Service Vehicle Areas

2.2.14.1 General Design Principles

Objectives

1) The principles of design for service vehicle areas are similar to those for car parking areas with the exception that consideration must be given to the larger sizes of service vehicles and the types of goods being loaded/unloaded. However, it is not possible to specify dimensions which may be suitable for all service vehicles, because of the range of vehicles used in this respect. A service area may have to be designed to meet certain requirements which are peculiar to the vehicles or to the operations to be performed within the service area.

Controls

a) The following design principles, however, are generally applicable to all service vehicle areas:
   i) the layout of the service area should be designed to facilitate operations relevant to the development and to thus discourage on-street loading and unloading
   ii) service area should be a physically defined location which is not used for other purposes, such as the storage of goods and equipment
   iii) separation of service vehicle and car movements should be a design objective, although such an arrangement may not always be feasible
   iv) all vehicles are to enter and leave a site in a forward direction
   v) internal circulation roadways should be adequate for the largest vehicle anticipated to use the site.
b) In the case of existing buildings being redeveloped, it may not be possible for all the design principles to be met. However, every effort must be made to ensure that public safety is not compromised in any way.

2.2.14.2 Dimensions of Service Areas

Objectives

1) To ensure provision of service bays in parking design.

Controls

a) The service vehicle area shall have dimensions to accommodate safely a range of service vehicle types, as specified in the table below. Please note this list is not exhaustive
b) The dimensions of a service bay will depend on the vehicle to be accommodated. Generally, the minimum width should be 3.5 metres. For courier vehicles, standard car parking space dimensions are usually satisfactory.
c) The service vehicle area shall have dimensions to accommodate safely a range of service vehicle types, as specified in Table 2.1 of *AS2890.2 – 2002*.
d) For maximum height trucks, a bay height of 5,000mm is recommended where access to the top of the load is required. Bay height should be clear of sprinkler systems, air ducts and other protuberances.
e) The heights of the loading platform in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods. The dimensions in Table 4.1 of *AS2890.2 - 2002* are a minimum guide to be complied with.

2.2.14.3 Service Vehicle Manoeuvring Areas

Objectives

1) To ensure manoeuvring areas to meet the required standard.

Controls

a) Manoeuvring areas must comply with the Australian Standard *AS2890.2 -2002 Off-street Commercial Vehicle Facilities* should be used for the design of manoeuvring of service vehicles appropriate to particular developments. This standard also provides design templates for typical commercial and industrial situations.

~~**2.2.15 Bus and Coach Parking**~~

~~**Objectives**~~

~~1) To ensure provision of bus and coach parking.~~

~~**Controls**~~

~~a) Table 6.7 of the RMS *Guide to Traffic Generating Developments Version 2.2 (2002)* must be complied with when providing parking for buses and coaches.~~

~~**2.2.16 Pedestrians and Cyclists**~~

~~**Objectives**~~

~~1) In the design of driveways, internal roads and parking areas every attempt must be made to resolve conflict with pedestrians.~~

~~**Controls**~~

~~a) Land uses in the Central Business District often generate heavy pedestrian traffic, including general pedestrian traffic across car parking areas. Where driveways are located for entry into underground parking areas, consideration should be given to diverting pedestrians around the entry and exit driveways. Often the organisation of appropriate landscaping at the conflict point of pedestrians and vehicles eradicates this problem.~~

~~b) Consideration should also be given to diverting cyclists around the entry and exit driveways.~~

~~c) Consideration of the use within developments of shared traffic zones, low speed limit signs and traffic calming devices that cater for pedestrians should be given to improve safety of pedestrians.~~

~~**2.2.17 Bicycle Parking**~~

~~**Objectives**~~

~~1) To ensure provision of Bicycle Parking facilities in accordance with the relevant standard.~~

~~**Controls**~~

~~a) Each development is to provide appropriate bicycle parking facilities either on site or close to the development.~~

~~b)~~a) ~~The Australian Standards *AS 2890.3: 2015 Bicycle Parking Facilities* must be complied with. This standard also provides information on the design of bicycle parking facilities~~.

2.3 Environmental Management

2.3.1 Introduction

This part of the development control plan relates to energy efficiency requirements of buildings, water use and conservation, solar impacts and waste management.

2.3.2 Objectives

To satisfy the aims and zoning objectives of the *QPRLEP 2022* controls in this section aim to:

1) Facilitate the development of building design excellence appropriate to a regional city.
2) Ensure environmental impacts of new development are managed in a sustainable and economical way.
3) Ensure a healthy environment.
4) Provide an adequate and renewable supply of resources.
5) Ensure application, where appropriate, of the BASIX or Building Code of Australia energy efficiency provisions.

2.3.3 Energy Efficiency and Conservation

Objectives

The ability of development to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of the building, provide increased amenity to occupants and reduce greenhouse emissions and, with them, the cost of supplying energy.

1) To reduce the necessity for mechanical heating and cooling.
2) To minimise greenhouse gas emissions.
3) The use of natural climatic advantages of cooling summer breezes, and exposure to unobstructed winter sun.

Controls

Residential

a) New dwellings, alterations and additions to dwellings, and change of uses to create a dwelling, are to demonstrate compliance with ~~*State Environmental Planning Policy Building Sustainability Index: (BASIX) 2004*~~ *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainable Buildings SEPP 2022)~~.~~

Non-Residential

b) Compliance with Section J of the *National Construction Code*.

2.3.4 Water Conservation

Objectives

1) New development will be required to implement water saving measures to ensure efficient best practice management of water resources.
2) New development design can contribute to environmental sustainability by integrating measures for improved water quality, efficiency of use and utilisation of alternate water supplies by integrating water use efficiency and water collection into a building.
3) To reduce per capita mains consumption of potable water.
4) To harvest rainwater for use and reduce urban stormwater runoff.
5) To reduce wastewater discharge.
6) To reuse wastewater where appropriate.
7) To safeguard the environment by improving the quality of water runoff and to mimic pre development flows where appropriate.

8) To ensure infrastructure design is complementary to current and future water use.

Controls

a) New dwellings, or developments which contain a residential component within a mixed use building or serviced apartments intended or capable of being strata titled, are to demonstrate compliance with ~~*State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.*~~ Sustainable Buildings SEPP 2022 2
b) Each dwelling shall be provided with an individual water meter.

2.3.5 Waste and Recycling

Objectives

The minimisation of waste from development can reduce impacts on the public domain, contribute to the amenity of the building and limit the potential harmful impacts to the environment. Waste management refers to all stages of development from construction and use through to demolition and the ongoing generation of waste. It also includes the way in which waste is accessed, stored and collected.

1) To minimise waste generation and disposal to landfill with careful source separation, reuse and recycling.
2) To minimise the generation of waste through design, material selection, building and best waste management practices.
3) To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development as well as the ongoing generation of waste.
4) To ensure efficient storage and collection of waste and quality design of facilities.

Note:
Designers should be careful to ensure that heights to storage areas are not limited if bins are required to be collected by overhead lift vehicles.

Controls

~~Non Residential Development~~

~~a) Development applications for all non- residential development must be accompanied by a waste management plan that addresses:~~
~~i) Best practice recycling and reuse of construction and demolition materials.~~
~~ii) Use of sustainable building materials that can be reused or recycled at the end of their life.~~
~~iii) Handling methods and location of waste storage areas such that handling and storage has no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians.~~
~~iv) Storage areas need to be of sufficient size to store and provide access to bins capable of dealing with the types and quantities of waste for the development. For example, a small shop or office may be able to be serviced by Council's normal 240L kerbside collection service. At the opposite extreme a supermarket may require space for a paper/cardboard compactor and storage of bales~~

~~produced, multiple overhead lift bulk containers and other containers for recyclables.~~

~~v) Storage areas for commercial premises which have larger quantities of putrescible waste e.g. food premises or supermarkets need to be provided with wash down facilities connected to sewer. These storage areas need to be roofed to prevent ingress of stormwater to the sewerage system.~~

~~vi) Procedures for the ongoing sustainable management of green waste; garbage and recyclables including glass, metals and paper; including access, estimated volumes; required bin capacity and onsite storage requirements.~~

Residential Development

1) All residential development is to provide for storage of waste bins on site in an area of sufficient size to accommodate waste generated by the development in accordance with the following tables:

Type of Waste	**Quantity per dwelling**
General Waste	140l for individual service or 240l if shared service litres/week/unit
Recycling	240l litres/ fortnight/ unit if individually used. Weekly collection if on a shared service
Green Waste	240 litres/fortnight or a communal waste bin of sufficient capacity to accept waste from any landscaped areas.

2) The storage area must accommodate the number of individual mobile bins required or accommodate sufficient larger bulk bins with the following minimum dimensions:

Bin Type	**Length (metres)**	**Width (metres)**
Mobile bin (240 litres)	0.75m x No of bins	2.75m (Single Row) 3.5m (double row)
Bulk bins (e.g. 1200 litres)	1.45m x No of bins	1.45 x No of bins + 1m corridor space

3) Storage bays shall be constructed as follows:

i) Wall height shall be a minimum of 1200mm.

ii) Where bays are informal and covered, floors shall be a minimum 100mm reinforced concrete graded to drain to the outside.

iii) The opening to the storage area shall be a minimum of 2000mm wide and where practical located so that it does not open directly onto the street.

iv) The opening shall be provided with a gate or roller style door. In larger developments a personal access door may also be required to allow occupiers ease of access to the storage area.

v) A paved path 2000mm wide with a grade of no less than 1:14 shall be provided from the opening to the driveway or other paved area leading to the kerbside.

vi) For a single row of bins the minimum internal width of the storage area shall be 2750mm. For a double row of bins (along each side of the enclosure) the minimum width is 3500mm.

vii) An area 600mm wide x 750mm deep shall be provided for each MGB.

viii) Provision shall be made for 1 x 240L MGB (red lid garbage) for every two units AND 1 x 240L MGB (yellow lid bin) for every two units.

ix) Roofed storage areas are generally discouraged except where overlooking is likely to occur from balconies above. Roofed storage areas shall be provided with ventilation panels in external walls.

x) A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.

xi) It is recommended that a lay by be constructed as close as possible to the waste storage area to allow residents leaving the premises to park briefly to utilise the storage area.

4) The storage area must be located in a position which is:

i) Visibly unobtrusive from the street and compatible with the design of the main building.

ii) Easily accessible to dwelling occupants.

iii) Accessible to waste collection vehicles and operators (or adequately managed by the Body Corporate to permit relocation of bins to an approved collection point within 6m of the block where serviced by Council's contractor).

iv) Does not adjoin private open space, windows or clothes drying areas.

v) Is separated from any waste storage area provided for commercial activities which may also form part of the development.

5) Provision is to be made to allow collection of the waste either directly from the waste storage area or by transfer to a waste collection point. The collection point will be:

i) Where street frontage and Workcover requirements permit by placement of mobile bins in line at the kerbside, or

ii) On site. Council may request written confirmation from a reputable waste contractor that the storage area and access to it are capable of being serviced by modern waste collection vehicles. Designers should be careful to ensure that heights to storage areas are not limited if bins are required to be collected by overhead lift vehicles.

6) Where waste bins are to be transferred to the street for collection, the Body Corporate or a caretaker must be responsible for the movement of bins to their collection point prior to collection and returned on same day of collection.

7) Waste storage area is to be no more than 6m from the front boundary.

2.3.6 Noise and Vibration

Objectives

1) To ensure development provides for effective management of noise and vibration through effective siting, building design, materials and layout, construction and engineering techniques, operational management.
2) Where a proposed development includes an activity which may generate unreasonable noise or which may be affected by an existing noise source, an acoustic study is to be undertaken to establish noise levels and provide a mitigation strategy demonstrating the measures to be taken to effectively mitigate noise.
3) Noise sensitive developments such as dwellings should be designed to reasonably protect the proposed development from noise sources such as arterial roads, entertainment venues and the like.

Controls

a) Development should be designed to minimise the potential for offensive noise.
b) Noise buffering should not be provided by high fences, garages or blank walls to public streets. Where screening by these or similar methods is the only practical solution, the screen should be no greater than 50% of the street frontage. Such screening should have visual interest and retain some surveillance from the building behind the screen's entries, windows or balconies when practical.
c) Where proposed noise sensitive development may be affected by existing noise generators the development should be designed to incorporate adequate shielding from those noise sources.
d) Entertainment venues, hotels, clubs, cinemas and the like, either licensed or unlicensed, should prepare a plan of management including provisions to:
    i) Ensure patrons enter and leave the premises in a quiet and orderly manner whenever the premises are open to the public.
    ii) Manage noise levels within the premises to prevent an unreasonable effect on the amenity of the locality.
e) Commercial and retail developments, or mixed use developments, should have suitably located and designed goods delivery and garbage collection areas, vehicle entry and exits and other noise sources so that amenity of residents both within the development and in nearby buildings is reasonably protected.
f) To ensure development is designed so noise and vibration from new businesses, light industrial and leisure/cultural/entertainment venues and other noise generating activities do not unacceptably affect the amenity of nearby residential and other noise or vibration sensitive uses.
g) Home based businesses should not generate unreasonable levels of noise beyond their property boundary.

2.4 Contaminated Land Management

2.4.1 Introduction

This part of the development control plan applies to all development and outlines requirements relating to the use and/or development of land that is or may be contaminated.

This part should be read in conjunction with the *State Environmental Planning Policy (Resilience and Hazards) 2021* and the *QPRLEP 2022* Clause 7.1 - Earthworks.

2.4.2 Objectives

1) Enable Council to more adequately identify record and manage known and potentially contaminated land.
2) Provide direction for Council in the gathering and assessment of information in relation to previous land use activities that may have resulted in contamination.
3) Assist Council in the discharge of its functions and responsibilities in relation to existing and potential land contamination with reasonable care and due diligence to minimise potential risk to both public health and the environment.
4) Inform the community, particularly those interested or involved in the planning and development process, of Council's procedures relating to existing or potential land contamination.
5) Ensure that all stakeholders are aware of their responsibilities for the ongoing management of contaminated land.

2.4.3 Controls

a) All development involving contaminated land must be undertaken consistent with the requirements of *State Environmental Planning Policy (Resilience and Hazards) 2021*and the *QPRLEP 2022 Clau*se 7.1 - Earthworks.
b) In determining all rezoning, subdivision and development applications, Council must consider the possibility of land contamination and the implications it has for any proposed or permissible future uses of the land.

Operating Hours

c) Any remediation work associated with land contamination shall be conducted within the following hours:

Monday-Friday 7am to 6pm

Saturday 8am to 1pm

No work is permitted on Sundays or Public Holidays

Soil and Water Management

d) All remediation works shall be conducted in accordance with a soil and water management plan. A copy of the plan shall be kept on-site and made available to Council Officers on request. All erosion and sediment measures must be maintained in a functional condition throughout the remediation works.

Stockpiles

e) No stockpiles of soil or other materials shall be placed on footpaths or nature strips unless prior Council approval has been obtained.

f) All stockpiles of soil or other materials shall be placed away from drainage lines, gutter or stormwater pits or inlets. All stockpiles of soil or other materials likely to generate dust or odours shall be covered. All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours.

Site Access

g) Vehicle access to the site shall be stabilised to prevent the tracking of sediment onto roads and footpaths. Soil, earth, mud or similar materials must be removed from the roadway be sweeping, shovelling or a means other than washing, on a daily basis or as required. Soil washings from wheels shall be collected and disposed of in a manner that does not pollute waters.

Excavation Pump-Out

h) All excavation pump-out water must also be analysed for suspended solid concentrations, pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant EPA and ANZECC standards for water quality.

Land Rehabilitation

i) All exposed areas shall be progressively stabilised and revegetated on the completion of remediation works.

Bunding

j) All land farming areas for hydrocarbon contaminated soils shall be bunded to contain surface water runoff from the land farm areas and to prevent the leaching of hydrocarbons into the subsurface. All surface water discharges from the bunded areas to Council's stormwater system shall not contain detectable levels of TPH or BTEX.

Vibration

k) The use of any plant and/or machinery shall not cause vibrations to be felt or capable of being measured at any premises.

Noise

l) Any Category 2 remediation work undertaken shall comply with the *NSW Industrial Noise Policy* (EPA, 1999).

Air Quality

m) Dust emissions shall be confined within the site boundary. The following dust control procedures may be employed to comply with this requirement:

   i. Erection of dust screens around the perimeter of the site;
   ii. Securely covering all loads entering and exiting the site;
   iii. Use of water sprays across the site to suppress dust;
   iv. Covering all stockpiles of contaminated soil remaining more than 24 hours;
   v. Keeping excavation surfaces moist; and
   vi. Enclosure of dust generating activities.

Odour

n) No odours shall be detected at any boundary of the site during remediation works by an authorised Council officer relying solely on sense of smell. The following procedures may be employed to comply with this requirement:

i. Use of appropriate covering techniques such as the use of plastic sheeting to cover excavation faces or stockpiles;
ii. Reduction of stockpiles on site;
iii. Use of fine mist sprays;
iv. Use of a hydrocarbon mitigating agent on the impacted areas/materials; and
v. Adequate maintenance of equipment and machinery to minimise exhaust emissions.

o) Records of volatile emissions and odours shall be logged, kept on-site and made available to Council Officers on request.

p) Discharges from soil vapour extraction systems shall be regularly monitored in order to determine the mass of hydrocarbons that are being discharged to the atmosphere.

q) Volatile or semi-volatile compounds that could generate odours include: monocyclic aromatic hydrocarbons (styrene, benzene, toluene, xylene, ethyl benzene, butyl benzene), polycyclic aromatic hydrocarbons (PAHs), hydrogen sulphide, hydrogen cyanide, pesticides, PCBs, and herbicides.

r) Contingency measures for the collection and treatment of hydrocarbon offgas shall be put in place prior to the commissioning of the soil vapour extraction systems.

s) All discharge vents from soil vapour extraction systems shall be located a minimum of 50 metres from any residential property boundary, road or recreational area.

t) No material shall be burnt on-site.

Ground Water

u) A licence shall be obtained from the Department of Primary Industries for approval to extract groundwater under the provisions of Part V of the *Water Act 1912*.

v) Groundwater shall be analysed for pH and any contaminants of concern identified during preliminary or detailed site investigation, prior to discharge to the stormwater system.

w) The analytical results must comply with relevant EPA and ANZECC standards for water quality.

x) Other options for the disposal of groundwater include disposal to sewer with prior approval from Council or off-site disposal by a liquid waste transporter for treatment / disposal to an appropriate waste treatment/processing facility.

Transport

y) All haulage routes for trucks transporting soil, materials, equipment or machinery to and from the site shall be selected to meet the following objectives:

i. Comply with all road traffic rules;
ii. Minimise noise, vibration and odour to adjacent premises;
iii. Utilise State Roads and minimise use of local roads.

z) Category 2 remediation work shall ensure that all site vehicles:

i. Conduct deliveries of soil, materials, equipment or machinery during the following hours of operation:

Monday-Friday	7am to 6pm
Saturday	8am to 1pm

ii. Securely cover all loads to prevent any dust or odour emissions during transportation;

iii. Exit the site in a forward direction; and

iv. Do not track soil, mud or sediment onto the road.

Hazardous Materials

a) Hazardous and/or intractable wastes arising from the remediation work shall be removed and disposed of in accordance with all relevant State legislation.

Site signage and site security

b) A sign displaying the contact details of the remediation contractor (and site facilitator if different to remediation contractor) shall be displayed on the site adjacent to the site access.

c) This sign shall be displayed throughout the duration of the remediation works.

d) The site shall be secured by means of an appropriate fence to ensure against unauthorised access.

Community Consultation

e) Owners and/or occupants of premises adjoining, and across the road, from the site shall be notified at least two days prior to the commencement of Category 2 remediation works.

2.5 Flood Management

2.5.1 Introduction

This part of the development control plan provides development controls and guidelines in respect of flood prone land in Queanbeyan. It applies to all development subject to flooding and/or subject to clause 5.21 of the *QPRLEP 2022*. This part should be read in conjunction with the NSW Government *Floodplain Development Manual (2005)*, and the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*, clause 5.21 – Flood Planning.

2.5.2 Relationship to Other Plans, Policies and the Like

The New South Wales Floodplain Development Manual 2005 applies to land in the Flood Planning Area.

The applicable clause from the *QPRLEP 2022* is clause 5.21 – Flood Planning.

2.5.3 Objectives

The objectives of this plan are -

1) To reduce the impact of flooding and flood liability on individual owners and occupiers, and to reduce private and public losses resulting from flooding.
2) To encourage construction and development which is compatible with the flood risk of the area.
3) To ensure that buildings and other structures built in flood liable areas are designed and constructed to withstand the likely stresses of the 100yr flood.
4) To minimise the flood risk to life and property associated with the use of land,
5) To allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
6) To avoid significant adverse impacts on flood behaviour and the environment.

2.5.4 Definitions

'Flood Planning Area' means all land below the Flood Planning Level.

'Flood Planning Level' means the level of the 1:100 ARI (average recurrence interval) flood event plus 0.5 metre freeboard as shown in blue on Map 1.

'Floodway' means the area identified in red on Map 1.

2.5.5 Controls for Flooding

2.5.6 Land within Flood Planning Area

Objectives

1) To ensure development is compatible with the flood risk of the area.

Controls

a) All development shall be subject to the following conditions:
   i) Stream Flow Forces - A certificate from a suitably qualified Engineer will be required to show that all piers and other portions of the structure which are subject to the force of flowing water or debris has been designed to resist the stresses thereby induced.

ii) Foundations - A certificate from a suitably qualified Engineer will be required to show that forces transmitted by supports to the ground can be adequately withstood by the foundations and ground conditions existing on the site.

iii) Hydraulic Effects - A certificate from a suitably qualified Engineer will be required to show that the structure as designed will have virtually no effect on the flood levels at or upstream from the site of the subject building and will have no increase in stream velocity downstream of any part of the structure which will cause erosion or instability to any other structure or to the ground surface. If scouring is likely to occur the method of controlling such scourings is to be documented.

b) Commercial/Industrial

i) Floor Level – The floor level of any approved building shall not be sited more than 2m below the flood planning level set for such site provided that the floor area equivalent to 25% of the whole floor area of the building is sited at or above the flood planning level for such site. Electrical power connections, switch boards and transformers are to be set above the flood planning level. Floors will be self - draining after flood events.

ii) Access - means of escape shall be provided from premises constructed in designated flood planning area. Escape doorways from floors sited below the flood planning set for such site shall be the inwards opening type and access from the premises shall be via gradually rising ground, free from traps, (i.e. deep areas not discernible during inundation) to areas above the designated flood level. Means of escape shall also be provided from any floor sited less than 4.5 metres above the flood planning level by means of a large window opening onto an area of external wall away from the electricity connection to the building and free of projections which may prevent a rescue boat from approaching such flood escape window. Access doors and windows to be used during flood events are to be clearly marked by means of a suitable sign.

c) Residential including Motels

i) Floor Levels – All residential units shall be constructed so that their floor levels are at or above flood planning level.

ii) Access – All residential units shall be provided with an access at a level no lower than the 800mm below the flood panning level to firm ground at the same level at a place where rising ground access is available to flood free areas. In the event that a raised path is provided, a guide rail or handrail shall be provided thereto.

d) Residential development – extension to existing dwelling

i) Extensions with a floor area up to 30m^2 may be approved with floor levels below the flood planning level if the applicant can demonstrate that:

- no practical alternative exists, and
- the level of hazard will not increase.

e) Existing buildings other than residential buildings set at levels below the flood planning level shall not be extended unless such extensions comply with this policy.

f) No site shall be filled to a level higher than 2 metres below the flood planning level of such site.

g) Dangerous Substances – The following items and products are extremely vulnerable to flood conditions. Their use in quantities, other than for isolated or occasional household use, is prohibited from a designated flood area. Industrial, storage and retailing businesses dealing with these products shall not be permitted within the designated flood area:
   - Acetone, Celluloid, Magnesium, Ammonia, Chlorine, Nitric Acid, Benzine, Petrol, Phoshorus, Sodium, Sulphur, Potassium, Carbon, Disulfide, Hydrochloric Acid.

h) In the event of a dwelling or residential flat building located within floodway areas being destroyed by fire or flood, the Council will consider an application for the rebuilding, only if sufficient funds are not available to purchase the subject land by Council. In determining the value of the land, Council will seek to derive a land value which will assist the landowner in acquiring an alternated flood free building site.

i) Should the building be damaged, even significantly, Council would permit their rebuilding and repair.

Note: Council advises that although the flood planning area is based upon the 1:100 year occurrence plus 0.5m freeboard, floods of frequency greater than this frequency may at times be experienced.

2.5.7 Floodways

Objectives

1) To ensure that development is sited and designed to minimise potentially adverse impacts of flooding on the proposed development, or on other properties.
2) To ensure that measures are implemented to reduce the impact of flooding and flood liability on owners and occupied.

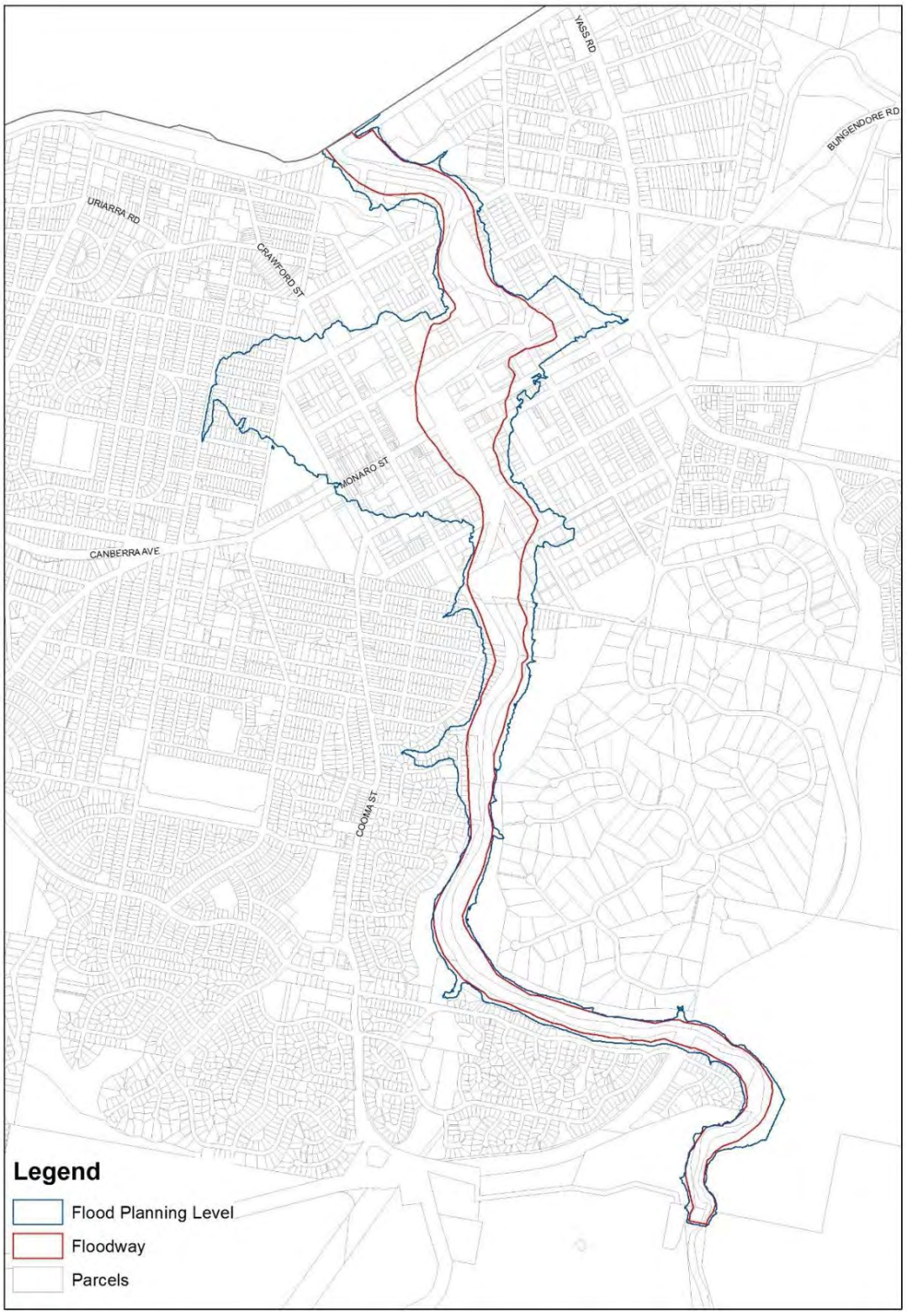
Controls

a) The erection of new residential buildings and overnight accommodation buildings will not be supported in the floodway.

b) The erection of Commercial/Industrial buildings (excluding overnight accommodation buildings) are permitted subject to the following conditions:
   i) Clearance - the underside of the floor beams are to be set at a height sufficiently distant above the flood planning level to allow for the passing of any debris expected within the Queanbeyan River. The space below the floor beams shall be clear and not enclosed by walls or curtain walls which will prevent the easy inundation and flows through that area.
   ii) Stream Flow Forces - A certificate from a suitably qualified Engineer will be required to show that all piers and other portions of the structure which are subject to the force of flowing water or debris has been designed to resist the stresses thereby induced.
   iii) Foundations - A certificate from a suitably qualified Engineer will be required to show that forces transmitted by supports to the ground can be adequately withstood by the foundations and ground conditions existing on the site.
   iv) Hydraulic Effects - A certificate from a suitably qualified Engineer will be required to show that the structure as designed will have virtually no effect on the flood levels at or upstream from the site of the subject building and will have no

increase in stream velocity downstream of any part of the structure which will cause erosion or instability to any other structure or to the ground surface. If scouring is likely to occur the method of controlling such scourings is to be documented.

Map 1: Flood Planning Area and Floodway



2.6 Landscaping

2.6.1 Introduction

This part of the development control plan outlines requirements and procedures for landscape planning and design for development sites. This part seeks to ensure that new development enhances Queanbeyan by reinforcing the City's heritage and character, protecting the natural environment and improving the quality of the environment for the community.

2.6.2 Relationship to Other Plans, Policies and the Like

This element must be read in conjunction with the part of the DCP relevant to the specific development zone.

2.6.3 Objectives:

1) Landscape plans to reflect good quality design and construction works to be of a high standard and in accordance with approved plans.
2) Landscape consultants and landscaping contractors, ~~accredited by Council~~, to prepare plans and implement landscaping works.
3) Landscape design to be considered in association with proposed works, building and subdivision design as early as possible.
4) A living and working environment which is pleasant and safe to all people.
~~5) The guidelines to establish a framework for Council accredited landscape consultants to prepare landscape plans.~~
~~6) The guidelines to establish a framework for Council accredited landscape contractors to implement landscaping works;~~
~~7) The guidelines to set out requirements for consultants and contractors to register with Council; and~~
~~8)~~5) ~~The guidelines for suspension, removal and withdrawal of consultants and contractors from registration with Council~~.

2.6.4 When is a Landscaping Plan Required?

Council requires the submission of a landscape plan for most development proposals.

For proposals with a scale or intensity greater than a single house in a residential zone, or minor industrial or minor commercial type development, a landscape consultant will be required to prepare landscaping plans to be submitted with a development application and a landscape contractor will be required to carry out the work on the approved plans.

Table 7 (over) summarises when a landscaping plan is required. It lists various development types and the types of landscaping plans that are expected to accompany a development application submission. The table also identifies the accreditation category level required by people preparing plans and people constructing the landscaping works depending on the development type. ~~Consultants and contractors must be accredited by Council to undertake relevant work~~.

Categories of Development

There are two categories of development which determine the type and level of professional and practical experience required before a landscape consultant can prepare plans and a landscape contractor can carry out the works:

Category 1 Development

Developments within Category 1 are small developments with potential visual significance.

Category 2 Development

Developments within Category 2 are mid-range to large scale development with prominent visual significance.

~~**Council cannot recommend nor guarantee the quality of the work or workmanship of those listed on the Landscape Consultant/Contractor register.**~~

Council recommends the developer, in selecting their landscape contractor, make enquiries as to the experience and workmanship of various consultants/contractors and view their relevant public liability and professional indemnity insurance cover.

~~**2.6.5 Who Can Prepare a Landscape Plan and Who Can Construct the Works?**~~

~~All landscape consultants/contractors need to formally apply to Council for inclusion on the Landscape Consultant/Contractor Register prior to undertaking any plan preparation or contract work.~~

~~**2.6.6 How Can People Become Registered so they can Prepare Plans and/or Construct Works?**~~

~~1) Applicants should submit the required documentation as follows:~~
~~2) Completed application form.~~
~~3) Evidence of qualifications and experience~~
~~4) Resume and record of practical experience including addresses and/or contact details of owners or professionals willing to provide references.~~
~~5) Evidence of Australian residency if required.~~

~~Application forms are available by mail, over the counter or downloadable from Council's web page.~~

Table 4 – When is a landscaping plan required and who can prepare one?

Development Type	**Required plans to accompany DA**	**Plans prepared by land owner/ proponent/ other**	**Plans prepared by suitably qualified landscape consultant ~~accredited landscape consultant~~**		**Construction implemented by ~~accredited landscape contractor~~ suitably qualified landscape contractor**	
			~~Category 1~~	~~Category 2~~	~~Category 1~~	~~Category 2~~
Dwelling Houses (within the Scenic Protection Area identified in the *QRLEP 2022*)	Landscape Plan	✓				
Secondary Dwellings	Landscape Plan	✓				
Development comprising 2 dwellings	Site Analysis Plan Landscape Plan		✓ ✓		✓	
Development comprising 3 - 9 dwellings	Site Analysis Plan Landscape Plan		✓ ✓		✓	
Development comprising 10 or more dwellings	Site Analysis Plan Landscape Plan		✓ ✓	~~✓~~ ~~✓~~	✓	~~✓~~
Industrial type development (generally large development) (except as described below)	Site Analysis Plan Landscape Plan		✓ ✓		✓	

Industrial type development (generally small development)	Landscape Plan	✓				

Development Type	**Required plans to accompany DA**	**Plans prepared by land owner/ proponent/ other**	**Plans prepared by ~~accredited~~ suitably qualified ~~-~~landscape consultant**		**Construction implemented by suitably qualified ~~accredited~~ landscape contractor**	
			~~Category 1~~	~~Category 2~~	~~Category 1~~	~~Category 2~~
Change of use, eg a change to a less intensive use or does not alter; Refurbishment Extension to existing development; and The like						
Educational Establishments, Tourist Facilities, Child Care Centres, Hospitals & the like	Site Analysis Plan Landscape Plan		✓ ✓	~~✓~~ ~~✓~~	✓	~~✓~~
Commercial premises – Change of Use	Landscape Plan	✓				
Commercial premises where additional floor areas and/or car parking is required	Site Analysis Plan Landscape Plan		✓ ✓		✓	

Subdivision where land includes future public nd	Site Analysis Plan Landscape Plan		✓ ✓	✓ ✓	✓	✓

Development Type	Required plans to accompany DA	Plans prepared by land owner/ proponent/ other	Plans prepared by ~~accredited~~ suitably qualified landscape consultant		Construction implemented by ~~accredited~~ suitably qualified landscape contractor	
			~~Category 1~~	~~Category 2~~	~~Category 1~~	~~Category 2~~
Development within the Scenic Protection Area identified in the QLEP 2012 (except as described above)	Site Analysis Plan Landscape Plan		✓ ✓		✓	

~~Notes:~~

~~For development that is not covered sufficiently in the table contact Council.~~

~~Category 1 work can be constructed by category 1 or category 2 landscape contractor.~~

~~Construction implemented by category 2 landscape contractor should be in accordance with landscape plans prepared by category 2 landscape consultant.~~

~~Category 2 work shall be certified by a category 2 landscape consultant.~~

2.6.7 What are the Eligibility Criteria for Inclusion on Council's Landscape Consultant/Contractor Register?

Eligibility criteria for landscape consultants and landscape contractors are outlined in Tables 5 and 6 respectively.

Landscape consultants need to demonstrate professional design and documentation standards commensurate to the nature, scope, scale or type of development and landscape contractors need to demonstrate their experience for accreditation by Council.

Table 5 Eligibility Criteria for Landscape Consultants

Category 1	**Category 2**
To be eligible for inclusion on Council's Category 1 Landscape Consultant/Contractor Register, the landscape consultant must meet one of the following criteria: Academic: Bachelor of Landscape Architecture or a Master of Landscape Architecture Associate Diploma in Landscape Design Diploma in Horticulture Degree in Environmental Science OR Professional membership The qualified person should be eligible for full membership of the Australian Institute of Landscape Architects, or other landscape professional institute. Merit Based Eligibility If the applicant does not have the above qualifications or is not eligible for membership then the following standard of experience may form the basis of a merit based eligibility: Experience Academic qualifications in a related design profession and eligibility for full professional membership or the related design professional institute and demonstrated 5 years experience in undertaking site analysis and landscape plan preparation.	To be eligible for inclusion on Council's Category 2 Landscape Consultant/Contractor Register, the landscape consultant must meet the following academic criteria, or have professional membership and meet the minimum experience: Academic Bachelor of Landscape Architecture or a Master of Landscape Architecture OR Professional membership The qualified person should be eligible for full professional membership of the Australian Institute of Landscape Architects, or other landscape professional institute. AND Demonstrated knowledge and understanding of the *QPRLEP 2022* and related documents and three (3) years experience in project supervision.

Table 6 - Eligibility Criteria for Landscape Consultants (Continued)

Category 1	Category 2
To be eligible for inclusion on Council's Category 1 Landscape Consultant/Contractor Register the landscape contractor must meet one of the following criteria: The contractor should be eligible for membership of the Landscape Contractors Association of NSW or other Australian landscape contractors' institute. AND Demonstrate a minimum of 2 years of practical experience in landscape construction work. OR Merit Based Eligibility Alternatively, the applicant may apply for merit based eligibility as outlined below: Experience Demonstrated experience in landscape construction for a minimum period of 3 years, Demonstrated understanding of environmental considerations applicable to the City of Queanbeyan, Demonstrated understanding and experience in the interpretation of landscape plans.	To be eligible for inclusion on Council's Category 2 Landscape Consultant/Contractor Register the landscape contractor must meet one of the following criteria: The contractor should be eligible for membership of the Landscape Contractors Association of NSW or other Australian landscape contractors' institute, eg Australian Institute of Landscape Designers and Managers. AND Demonstrate a minimum of 4 years of practical experience in landscape construction work. OR Merit Based Eligibility Alternatively, the applicant may apply for merit based eligibility as outlined below: Experience Demonstrated experience in landscape construction for a minimum period of 5years, Demonstrated understanding of environmental considerations applicable to the Local Government Area (LGA), Demonstrated understanding and experience in the interpretation of landscape plans. Demonstrated experience in: Contract and sub-contract administration and Project co-ordination

2.6.8 What are the Procedures for Accrediting People for Inclusion on the Landscape Consultant/Contractor Register?

Individuals will be assessed and accredited according to their qualifications/practical experiences.

~~Council delegate/s will assess applications seeking accreditation on the Landscape Consultant/Contractor Register. During the initial set up period, inspections will be undertaken to assess landscape plans submitted by each individually registered landscape consultant.~~

~~**Note:** Individuals who apply for a Category 2 accreditation but fail to meet these requirements will automatically be considered for a Category 1 accreditation subject to reassessment.~~

~~Council's Landscape Consultant/Contractor Register will be maintained by Council with an up to date list of registered landscape consultants and contractors. This list will be available for public use via request and on Council's web page.~~

~~Any disputes regarding the Council accreditation process will be determined by Council.~~

~~2.6.9~~2.6.5 What are the Responsibilities and Requirements of Landscape Consultants and Landscape Contractors?

The landscape contractor is to notify the landscape consultant that works have been completed, who in turn, will certify that landscape works have been completed in accordance with the approved landscape plan. The landscape contractor and consultant must then complete and sign a "Statement of Completed Landscape Works" form and submit it to ~~Council~~ the Principal Certifying Authority prior to the issue of a Final Occupation Certificate. This form can be downloaded from Council's website.

If work is not completed by the landscape contractor in accordance with the landscape plan the landscape consultant is to enforce rectification of the landscaping works until satisfactory completion. ~~If there is still a problem with the landscape contractor once all procedures are followed, the landscape consultant is to notify Council of this and the landscape contractor will be considered for a period of suspension from the Landscape Consultant/Contractor Register prior to complete removal if repeat occurrences of unsatisfactory works are carried out.~~

The "Statement of Completed Works" form should not be completed by the landscape consultant until landscape works are completed in accordance with the approved landscape plan.~~,~~ ~~otherwise the landscape consultant may be considered for a period of suspension from the Landscape Consultant/Contractor Register prior to complete removal.~~

Note:

1) The "Statement of Completed Landscape Works" form must not be altered in any way.
2) A~~n accredited~~ suitably qualified landscape consultant must be engaged for the duration of the project and until the Principal Certifying Authority ~~Council~~ receives notice of the "Statement of Completed Landscape Works".

If the employed landscape consultant ceases to exist at the time of the completion of landscape works or their engagement is terminated, then another ~~Council accredited~~ suitably qualified landscape consultant must be engaged to certify the completion of landscape works in accordance with the approved landscape plan and Council notified immediately.

~~An accredited consultant may hand over work to another accredited consultant only with Council consent~~.

~~**2.6.10 Suspension and Removal from the Register**~~

~~Inspections to assess landscape "works as executed" will be undertaken periodically by Council. It is recommended that on completion of the landscape works photographic evidence is taken to substantiate that work has been completed in accordance with the approved plans.~~

~~If it is found that work is not being undertaken according to the approved landscape plan the individual will be notified in writing and may be subject to a period of suspension followed by removal from the Landscape Consultant/Contractor Register.~~

~~The period of suspension will be imposed in the following stages:~~

~~1st instance of non-compliance with this Policy:~~	~~Notice of Warning.~~
~~2nd instance of non-compliance with this Policy:~~	~~Written notification of 6 months suspension from Council's Landscape Consultant/Contractor Register and possible penalty infringement notice issued to the developer under the provisions of the *Environmental Planning and Assessment Act 1979* (as amended).~~
~~3rd instance of non-compliance with this Policy:~~	~~Written notification of permanent removal from Council's Landscape Consultant/Contractor Register.~~

~~Council will not accept any new landscape plans associated with a new Development Application from a suspended landscape consultant during this period. However the landscape consultant will be able to complete outstanding jobs where landscape plans have already been approved by Council.~~

~~On completion of the period of suspension the landscape consultant/contractor shall automatically be accepted as registered again and a letter to notify the completion of the period of suspension will be sent.~~

~~2.6.11~~2.6.6 General Advice

Depending on the complexity of the proposed development, landscape consultants may in some cases be requested as a condition of development consent to supervise the construction of the landscape works (by a ~~Council accredited~~ suitably qualified landscape contractor). It is advisable to refer to the Notice of Determination and Schedule of Conditions of Consent.

A Final Occupation Certificate shall not be issued by the Principle Certifying Authority until such time as the "Statement of Completed Landscape Works" is signed by the landscape consultant and contractor and accepted by Council.

~~2.6.12~~2.6.7 Requesting Bonds for Public Land

A bond may be requested as a condition of development consent to protect and if necessary rehabilitate public land.

Where a bond has been submitted for the protection of public land; a Council Officer from shall undertake an inspection prior to landscape work beginning to assess the current condition. It is recommended that photographic evidence be taken to show the current condition of public land which will allow an accurate comparison for rehabilitation to be made on completion of landscape works.

On completion of landscape works an inspection must be undertaken by a Council Officer to reassess the condition of public land and if not satisfied the area has been protected in its either former condition or necessary rehabilitation undertaken, bond monies may be used to rehabilitate the land to its former state.

Criteria for Requesting a Bond Concerning Public Land:

1) Where access/egress is required for vehicles/machinery through public land which may affect the current soft landscaping e.g., traffic wear in grass, soil erosion, etc.
2) Where landscaping works impact on the surrounding trees within public land eg, root disturbance, changes of soil level, structural damage, threat of tree removal/pruning.
3) Where landscaping works will impact on the immediate habitat within public land eg, endangered/protected species.

Landscaping Controls

~~2.6.13~~2.6.8 Landscape requirements for courtyards in multi dwelling housing

Objectives

1) To ensure courtyards in multi dwelling housing are landscaped to achieve good amenity, enhance the open space areas and achieve stormwater infiltration.

Controls

a) No more than 50% of the Private Open Space area is to comprise paving with the remaining area being landscaped with suitable plant material in garden beds. Under no circumstances will fully concreted or mulched areas of POS areas be accepted.
b) The pavement materials used in the courtyards must generally be constructed of porous pavement materials. If concrete slabs are to be used, they should drain directly to a garden bed or stormwater pit.
c) Where courtyard walls are permitted in front of the existing multi-unit developments or where an existing dwelling is retained in front of proposed multi-unit developments a 2 metre landscape setback resulting in a minimum 4 metre width courtyard behind the wall.

~~2.6.14~~2.6.9 What Should Be Submitted with a Development Application?

1) Written declaration

~~The landscape plan for Category 1 works shall be accompanied by a written declaration stating that the landscape design was prepared by the accredited landscape consultant~~.

The landscape plan prepared by a suitably qualified landscape designer shall be

accompanied by:

~~The landscape plan for Category 2 works shall be accompanied by:~~

a) Statement of design intent which reflects how the proposed landscape proposal meets the relevant objectives of *QPRLEP 2022*, Development Control Plans and related documents.

~~b) Written declaration stating that the accredited landscape consultant prepared the plan.~~

2) Landscape Proposal

Council requires submission of a Site Analysis Plan and/or Detailed Landscape Plan, as listed in Table 1 to demonstrate the full and advanced understanding of:

a) the existing site and its landscape features;
b) the existing surrounding land use and neighbourhood character;
c) the influence the existing and any proposed development may have on the amenity of the area; and
d) future proposed surface treatment of the open space created by the development proposal.

When submitting applications for development approval the following information is required according to the type of development and the level of impact on the site and its surrounding environment:

Detailed Landscape Plan

The landscape plan shall be concise, detailed, and suitable for tendering, contract and subsequent construction. Detailed landscape plans must be approved as part of the development consent. Substantial changes will require either a new Development Application or other approval for variation.

Information required for a detailed landscape plan: (Address where necessary and appropriate):

3) Elements of the natural environment

a) Natural elements to be retained and/or removed including plants, habitats, rock platforms, other natural features
b) Existing and proposed underground and overhead services and potential effect on canopy or root system
c) Vegetation Management Plan that details methods proposed to protect vegetation during and after completion of the construction works
d) Where these natural elements are to be relocated or removed the plan will justify this action

4) Management of Water on the Site (Preparation of a Soil, Water and Vegetation Management Plan)

a) Protection from detrimental upstream effects
b) Surface and subsurface site drainage details and location of pits, lines and water detention systems
c) Impact of development on the volume of stormwater runoff leaving the site and the expected volume
d) Measures to ensure that water leaving the site meets the water quality standards particularly during demolition and construction.
e) Measures proposed to minimise water consumption, irrigation layout and/or tap

location

5) Ground treatments
   a) Proposed design levels showing that changes of level will not have an adverse effect on the plants and natural features
   b) Preparation, types and depths of existing and proposed soils

6) Soil and Erosion and sedimentation control plan showing measures to protect the site and adjoining land from erosion and to control sedimentation during and after construction period

7) Site layout
   a) Details for special treatments (weed eradication, creek banks, roof gardens)
   b) Location of utility areas and screening details (eg garbage and recyclable areas, play areas, common open space, staff recreation areas),
   c) Location and details of lighting and other outdoor fixtures

8) Built structures
   a) Existing and proposed buildings and other structures(including finished levels)
   b) Roadways, driveways, carparks and other hard surface areas
   c) Existing and proposed walls, fences and retaining walls (including materials, height and levels)
   d) Overshadowing caused by proposed built structures

9) Plant selection
   a) Plant layout plan showing location of species, size, maturity including street trees, trees on site, shrubs, groundcovers, grasses,
   b) Planting schedule with botanical and common names, whether deciduous or evergreen and local, native, exotic species, container size, quantities, and staking and tying requirements for all species nominated

10) Construction detail
   a) Standard construction and detail drawings (eg. sections through mass planting beds, tree planting and mulching details, paths, steps, retaining walls)
   b) Detailing and location of all edge treatments (eg. concrete, brick, timber)

11) Construction site management
   a) Noise and dust management
   b) Storage of construction and landscaping material
   c) Storage, handling and use of Dangerous and Hazardous goods and the disposal of containers
   d) Emergency procedures (eg. materials, spill and pollution control, site flooding and mop-up)

12) Waste management plan that details daily waste and litter management and details of the reuse, recycling or disposal or excavated material, demolition and waste from builders and other contractors.

13) On-going maintenance
   a) Replacement strategy for failures in plant material and built works

14) Maintenance schedule for watering, weeding and fertilising if required, of plants, for

successful establishment for 12 months.

a) Methods to deal with green waste (eg mulching to reduce weed and herbicide use)

~~2.6.15~~2.6.10 Plans

In some instances 'typical' details and/or 'typical' sections to illustrate design detailing are useful to include (eg. planting detail, cut and fill, fencing and retaining walls on boundaries).

A landscape plan ~~for Category 2 work~~ shall be accompanied by a statement of design intent which reflects how the proposed landscaping meets the relevant objectives and provisions of the applicable *QPRLEP 2022*, DCP's and the Site Analysis Plan, where appropriate.

2.7 Erosion and Sediment Control

2.7.1 Introduction

Sedimentation from development sites is a major pollutant for watercourses and drainage systems, causing significant environmental damage as it results in phosphorous, micro-organisms, and chemicals polluting waterways. It is therefore imperative to ensure that when a site is developed appropriate measures are implemented to prevent loss of sediment and to rehabilitate the site through interim and long term measures. To this end one of two kinds of plans is to be submitted with all development applications which require disturbance to soil:

- An Erosion and Sediment Control Plan; or
- A Soil and Water Management Plan.

Table 1 sets out the broad categories of type of development and the type of plan required. The requirements should be confirmed with Council at a pre lodgement meeting.

Table 6 - Erosion and sediment control plan by activity type

Area of disturbance	Nominal type of activity	Type of plan
<250m2	House extensions, small driveways and garages	Consult with Council as to whether a plan is required or not
250m2 – 2,500m2	Most houses, long driveways, commercial developments, small subdivisions (less than 10 lots), small medium density housing, small civil works	Erosion and Sediment Control Plan
>2,500m2	Large subdivisions (more than 10 lots) large medium density housing and large civil works	Soil and Water Management Plan including calculations relating to the need for a sediment basin

2.7.2 Erosions and Sediment Control Plans

The Erosion and Sediment Control Plan shall include but not be limited to:

- a recognised scale, appropriate to the site
- a locality plan showing site boundaries and roads
- existing vegetation including what is to be retained
- existing and proposed site drainage, including any dams or artificial wetlands to be used
- contours and slope gradient – with particular attention being given to slopes of greater than 10%
- nature and extent of proposed earthworks, including cut and fill
- location of roads, driveways, access-ways and all impervious surfaces
- location of stockpiles
- erosion control measures
- sediment control measures
- details of site vegetation
- outline of the maintenance program for erosion and sediment control measures
- name of person responsible for implementing the plan
- supporting information may be required to be submitted with the Plan detailing:
    - any areas that may have the potential for serious erosion or sedimentation and the proposed management details
    - a brief description of the overall site rehabilitation program
- a plan showing how much Virgin Excavated Natural Material (VENM) the site will generate and the disposal method for waste VENM.

2.7.3 Soil and Water Management Plans

A Soil and Water Management Plan is to include all the matters required for an Erosion and Sediment Control Plan as well as the following information (as relevant):

- An assessment of the site constraints as per chapter 3 of the NSW Landcom publication titles *Managing Urban Stormwater: Soils and Construction Vol. 1 4th ed. March 2004* (Blue Book)
- location of lots, public open space, stormwater drainage systems, schools, shopping/community centres
- the location of land designated or zoned for special uses
- existing site contours
- the location and general diagrammatic representations of all sediment control measures
- location and engineering details with supporting design calculations for all necessary sediment basins
- location and basic details of any other facilities proposed to be included as part of the development or works, such as constructed wetlands, gross pollutant traps, trash racks or trash collection/separator units or water sensitive stormwater treatment measures (such as bio retention systems, vegetated swales and infiltration measures)
- a plan showing how much Virgin Excavated Natural Material (VENM) the site will generate and the disposal method for waste VENM.

A self-auditing program should be established for the site in accordance with chapter 8 of the Blue Book.

The above plans should be prepared in accordance with the NSW Landcom publication titles *Managing Urban Stormwater: Soils and Construction Vol. 1 4th ed. March 2004* (Blue Book) and in particular chapter 7 of the Blue Book.

Note: Where there is an inconsistency between this DCP and the Blue Book, the Blue Book shall prevail.

2.7.3.1 Consultation with Council and Other Government Authorities.

Consultation throughout the entire process is also necessary with the Council and other Government Authorities such as the NSW Office of Environment and Heritage (Soil Conservation Service) and the NSW Environment Protection Authority. The ACT authorities must also be consulted when stormwater discharges into environmentally sensitive areas of the ACT.

2.7.3.1.1 Specific Requirements for the Subdivision of Land

Objectives

To minimise the impact of site clearance.

Controls

1) Where subdivision involves site clearing the following principles apply:-
   i) clearing and reshaping of land is to be integrated with layout design and the retention of vegetation. Consequently clearing is to be limited to the minimum.
   ii) all cleared lands including those cleared prior to any subdivision works should be stabilised if they are to remain exposed for more than 14 days. Stabilisation includes the use temporary vegetation and mulch;
   iii) each stage is to be progressively revegetated as it is completed;
   iv) in most circumstances stick rakes are to be used for clearing in lieu of a dozer blade for minimal disturbance of topsoil; and
   v) in critical areas and in vicinities close to drainage reserves, waterways and buffer areas, there should be the retention and stockpiling of small branches, leaf matter and other particulate residues collected from the disturbed areas which can be spread over disturbed soils as part of rehabilitation works.
2) Topsoils should be stripped from the areas that need to be disturbed and stockpiled for re-vegetation purposes after construction.
3) Other details to be includes in the SWVM Plan shall detail:
   i) Any temporary diversion works;
   ii) Any temporary erosion and sediment control structures;
   iii) Any permanent sediment and pollution control structures;
   iv) Any other stormwater drainage facilities.

2.7.3.2 General Requirements

Objectives

1) To provide for rehabilitation and revegetation works.

Controls

a) vegetation is not to be removed from the site until a start is imminent and then only for the areas approved by Council for the building, driveway and other hardstand areas;
b) during excavation, vegetation above and below the cut and fill areas are be retained as far as practicable;
c) haybales (or other approved soil erosion control materials) are to be placed above and below the excavated site and along the sites boundaries;
d) drainage channels are to be provided above and below the cut and fill area to minimise water entering the excavation;
e) all excavated material is to be stockpiled and soil stockpiles must be stored within the approved areas of the site which are also protected by haybales or similar);
f) all excess material is to be removed immediately after excavation;
g) all materials delivered to the site are to be located within its surveyed boundaries and within areas protected by haybales or similar. Under no circumstances are materials to be stored on the footpath, roadway or on adjoining land;
h) permanent measures for stormwater disposal are to be constructed and be operational as soon as the roof is finished;
i) All SWVM measures are to be checked after rain and be maintained in working order;
j) only one entry and exit is to be provided to each site with the maximum widths being
    i) residential allotments - 4m; and
    ii) commercial/industrial - by arrangement with Council's City Infrastructure Division, but generally not to exceed 6m.
k) each entry/exit is to be constructed of a minimum depth of 100mm thick blue metal dust or other approved material;
l) all sewer, water and drainage line trenches are to be backfilled within 24 hours of inspection and approval by Council;
m) upon completion topsoil is to be respread, bare areas are to be revegetated and all waste building materials is to be properly disposed of;
n) other general requirements include:
    i) all work required to meet this Development Control Plan is to be at the owner/applicants full cost;
    ii) any damage caused by the owner/applicant or his agent to any drainage structure, kerb and gutter, road pavement, concrete footway, water meter, or grassed footway is to be repaired at the owner/applicants full cost; and
    iii) no material shall be placed in gutters to provide temporary accesses onto allotments.

2.8 Guidelines for Bushfire Prone Areas

2.8.1 Introduction

This part of the development control plan outlines the requirements for subdivisions and buildings in Bushfire Prone Areas and applies to all development in the Bushfire Prone Area. This part should be read in conjunction with the NSW Rural Fire Service's *Planning for Bushfire Protection 2019*.

2.8.2 Relationship to Other Plans, Policies and the Like

The NSW state policy for bushfire is *Planning for Bushfire Protection 2019*, which this element must be read in conjunction with.

The applicable clause of the *QPRLEP 2022* is clause 5.11- Bush fire hazard reduction

Council's Bushfire prone land map as referred to in this element is available from Council.

2.8.3 Objectives

1) To ensure that all new allotments and buildings have measures sufficient to minimise the impact of bushfires.
2) To minimise the impact of fire protection measures on vegetation, fauna, views, watercourses and soil erosion, amenity and access.
3) To identify the potential bushfire threats to individual sites.
4) To reduce the risk to property and the community from bushfire.
5) To ensure that bushfires protection is afforded to all new building allotments and the likely future improvements.

2.8.4 Potential Bushfire Threat

Council's Bushfire Hazard Map identifies sites within the Queanbeyan Palerang LGA that are exposed to bushfire threat. The level of threat associated with individual sites varies throughout the Queanbeyan Palerang LGA depending on site specific factors such as; slope, types of vegetation and distances to vegetation on and around surrounding sites. The level of bushfire threat for an individual site will be assessed and determined during the development assessment process. The assessment will identify the standards relating to design and construction of buildings, as well as landscaping and management of vegetation on individual sites.

2.8.5 Planning for Bushfire Protection

All development on Bush Fire Prone Land must satisfy the aim and objectives of *Planning for Bushfire Protection* ~~*2006.*~~ 2019. Applicants must demonstrate to the Rural Fire Service and Council that the proposal satisfies the broad aim and objectives of Planning for Bush Fire Prone Land, specific objectives for the development type and the performance criteria for the various proposed bushfire protection measures. Applicants are advised to consult the following publication: *" NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 2019* (The document can be obtained on the Rural Fire Service's webpage: www.rfs.nsw.gov.au)

2.8.6 Restrictions on Titles

To ensure effectiveness of the fire protection measures, restrictions may be placed upon the titles of the affected lots. These restrictions may relate to: habitable and storage structures being excluded from within the Asset Protection Zone, the level at which the fuel loading is to be maintained within the Fire Protection, the responsibility for and nature of maintenance of fire trails, hazard reduction and Asset Protection Zone.

2.9 Safe Design

2.9.1 Introduction

This part of the development control plan sets out guidelines for the creation of safer urban environment and it applies to all development (including applications for subdivision) including land in both public and private ownership.

2.9.2 Objectives

1) To afford maximum casual surveillance of developments from the street and other public areas, and, of the street or public areas from those developments.
2) To control access to developments through appropriate physical barriers - thereby increasing the effort required to commit a crime.
3) To ensure that there is a sense of ownership for both public and private development by the legitimate users of this space.
4) To ensure that areas have the appearance of being well cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.

2.9.3 Controls

a) Buildings are to be designed to overlook streets and other public areas to provide casual surveillance. Buildings adjacent to a public area must have at least one habitable room window with an outlook to that area.
b) Pedestrians and cycle thoroughfares are reinforced as safe routes through:
    i) appropriate lighting
    ii) casual surveillance from the street
    iii) minimised opportunities for concealment
    iv) landscaping which allows clear sigh-lines between buildings and the street
    v) avoidance of blind corners
c) Site planning, buildings, fences, landscaping and other features clearly define public, common, semi-private and private space.

Note:
Applicants must demonstrate compliance with the principles of *Crime Prevention through Environmental Design (CPTED)* when submitting development applications. These principles can be viewed at:

http://www.police.nsw.gov.au/safety_and_prevention/policing_in_the_community/safer_by_design.

Discretion rests with the Council, however, as to which development applications will be referred to the NSW Police Service for comment; or jointly reviewed by Police and Council staff who have completed accredited CPTED training for crime risk depending on the size and nature of proposals and their likely impact on community safety.

The schedule of development proposals for referral is indicative only and is subject to variance, to reflect changes in crime patterns, localised crime and safety issues and the size / significance of proposals. This schedule includes NEW or SIGNIFICANTLY UPGRADED:

1) Multi-unit development and townhouse developments (6 units or more);

2) Mixed use developments (with 6 units or more);
3) Commercial / retail developments (major new works generally not including internal fit-outs);
4) Industrial complexes where these developments abut laneways, railways and any open access way;
5) Residential subdivisions of 10 lots or over or any residential subdivision where pedestrian walkways and laneways are proposed;
6) Educational Facilities (including schools, pre-schools, kindergartens etc);
7) Transport interchanges and railway stations;
8) Major sporting facilities;
9) Community facilities (including community centres, childcare and aged person's centres, major health, major medical facilities, public toilets etc);
10) Neighbourhood parks and public open space within estate subdivision;
11) Clubs/hotels/bottleshops (including extended hours, gaming rooms and other additions);
12) Service stations / convenience stores;
13) Hospitals and nursing homes; and
14) 'Unusual' developments (ie. arcades, brothels, amusement centres, major upgrade of Department of Housing properties and estates).

2.10 Subdivision

2.10.1 Introduction

This part of the DCP outlines the requirements relating to the preparation of subdivisions and applies to all development within the Queanbeyan Palerang LGA. These controls should be read in conjunction with the QPRCP Engineering Design and Construction Specifications.

2.10.2 Relationship to Other Plans, Policies and the Like

This element must be read in conjunction with the other sections of this plan, as a SWVM Plan could be required for any development, as specified throughout this element.

The applicable clauses from the *QPRLEP 2022* are:

2.6 Subdivision —consent requirements
4.1 Minimum subdivision lot size
4.1AA Minimum subdivision lot size for community title scheme
4.1A Minimum subdivision lot size for certain strata subdivisions
4.1B Minimum lot size for multi dwelling housing and residential flat buildings
4.1C Minimum lot size for dual occupancies and secondary dwellings
4.1D Subdivision of certain land in Zones RU1 and C3
4.1E Subdivision of certain lands in Zones C3 and C4
4.2 Rural subdivision
4.2A Erection of dwelling houses on land in certain rural, residential, mixed use and conservation zones

2.10.3 Objectives

The objectives that are to be complied with for subdivision are:

1) Provide for a range of allotment sizes to suit a variety of residential development.

2) Ensure that the size of an allotment is sufficient to provide a useable area for building, landscaping and access;
3) Minimise any likely impact of subdivision and development on the amenity of neighbouring properties;
4) Minimise any likely impact of subdivision and development on significant topographical and natural features of an allotment; and
5) Control the scale of development so that it is compatible with the housing characteristics of the locality.
6) Protect natural and cultural resources (e.g. native flora and fauna and places/items of Aboriginal and European heritage value) from land use or management practices which will lead to degradation or destruction.
7) Encourage the provision of useable open space which has the capacity for multi-use and is able to cater for a variety of recreational needs.

2.10.4 General Subdivision Submission Requirements for rural and environmental zones

The following matters are to be addressed when seeking development consent to subdivide land in a rural or environmental zone:

a) the proposal shall be shown on a contour map of scale 1:10,000 with contour intervals not greater than five (5) metres;
b) existing cadastral boundaries must be shown on a map and all adjoining Crown land (including Crown roads) must be identified;
c) the proposed lot boundaries, building envelopes and road centre lines shall be established on site and marked accurately. Proposed allotments shall be marked at each corner by one metre high stakes and the centres of building envelopes shall be identified by a one metre high stake with suitable highly visible tape. Road centre lines shall be marked with stakes at 100 metre intervals. This shall be done before the application is submitted;
d) An application for subdivision must be accompanied by an environmental review, which is a full description of the proposal supported by maps, plans and diagrams, as well as separate specialist reports. Refer to Part 6 of this DCP for details on these requirements.

   The environmental review must give a clear understanding of the development and its likely environmental impact, describe the proposal, the location, the local topography, adjacent development, adjacent land uses, lot size and layout pattern, land ownership and available services such as roads, electricity, transport, education facilities and emergency services. Layout of subdivisions should be based on an appreciation of the capability of the land to support the development.

An environmental review shall include a map of the constraints to development, clearly indicating:

a) steeply sloping land, i.e. >20 per cent, above which house construction is not appropriate;
b) floodplains and poorly drained land which are also unsuitable for building;
c) prominent ridgelines visible from surrounding areas;

d) vegetation cover, including environmentally sensitive areas supporting significant biodiversity, native vegetation, wildlife corridors, habitat for threatened species and endangered ecological communities;
e) areas that would impinge on the privacy and agricultural operations of neighbouring properties;
f) sites suitable for dams or artificial wetland areas that would catch sediments and nutrients emanating from the subdivision, particularly during the construction/development stage;
g) any existing dwelling houses and ancillary buildings on the land and the setback distances from the proposed new lot lines.
h) agricultural capability with particular attention being given to soils, agricultural land classification (refer to Department of Agriculture maps held by Council), slopes, current land use, extent of land degradation, areas suitable for improved pasture and topography; and
i) property boundaries, size and shape.
j) The location of any of the vegetation communities listed under the ~~*Threatened Species Conservation Act 1995*~~ *Biodiversity Conservation Act 2016* must be shown on the map.

If the subdivision is approved, a condition of consent will require the delineation of building restriction precincts (building envelopes) on the final surveyed plan of subdivision. An instrument under section 88B of the *Conveyancing Act 1919* attaching to the title of the lots created and restricting building to within the precincts will be required, with Council being nominated as the authority with sole power to vary the restriction.

2.10.5 Controls

The objectives and controls for each matter is listed below. The controls are general statements of the means of achieving the objectives. They are not limiting in nature, and provide designers/applicants with opportunities to develop a number of different design solutions that achieve the objectives of the relevant matter.

2.10.6 General Design

Objectives

1) Subdivision design and density reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.

Controls

a) Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.
b) Land should not be divided:
   i) in a manner which would prevent the satisfactory future division of land, or any part thereof;
   ii) if the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;

iii) unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;
iv) unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets. Where connection to sewer is not possible, the allotment shall be suitable for on-site effluent disposal without adverse effect on ground or surface water quality.
v) if the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
vi) where the land is likely to be inundated by floodwaters;
vii) where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose; and
viii) if the division and subsequent use if likely to lead to the clearance of one or more significant trees.
ix) where any lot being created in a subdivision is of mixed title, the land held under Old System Title within that lot shall be brought under the *Real Property Act*.

2.10.7 Lot Size and Design

Objectives

1) To provide subdivisions which are generally compatible with the urban suitability and capability of the land on which it is to be carried out on.
2) To provide layouts which encourage development compatible with the maintenance and enhancement of the existing urban and scenic character of the Queanbeyan-Palerang LGA.
3) To design subdivision layouts which maximise the potential use of public transport and non residential uses.

Controls

a) The density of allotments should maintain and promote the residential character of the area for infill subdivisions.
b) Lot sizes should be compatible with the character of the surrounding area and are to comply with Clauses 2.6, 4.1, 4.1AA, 4.1A, 4.1B, 4.1C, 4.1D, 4.1E, 4.2 and 4.2A in the *QPRLEP 2022* and the minimum area requirement as specified on the Lot Size Map.
c) Lot sizes and lot layouts in urban release areas should take account of the environmental constraints of the area and be designed to conserve agricultural productive land (where applicable) and the retention of any significant natural features of the site.
d) Lot sizes and lot layouts in urban release areas which increase potential resident density shall be sited in close proximity to public transport nodes and to commercial/community facilities.
e) Lot size and lot layouts should reflect the servicing capacity of the area.

2.10.8 Flora and Fauna

Objectives

1) To encourage subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and which has a minimal impact on them.
2) To encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.
3) To encourage subdivision which comply with all applicable legislative requirements.

Controls

a) Submission to Council of a biodiversity development assessment report which complies with the *NSW Biodiversity Conservation Act 2016.*
b) Application of any measures or amelioration measures identified in the *NSW Biodiversity Conservation Act 2016.*
c) Implementation of design and construction measures to achieve the relevant provisions of the applicable LEP.
d) Native vegetation which adds to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal.

2.10.9 Natural Hazards

Objectives

1) To design and construct subdivisions which minimises the exposure of future residential development, residents and users to natural hazards such as slip, bushfire and flood.
2) To design and construct subdivisions which comply with all applicable legislative requirements.

Controls

a) Application of measures which minimises risks to future development and users from slip, bushfire, flood and other natural hazards.
b) Implementation of design and construction measures designed to achieve and comply with the relevant provisions of the *QPRLEP 2022*.

2.10.10 Contamination

Objectives

1) To require subdivisions which minimise the risk of contamination to future residents.

Controls

a) Where required Implementation of measures designed to remediate land to a standard suitable for occupation.
b) Implementation of measures designed to achieve and comply with the relevant provisions of the applicable local environmental plan.

2.10.11 Stormwater Management and Drainage

Objectives

1) To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand.
2) To ensure that subdivisions in new release areas have stormwater and drainage systems that maintain or improve pre-development flows in terms of quality and volume.

Controls

a) Stormwater and drainage systems shall be designed and engineered to meet the Objectives.

2.10.12 Aboriginal & European Heritage

Objectives

1) To ensure that subdivisions respect and do not compromise heritage items, archaeological site, potential archaeological deposits or sites within identified heritage conservation areas.

Controls

a) Subdivision layouts which respect the heritage significance or heritage items or sites within heritage conservation areas.
b) Subdivisions which are designed to preserve archaeological sites or potential archaeological deposits by siting them in future public areas away from works likely to adversely affect them.
c) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

2.10.13 Roads, Traffic (vehicles, cyclists & pedestrians) and access

Objectives

1) To minimise the establishment of traffic generating development along main and arterial roads.
2) To provide safe and convenient access to all residential subdivisions and all allotments within a residential subdivision.
3) To provide safe facilities for pedestrians.
4) To provide safe facilities for cyclists.
5) To provide facilities for users of public transport.

Controls

a) Subdivisions designed so that allotments along a main and arterial road have access from a local or secondary road.
b) Subdivisions designed to maximise the safety of pedestrians using the road reserve.

c) Subdivisions which are designed to comply with any applicable legislative requirements.
d) Provision of footpaths in accordance with the applicable Development Contribution Plan.
e) Provision of an off road cycleway where required in accordance with the applicable Development Contribution Plan
f) Compliance with the QPRC Engineering Design and Construction Specifications applicable to roads, crossings, footpaths, cycleways, bus shelters and the like.
g) Provision shall be made for coinciding physical and legal access to all proposed lots.

2.10.14 Solar Access and Lot Orientation

Objectives

1) To provide good solar opportunities internally and externally for future development and residents.

Controls

a) Subdivision blocks and allotments which are orientated and have lengths and widths which provide opportunities for maximum solar efficiency when developed.

2.10.15 Service Provision

Objectives

1) To ensure adequate services are available to cater for future development and peak demand.
2) To encourage subdivisions which are serviced by infrastructure designed to achieve sustainable outcomes.
3) To facilitate investment in a range of commercial and industrial activities with efficient land utilization and provision of infrastructure, including digital infrastructure. Such infrastructure should be planned for and integrated into the design of subdivisions (and subsequent buildings) rather than trying to retrofit subdivisions and buildings to accommodate such demands in the future.

Controls

a) Provision of all essential services including facilities for electricity, water, stormwater and sewerage disposal.
b) Use of shared trenches.
c) Use of infrastructure which reduces greenhouse gas emissions.
d) Use of infrastructure which reduces water consumption.
e) Subdivisions (and subsequent buildings) should allow for the incorporation of infrastructure for the use of digital and smart technology as an integral part of the overall design process.

2.10.16 Electricity

Objectives

1. To provide logical, efficient and environmentally sensitive extensions to electricity supply networks

2. To promote opportunities for on-site generation of power.

Controls

1. Suitable power shall be provided by the developer at subdivision stage prior to the issue of any subdivision certificate, to the boundary of all additional lots created in accordance with the requirements of the electricity supply body and essential services requirement in the LEP.
2. Written evidence from the electricity supply body that the electricity infrastructure is satisfactory will be required prior to release of subdivision certificate.
3) Consideration will be given to renewable energy sources in lieu of connection to the network in land use zones RU1 Primary Production, C3 Environmental Management and C4 Environmental Living where:

- it is demonstrated that the power supply cannot be provided to the site due to the location or distance from existing power pole;
- easement cannot be created or consent cannot be obtained from the land owner(s) if the nearest power pole is located on adjoining land;
- A statement from electricity supply body that reticulated power supply is not readily available for the site.

If solar array is proposed as main power supply for the additional lot, details of the solar array are to be shown on the plans. Battery storage is not required to be provided at subdivision stage.

2.11 Airspace Operations and Airport Noise

2.11.1 Introduction

This part of the development control plan outlines requirements to ensure the protection of surrounding airports and airspace. The controls apply to all development in areas subject to this DCP and shown on the Obstacle Limitation Surface Map for the Canberra Airport (as endorsed by the Department of the Commonwealth responsible for airports), and to developments subject to aircraft noise, as shown on the ANEF map in Queanbeyan Palerang Regional Council's Aircraft Noise Assessment Information Sheet.

2.11.2 Relationship to Other Plans, Council Policies and the Like

The relevant clauses in the *QPRLEP 2022* are 7.8 Airspace Operations and 7.10 Aircraft noise - Development in the South Jerrabomberra Urban Release Area. The following documents may also need to be referred to:

1) *AS 2021-2015 Acoustics-Aircraft noise intrusion- Building site and construction*
2) The approved Canberra Airport 2020 Master Plan.

The following maps are also relevant:

1) Australian Noise Exposure Forecast Contour (ANEF) Map for Canberra Airport as endorsed by the Department of the Commonwealth responsible for airports.
2) This ANEF map is reproduced in Queanbeyan Palerang Regional Council's Aircraft Noise Assessment Information Sheet.
3) Obstacle Limitation Surface Map for Canberra Airport (OLS Map) as endorsed by the Department of the Commonwealth responsible for airports and Noise sensitive

developments in the Queanbeyan Palerang Local Government Area subject to aircraft noise.

4) Procedures for Air Navigations Systems Operations Surface Map for the Canberra Airport (PANSOps Map) as endorsed by the Department of the Commonwealth responsible for airports.

2.11.3 Airspace Operations

Objectives

1) To provide for the effective and ongoing operation of the Canberra Airport by ensuring that such operation is not compromised by proposed development that penetrates the Obstacle Limitation Surface or the Procedures for Air Navigation Systems Operations Surface for that airport,
2) To protect the community from undue risk from airport operation.

Controls

a) Development shall comply with clause 7.8 of the *QPRLEP 2022*– Airspace Operations.
b) Any structure, whether temporary or permanent, proposed to breach the obstacle limitation surface must be referred to the Canberra Airport and relevant authorities for assessment.

2.11.4 Airport Noise

Objectives

1) To prevent certain noise sensitive developments from being located near the Canberra Airport and its flight paths,
2) To assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,
3) To ensure that land use and development in the vicinity of that airport does not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.

Controls

a) All development must comply with clauses 7.9 and 7.10 of the *QPRLEP 2022* (as relevant).

2.12 Tree and Vegetation Management

2.12.1 Introduction

The purpose of this Section is to declare trees and other vegetation under Part 2.3 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. Where a tree or other vegetation is declared in this Section, a person must not clear vegetation without a permit granted by Council.

This Section provides controls in respect of the preservation of trees and other vegetation. It outlines the circumstances in which trees and other vegetation can be removed without a permit, and those circumstances where a permit is required from Council. It is relevant to both the assessment of development applications, and, applications for permits to remove vegetation where required.

Relevant clauses of *QPRLEP 2022* that need to also be considered in respect of the

management of vegetation are:

- Clause 5.10 – Heritage conservation
- Clause 7.2 – Terrestrial biodiversity
- Clause 7.4 – Riparian land and watercourses
- Clause 7.14 – Scenic protection

Various community land Plans of Management are referenced in this document with regard to maintenance of vegetation on public land. More detailed maintenance for particular sites can be found on the Community Land Plans of Management section of Council's website.

Other sections of this DCP also deal with vegetation in certain circumstances, and these should also be referred to. These include:

- Part 4 – Heritage and Conservation
- Part 6 – Rural and Environmental Living Zones

2.12.2 Relationship to Other Legislation and Controls

The *Biodiversity Conservation Act 2016* is the overarching legislation governing the management of native vegetation in NSW. Any proposed activity or development that includes the removal of any native vegetation must be undertaken consistent with that legislation as well as the provisions set out in this plan.

The clearing of any native vegetation on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots is wholly regulated by NSW Local Land Services under the *Biodiversity Conservation Act 2016*. Accordingly Council has no role in managing any clearing proposed in rural zones and any such proposals should be discussed with the relevant Local Land Services office.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 is also relevant to the management of both native and non-native vegetation in non-rural areas (ie, all zones with the exception of land zoned RU1 to RU4). Any clearing of trees and vegetation in these non-rural zones that is below the thresholds set out in the *Biodiversity Conservation Act 2016*, is primarily regulated by Council. Any removal or pruning of trees and vegetation in these circumstances requires a permit from Council, unless it falls within the exemptions identified elsewhere in this Section.

The Commonwealth Government also administers the *Environment Protection and Biodiversity Conservation 1999* which also provides controls for the protection of various native fauna and flora and which may also be relevant to any proposals to remove or damage native vegetation.

Note: Anyone proposing to pick, prune, damage or remove any native vegetation should ensure they discuss any proposals with the relevant State and Commonwealth Government agencies to confirm any other legal requirements in addition to the controls set out in this DCP.

2.12.3 Objectives

1) To declare trees and other vegetation under Part 2 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021,*
2) To protect significant trees and vegetation from inappropriate removal to enhance the amenity, streetscape and ecological values of land subject to *Queanbeyan-Palerang Local Environmental Plan 2022*,
3) To preserve existing biodiversity values where possible though the preservation of trees

and other vegetation that contribute to these values,

4) To minimise the loss of trees and other vegetation that contribute to the scenic character of Queanbeyan,
5) To provide suitable criteria for the assessment of development applications,
6) To provide appropriate controls for the management of trees and vegetation consistent with *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, and
7) To outline circumstances where the clearing of trees or other vegetation do and do not require a permit from Council.

2.12.4 Land To Which this Section Applies

This Section applies to the removal or pruning of vegetation that is under the biodiversity offsets scheme threshold on non-rural land (land in any zone other than RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots) subject to *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

Note: The proposed removal or pruning exceeds the biodiversity offsets scheme threshold if it is:

- the clearing of native vegetation of an area that exceeds the threshold (see Table below), or
- the clearing of native vegetation is on land mapped as 'Sensitive Values' on the Biodiversity Values Map prepared by NSW Environment and Heritage and located on their website.

If the proposed removal or pruning exceeds the biodiversity offsets scheme threshold, it requires an approval from the Native Vegetation Panel (refer to Part 2.4 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* .

Figure 3 - Vegetation Clearing Procedure – Summary Chart

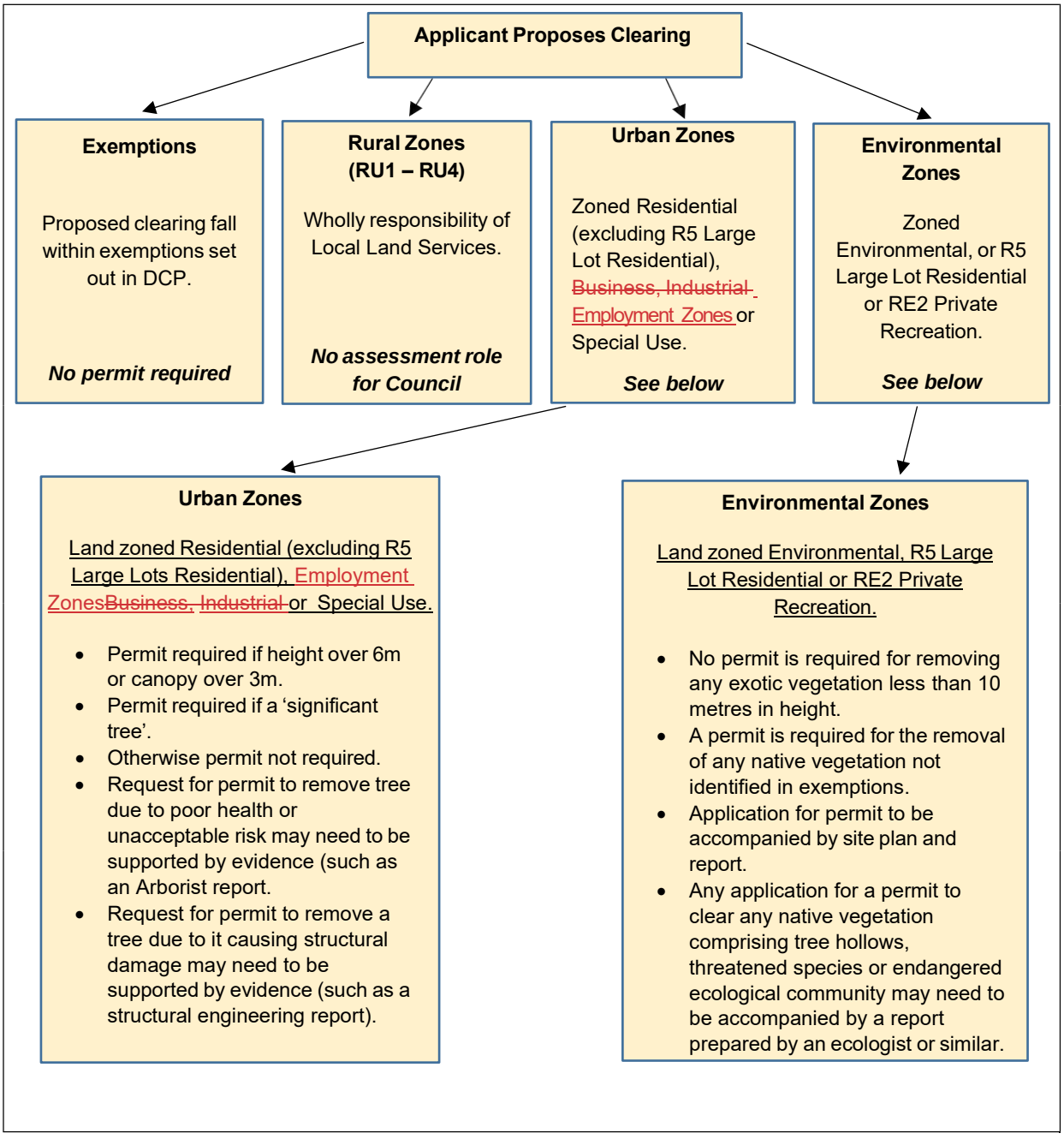


Table 7 - Thresholds for Clearing by Property Size

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 hectares or more
1 ha to less than 40 ha	0.5 hectares or more
40 ha to less than 1000 ha	1 hectares or more
1000 ha or more	2 hectares or more

The minimum lot size applicable to any land being cleared is as follows:

- the minimum lot size as shown on the *QPRLEP 2022* Lot Size Map, or
- if the Lot Size Map does not map a minimum lot size for the land, the actual size of the allotment of land on which the proposed development is to be carried out.

2.12.5 Exemptions

Exclusions from Exemptions

Environmental Heritage including Aboriginal Heritage

None of the exemptions listed in this Section apply to any trees or other vegetation located on a heritage item, Aboriginal object, Aboriginal place of heritage significance, or on land within a heritage conservation area.

Council can only grant a permit for the removal or pruning of vegetation on land that is, or forms part of a heritage item; or is within a heritage conservation area; or that is or forms part of an Aboriginal object; or is within an Aboriginal place of heritage significance, if it is:

- of a minor nature; or
- is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area, and would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area.

Therefore, Council requires:

i. a permit application for any removal or pruning of vegetation that is minor in nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area, and
ii. a development application for any other removal or pruning of vegetation on a heritage item, Aboriginal object, Aboriginal place of heritage significance, or on land within a heritage conservation area.

Clause 2.8 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and Clause 5.10 of *QPRLEP 2022* contain specific requirements for trees and other vegetation located on heritage items and heritage conservation areas and should be read in conjunction with this Section.

Consent Conditions and 88B Instruments

None of the exemptions listed in this Section apply to any trees or vegetation that are required to be retained by the conditions of a development consent or a Section 88B restriction to user instrument. The *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, and subsequently this Section, do not affect authorisations under other Acts that are required to be obtained in connection with the clearing of vegetation.

Clearing Requiring Approval Under State or Commonwealth Legislation

None of the exemptions listed in this section apply to any clearing of vegetation that requires an approval under any State or Commonwealth legislation, for example endangered ecological communities (EECs). It is the legal responsibility of the land owner to ensure this is considered. If unsure, further advice should be sought from NSW Heritage or Council.

Removal of Vegetation that Does Not Require a Permit

Any tree or other vegetation may be removed without a permit where:

- Council is satisfied it presents an immediate risk to life or property,
- Council or the Native Vegetation Panel is satisfied the tree is dead or dying and is not required as the habitat of native animals,
- the clearing is authorised under Section 60O of the *Local Land Services Act 2013*,
- it is consistent with any approved development application issued by Council for the site,
- it is to be pruned as part of routine pruning of fruit trees, forestry work or commercial horticulture/viticulture,
- it is an environmental weed required to be removed under any relevant NSW legislation,
- it is an exotic environmental weed within the riparian zone of Queanbeyan River, Jerrabomberra Creek or their tributaries shown as a blue line on a topographical map,
- it is an exotic environmental weed within bushland subject to an adopted Plan of Management, including Mt Jerrabomberra, Hoover Road Conservation Area and Stringy Bark Ridge,
- it is located on Council Managed Lands (both Community and Operational) where the proposed works have been approved by the Service Manager – Urban Landscapes, or
- the land is zoned R5 Large Lot Residential, RE2 Private Recreation, C2 Environmental Conservation, C3 Environmental Management or C4 Environmental Living, and it falls within any of the following circumstances:
    i. clearing for permanent boundary fence - 5 metres on either side (adjoining landholder agreement is required),
    ii. clearing for permanent internal fence - 3 metres on either side,
    iii. clearing around buildings other than a residential building in a rural area - 10 metres from outer edge of the structure,
    iv. clearing around a water tank - 3 metres from outer edge of the structure,
    v. clearing around stockyards - 10 metres from outer edge of the structure,
    vi. clearing around a water pump - 2 metres from outer edge of the structure,
    vii. is clearing of native or exotic vegetation planted by the landowner less than 10 years old.

Where someone is clearing vegetation under any of these exemptions, Council recommends keeping photos of the clearing, both before and after, and retaining these for a period of six months in the event Council is requested to investigate the clearing.

Vegetation clearance may be permitted in rural areas under the *Rural Fires Act 1997* under the 10/50 Vegetation Clearing Scheme (Further information is available from NSW Rural Fire Service at www.rfs.nsw.gov.au). This scheme allows for clearing in a designated areas to:

i. trees within 10m of a home without seeking approval; and
ii. underlying vegetation such as shrubs (but not trees) on a property within 50m of a home without seeking approval.

2.12.6 Controls

Land Zoned Rural (RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots)

As noted, the clearing of any native vegetation on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU4 Primary Production Small Lots is wholly regulated by NSW Local Land Services under the *Biodiversity Conservation Act 2016*. Accordingly Council has no role in managing any clearing proposed in rural zones and any such proposals should be discussed with the relevant Local Land Services office.

Land Zoned Residential (R1 to R4 and RU5), ~~Business (B1 to B8),~~ Employment (E1 to E4) ~~Industrial (IN1 to IN3),~~ Special Use (SP1 to SP3) and RE1 Public Recreation

a) No permit is required for the removal of any vegetation set out under the listed exemptions at 2.12.5 of this section.
b) A permit is required for the removal, ringbarking, lopping, topping, poisoning, pruning or relocation of all existing trees, both native or exotic, having:
   i. a height of 6 metres or greater, or
   ii. a canopy spread of 3 metres or greater.
c) A permit is also required for all works affecting a "significant" tree. All trees identified as "Significant" by Council, and nominated or registered as such on Council's significant tree register, regardless of height, canopy or location, must be retained, preserved, protected and maintained. Special requirements apply for the removal or pruning of "significant" trees. For further information on these requirements, please contact Council's Urban Landscapes Section.
d) Any proposed removal of a tree on the basis of posing an unacceptable risk to public or private safety, may need to be supported by relevant evidence from a suitably qualified person (for example report from an expert arborist).
e) Any proposed removal of trees that have caused or are likely to cause significant structural damage may need to be supported by relevant evidence from a suitably qualified person (for example a report from a Structural Engineer).
f) For every tree removed from a site for construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site. It must be planted within the property boundary and nurtured to maturity.
g) Trees or other vegetation proposed to be removed or pruned to facilitate solar access for the tree owner or their neighbours, are to be kept to the minimum necessary to ensure solar efficiency.
h) The removal of trees to enable views or outlook are not generally permitted.

The permit application must be signed by the owner(s) of the property on which the trees are growing and accompanied by the relevant fee (refer to Council's Fees and Charges).

Land Zoned R5 Large Lot Residential, RE2 Private Recreation, C2 Environmental Conservation, C3 Environmental Management and C4 Environmental Living

a) No permit is required for the removal of any vegetation set out under the listed exemptions at 2.12.5 of this section.
b) No permit is required for the removal of any exotic vegetation less than 10 metres tall.
c) A permit is required for the removal of any native vegetation. All permit applications must be accompanied by a site plan which is drawn to scale and illustrates:
    i. the property boundary, existing structures and access roads,
    ii. the location of all trees and other vegetation on the lot and identification of those trees or vegetation proposed for removal or pruning with approximate heights and widths,
    iii. the total area (in m²) of clearing being applied for, and total area (in m²) of previous clearing,
    iv. the trees or vegetation, including species name, proposed for removal or pruning,
    v. the distance of those trees or vegetation proposed for removal or pruning from the nearest boundary and/or structure,
    vi. if relevant, placement of drainage and sewer mains, and overhead power lines,
    vii. the location of any known watercourses on the property; and
    viii. a north arrow.

    The permit application must be signed by the owner(s) of the property on which the trees are growing and accompanied by the relevant fee (refer to Council's Fees and Charges).
d) Any application for a permit to clear native vegetation comprising any trees containing hollows, threatened species or that is part of endangered ecological community, is to be accompanied by a report by a suitably qualified person. The following information is to be contained in the report:
    i. the qualifications and experience of all person/s undertaking the report,
    ii. a map of the subject property including a detailed map of the proposed clearing area,
    iii. the date and time of any site inspections or surveys undertaken to inform the report, including the methodology of those surveys (the guidelines published by the NSW Office of Environment and Heritage are to be taken into account),
    iv. a list of flora and fauna species identified by any survey,
    v. a search of the NSW Wildlife Atlas and other government databases,
    vi. the impact of the development proposal on native flora and fauna,
    vii. recommendations in relation to any impacts on habitat corridors,
    viii. comments in regard to the ecological significance of the study area,
    ix. location and description of any hollow bearing trees, threatened species or endangered ecological communities,
    x. proposed mitigation measures,
    xi. species for replanting where proposed, and
    xii. recommended biodiversity conservation strategies (if these are to be used).
e) For every tree removed from a site for construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site and nurtured to maturity.
f) For every tree permitted for removal by Council it must be replaced with a new tree suited to the site. It must be planted within the property boundary and nurtured to maturity.

Queanbeyan Development Control Plan 2012

Part 3A

Single Dwelling Residential Development

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889807**

Document Set ID: 889807
Version: 7, Version Date: 31/08/2023

Part 3A Single Dwelling Residential Development

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Part 3A Single Dwelling Residential Development

3A.1 Introduction

3A.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for the development of single dwellings where permissible in areas zoned Residential under *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)* except for land zoned R5 Large Lot Residential.

Although the Jumping Creek Estate is zoned C4 Environmental Living, the subdivision is residential in character and development for the purposes of a single dwelling or ancillary development needs to meet the requirements specified in the **Queanbeyan Development Control Plan 2012 Part 3A Single Dwelling Residential Development.** See Figure 8, Jumping Creek Estate map.

3A.1.2 Objectives for Single Dwelling Residential Development

1) Encourage development that complements and enhances the built environment and has minimal impact upon the existing amenity and the scenic protection areas as identified in the *QPRLEP 2022.*
2) Provide for a mix of housing and tenure choice, including affordable housing.
3) Encourage and promote development which is ecologically sustainable.
4) Ensure single dwellings and ancillary development are compatible with the scale and bulk of existing development and any likely future residential development on adjacent lands.
5) Ensure single dwellings are designed to provide their occupants with adequate levels of comfort, security and amenity.
6) Ensure single dwellings and ancillary development are designed to consider the topography of the site, minimise cut and fill, maintain the natural vegetation where possible and minimise the impact on streetscape. External colours and materials should be compatible with the local

3A.1.3 Relationship to Other Plans and Council Policies

There are a number of clauses in the *State Environmental Planning Policies* that may need to be considered. These will depend on the nature and location of the development with examples including:

1) *State Environmental Planning Policy (Housing) 2021*
2) *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
3) *State Environmental Planning Policy (Infrastructure) 2008*
4) *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
5) *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
6) *State Environmental Planning Policy (Resilience and Hazards) 2021*

https://legislation.nsw.gov.au/browse/inforce#/epi/title/s

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There are also a number of principal development standard clauses in that may be relevant, namely, height of buildings clause and minimum lot size clause. These differ depending on whether a residential development is for a single dwelling, dual occupancy, multi dwelling housing or residential flat building.

A number of heritage requirements and additional local provisions may also apply, these are set out in Part 4 Heritage Conservation of this DCP.

Where a building is constructed prior to 1960 is proposed to be demolished, Council requires the building to be inspected by Council's Heritage Advisor to determine if there is potential heritage significance. If the building has potential heritage significance a Heritage Impact Statement is to be submitted with the Development Application. These records also help to ensure that a record of Queanbeyan's building stock is retained for posterity (for more information refer to Part 4 of this DCP).

Residential development may also generate what is known as development contributions. Should the development be approved these are payable prior to work commencing. The *Development Contributions Plans* and the *Development Services Plans for Water Supply and Sewerage* can be found at Council's website.

3A.2 Compatibility with Neighbourhood Character

Design principles and objectives aim to ensure that new development should be designed to complement and harmonise with the positive elements of existing development on adjacent land and in the locality. Compatibility with neighbourhood character can be assessed in terms of:

1) the manner in which a building addresses the street
2) external material, patterns, textures and decorative elements
3) building height and roof form and pitch
4) building setbacks
5) fences, screen walls and vegetation
6) Significant planting may assist in signifying entry points

3A.2.1 External Materials, Patterns, Textures and Decorative Elements

Objectives

1) To ensure high amenity and continuity of design and character in residential areas.

Controls

a) Residential development shall be compatible with existing development with regard to external materials, patterns, textures and decorative elements.
b) All dwellings or extensions on or above the 640m contour level (AHD) shall have external materials dark in tone and non-reflective in nature.
c) Development in scenic protection areas shall be compatible with the natural scenic qualities of the locality.

3A.2.2 Siting and Building Setbacks

Note: Building setback shall be in accordance with Table 1 below, Figures One, Two and Three and the following requirements:

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Objectives

1) To ensure quality residential development by preventing overdevelopment and respecting the amenity of neighbours.

Controls

a) The minimum building setbacks are to comply with Table 1. Note: No carport or garage is to be constructed forward of the building line of any dwelling already on the site.
b) No clothes drying areas are to be located within the front setback area unless they are suitably screened from public view.

Table 1

	Front Boundary		Rear Boundary
	Major Frontage	**Minor Frontage**	
Dwelling			
Single Storey *	6.0m	4.0m	4.0m
Two or more Storeys *	7.5m	4.0m	4.0m
Free standing garage/ carport	6.0m	5.5m	Nil
Attached pergola/deck	6.0m	4.0m	0.9m
Swimming pool or similar	6.0m	4.0m	Nil
Corner Allotments with Long Curved Frontages	5.0m	5.0m	4.0m (see Fig. 1)
Front verandah/porch (articulation zone)	4.5m	4m	N/A

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Figure 1

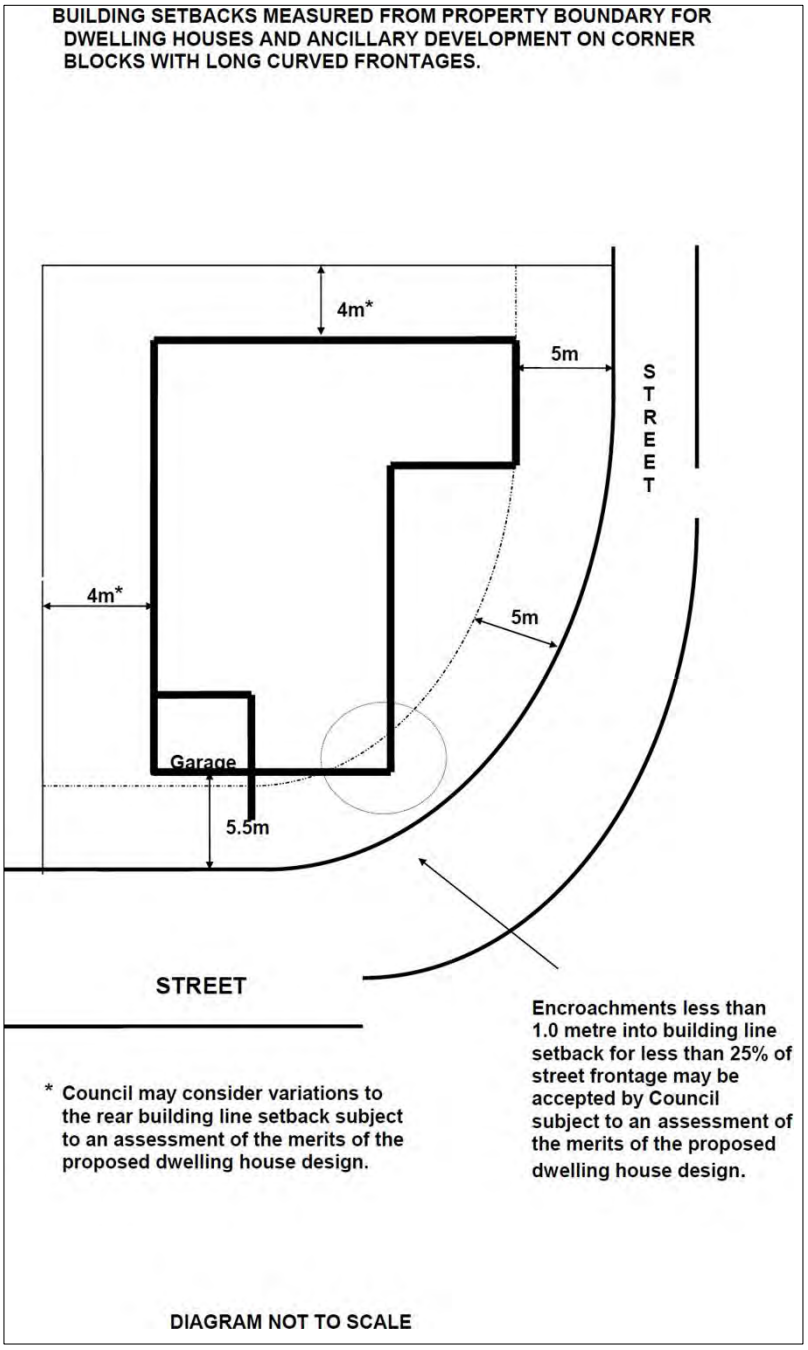

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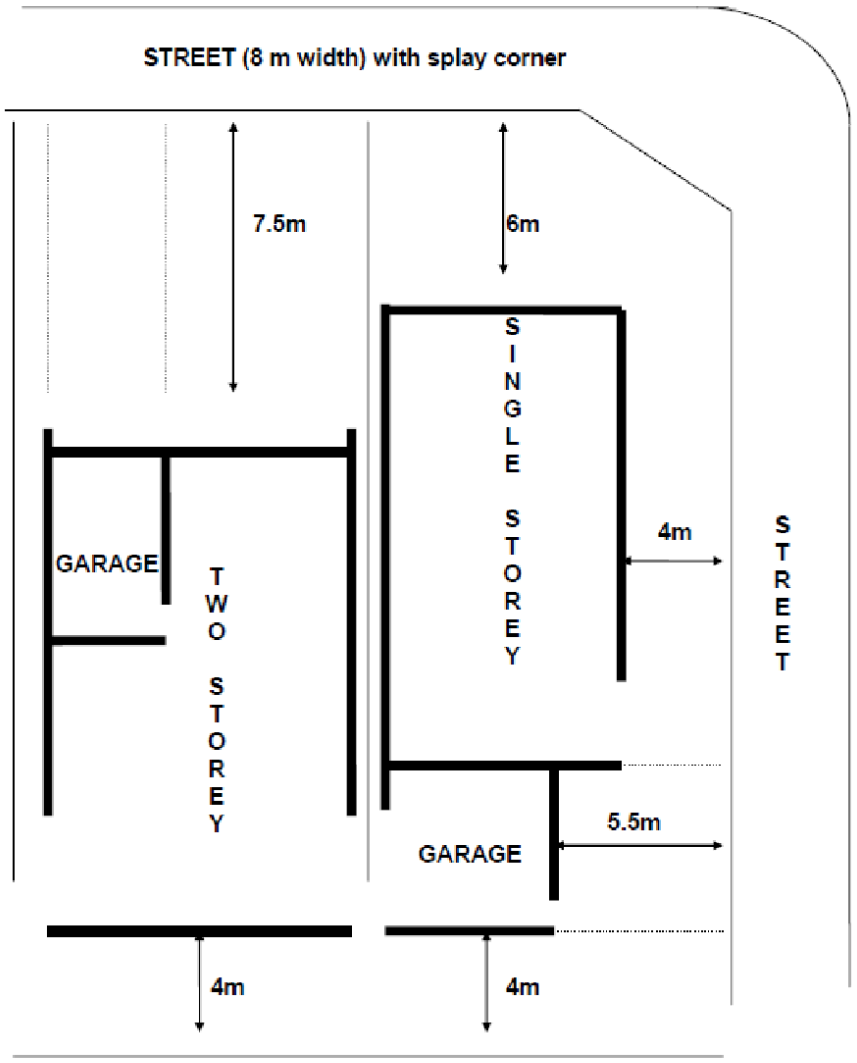
Figure 2

BUILDING SETBACKS MEASURED FROM PROPERTY BOUNDARY For DWELLING HOUSES AND ANCILLARY DEVELOPMENT ON TYPICAL CORNER BLOCKS.



NB: Encroachments less than 1.0 metre into building line setback for less than 25% of street frontage may be accepted by Council subject to an assessment of the merits of the proposed dwelling house design.

DIAGRAM NOT TO SCALE

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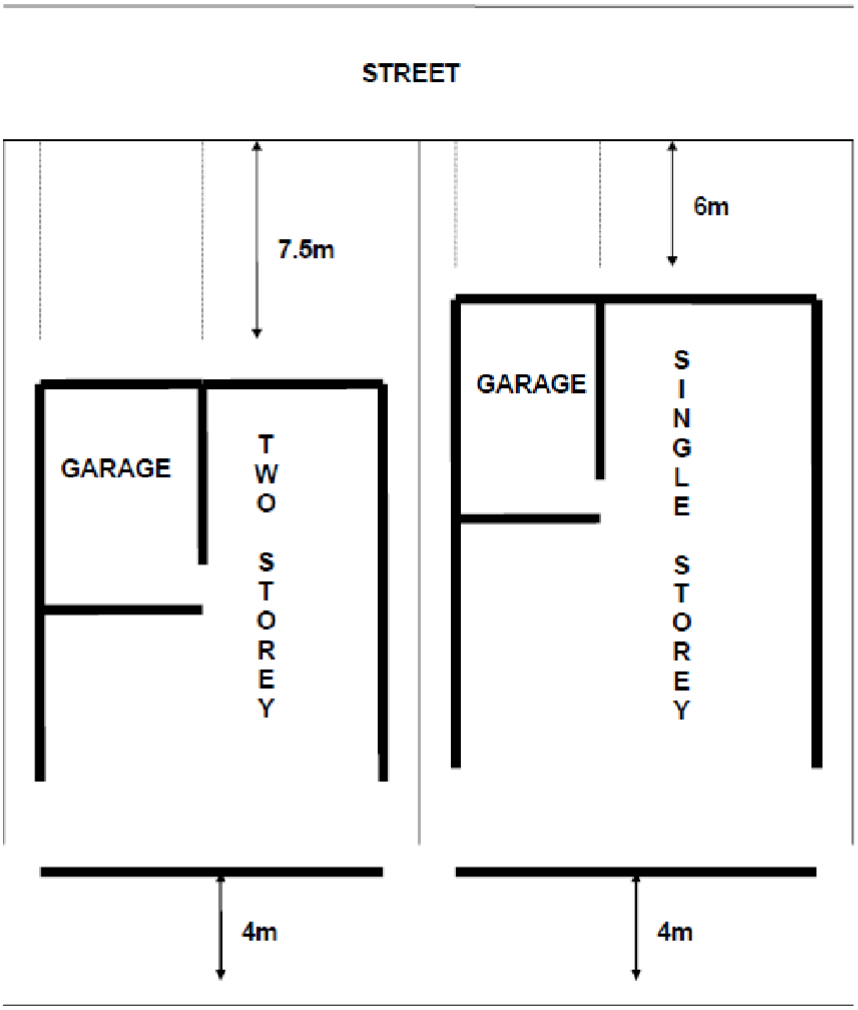
Figure 3

Diag

BUILDING SETBACKS FOR DWELLING HOUSES AND ANCILLERY DEVELOPMENT ON ALLOTMENTS WITH SINGLE ROAD FRONTAGE.



NB: Encroachments less than 1.0 metre into building line setback for less than 25% of street frontage may be accepted by Council subject to an assessment of the merits of the proposed dwelling house design.

DIAGRAM NOT TO SCALE

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3A.2.3 Fences

The majority of fences are exempt development under State Environmental Planning Policy *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
This policy needs to be checked in order to determine whether to lodge a Development Application or not for a fence or screen wall.

Note: If the property is a heritage item, adjacent to a heritage item or within a heritage conservation area, controls for the erection of fences can be found in Part 4 of this Plan.

Definitions

For the purposes of this clause the following definitions apply:

primary road frontage means the road to which the front of a dwelling house, or a main building, on a lot faces or is proposed to face; and

secondary road frontage means, in the case of a corner lot that has boundaries with adjacent roads, the road that is not the primary road.

Objectives

1) To ensure that fences do not have a detrimental impact on the streetscape and adjacent buildings.
2) To maintain the visual amenity of the locality.

Controls

a) Fences – forward of the building line for the primary road frontage:

i) No higher than 1.8m above ground level (existing) for a maximum of 50% of the length of the frontage. Note: Parts of fences adjoining a driveway must be reduced in height to a maximum of 1.2m to allow for visibility when manoeuvring vehicles.
ii) Contain open elements to allow for passive surveillance of the street. *Note:* Council will not approve lengths of high, solid walls.
iii) Any gates are to swing open within the property.
iv) Must not interfere with the ability of vehicles to safely manoeuvre.
v) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
vi) Barbed wire and electric fencing is not permitted.
vii) Highly reflective materials are not supported.

b) Fences behind the building line of the primary road frontage:

i) Side and rear boundary fences:

- No higher than 2.1m above ground level (existing).
- Barbed wire and electric fencing is not permitted.
- Highly reflective materials will not be supported.

ii) Corner blocks (Secondary Street frontage):

- If constructed of timber metal or lightweight materials – be not higher than 2.1m above ground level (existing). Open elements are required for the portion of fencing that is above 1.8m.

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- If constructed using masonry materials – be not higher than 1.8 metres above ground level (existing), and must contain open elements to allow for passive surveillance of the street.
- Any gates are to swing open within the property.
- Must not interfere with the ability of vehicles to safely manoeuvre.
- Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
- Barbed wire and electric fencing is not permitted.
- Highly reflective materials are not supported.

3A.2.4 Special Considerations in Relation to Fences for the Mitigation of Potential Road Impacts in Residential Areas

Objectives

1) To allow for the erection of fencing to mitigate any impacts associated with being close to busy roads.

Controls

a) Properties with frontages to the streets listed below, may apply to erect fences along those frontages to aid in the mitigation of potential road impacts:
   i. Canberra Avenue
   ii. Monaro Street
   iii. Bungendore Road
   iv. Yass Road
   v. Lanyon Drive
   vi. Cooma Street to Barracks Flat Drive
   vii. Uriarra Road
   viii. Crawford Street, Between Uriarra Road and Monaro Street
   ix. Ellerton Drive
   x. Limestone Drive
   xi. Edwin Land Parkway
b) No higher than 1.8 metres above ground level (existing) and can run along the entire length of the frontage.
c) Can be constructed of solid materials to a height of 1.5m.
d) Above 1.5m the fence must contain open elements to allow for passive surveillance of the street.
e) Any gates are to swing open within the property.
f) Must not interfere with the ability of vehicles to safely manoeuvre.
g) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
h) Barbed wire and electric fencing is not permitted.
i) Highly reflective materials are not supported.

3A.3 Efficiency in layout

3A.3.1 Topography

Objectives

1) New development is to be designed to take advantage of the positive attributes of the site which are often related to slope, aspect, trees and existing buildings.
2) To design buildings that sit into the landscape whilst avoiding excessive under-building and retaining walls.

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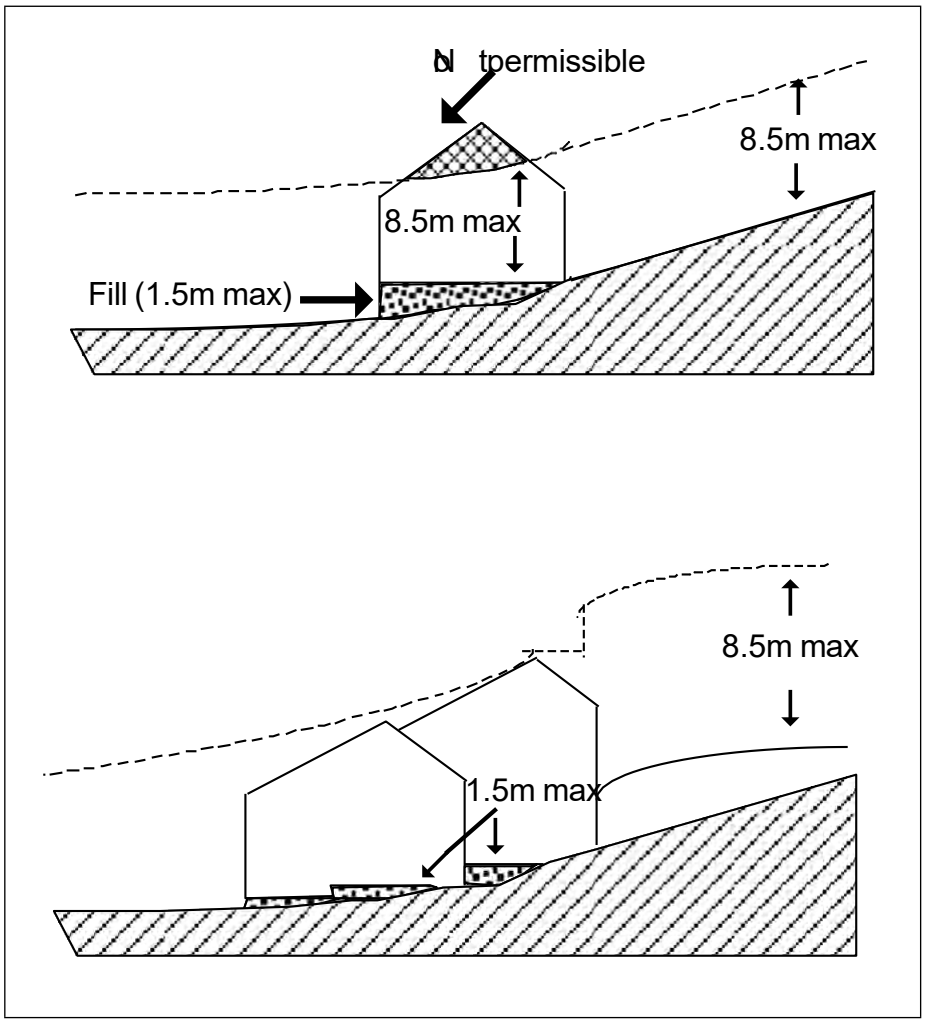
Controls

a) Buildings are to be designed to relate to the existing contours of the site, with minimal excavation or fill and with the height of foundations kept to a minimum ~~(refer to Fig 4 below).~~
b) Cut and fill to be suitably retained ~~Cut and fill shall be limited to a maximum of 1.5m.~~
c) Finished batters of cut and fill are limited to a maximum of 1 vertical 4 horizontal.
d) Greater depths maybe considered provided they are not highly visible from the street.

~~**Figure 4**~~



3A.4 Specific Requirements for Lot 6 DP 837155

Objectives

Objectives 3A.4 apply.

Controls

a) With the development of two dwellings on Lot 3 DP 859862 as a result of the subdivision and creation of two 1,400m^2 allotments, a total of 12 dwellings only shall be allowed in the multi-unit development on Lot 6 DP 837155.
b) Development principles, in respect of Lot 6, have been modified in accordance with the flora and fauna survey of this land, the associated site constraints, setbacks to Barracks Flat Creek and the adoption of the Plan of Management for the

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Queanbeyan River Corridor. These constraints are shown on the relevant Plan of Management.

c) The Queanbeyan River Corridor Plan of Management has identified a number of management units within the Queanbeyan River corridor. The land, subject to this plan, has been identified in Management Unit No. 3.

d) The desired outcome for Management Unit No. 3 is to:

   i) "promote restoration of past environmental impacts, a semi-natural river corridor and small scale recreation facilities and focal points".

e) To contribute to these outcomes the developer of Lot 6 DP 837155 will, by the following actions, and through the protection and enhancement of future public open space to be dedicated to Council:

   i) Provide restricted access to the river corridor for authorised vehicles only;

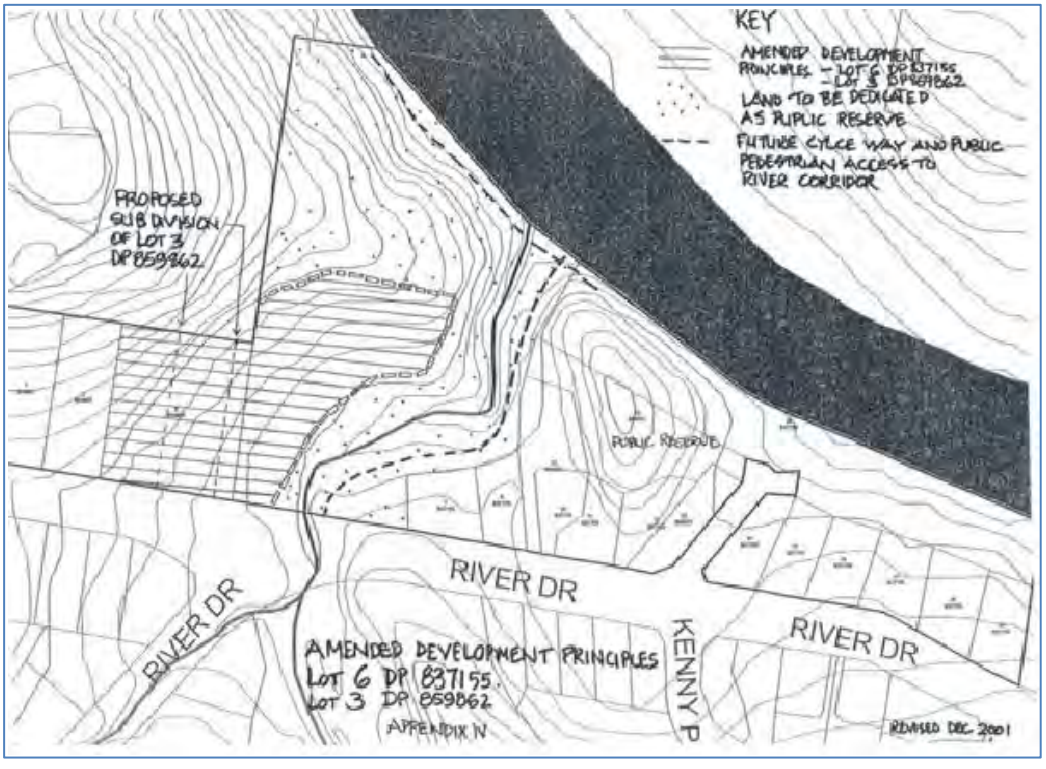
   ii) Prepare the eastern urban/riparian interface of Barracks Flat Creek to a surface and grade for the construction of a concrete footpath from River Drive to the reserve adjacent to the Queanbeyan River;

   iii) Prepare the western urban/riparian interface of Barracks Flat Creek to a surface and grade for mowing;

   iv) Provide suitably styled fencing, in consultation with Council, to protect Barracks Flat Creek and the area of significant flora and fauna. Fencing design is to permit the free movement of animals within the river corridor; and

   v) Remove any waste material, noxious and woody weeds, including willows and associated bank stabilisation along the adjoining Barracks Flat Creek. This work is to occur in consultation with Council, the Queanbeyan River Corridor Committee and the NSW Office of Water.

Figure ~~45~~ – Development Principles Lot 3 DP 859862 and Lot 6 DP 837155



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3A.5 Vehicular Access and Parking

Objectives

1) To ensure adequate parking and access arrangement exist appropriate for residential development

Controls

a) Parking spaces are not permitted between the front of the building(s) and the street with the exception of any access way immediately in front of the garage. The area between the dwelling and the verge should not be hardstand area used for parking of vehicles or storage of items.
b) Where an existing allotment has vehicular access to a public lane, additional vehicular access from the lane will be considered where there is not adverse impact.
c) The driveways are to be set back sufficiently from side boundaries to allow for effective screen planting along the boundary.
d) The driveway width itself is to be at least 3.0m wide, with adequate turning area provided to allow for ease of access to garages.
e) Driveways may need to be splayed, depending on volume and speed of traffic and footpaths width. The grade of a driveway is not to exceed 1:5 (as per engineer's advice) within the property boundary, with a suitable transition provided to the public road.

Note: The design of driveways shall comply with QPRC Engineering Design and Construction Specifications.

3A.6 Landscaping in scenic protection areas

Objectives

1) To ensure that in areas of scenic protection, the existing landscape character is maintained or enhanced.

Controls

a) Landscaping shall be designed to enhance attractive site attributes; incorporate existing vegetation where practicable.
b) All landscaping must be shown on the development plans to be a component of a development application lodged with Council. The landscaping must be compatible with the area and designed to complement the locality.
c) It is recommended that native species be the predominant species planted.

3A.7 Consideration of Views, Shadowing and Privacy

Objectives

1) To ensure quality residential development by considering any impacts on views, shadowing and privacy of residents and neighbours.

Controls

a) New dwellings should be designed to safeguard privacy and minimise the extent of impact on the outlook of existing or potential dwellings in the proximity.
b) Direct overlooking of internal living areas of neighbouring dwellings is to be minimised by building layout, location and design of windows and balconies, provision of screening devices and landscaping.

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c) Two storey dwellings will include design features to minimise potential impacts on privacy and loss of natural light to existing adjoining development
d) Shadow diagrams will be required for all two storey development showing its impact at 9am, 12 noon and 3pm on 21 June (winter solstice). A minimum of 3 hours of natural light to the private open space and north facing living room windows of adjoining properties is required to be maintained between these hours.
e) The proximity of dwellings to each other and the design of dwellings in terms of their layout, bulk, height and position of openings may have an impact on amenity. Privacy considerations are to be addressed through the careful layout of buildings and the activity which occurs in and around them, e.g. windows/decks to be elevated living areas may cause overlooking and be a source of noise nuisance.
f) Where two storey development creates a privacy intrusion on adjoining single storey development, appropriate measures must be installed to minimise the impact. The measures can include obscured glazing or screening, but there are alternative options.

3A.8 Outbuildings, Sheds, Garages, etc

Objectives

1) To ensure that outbuildings, sheds and garages do not become the dominant land use on a residential site.
2) Maintain the visual amenity of the locality.

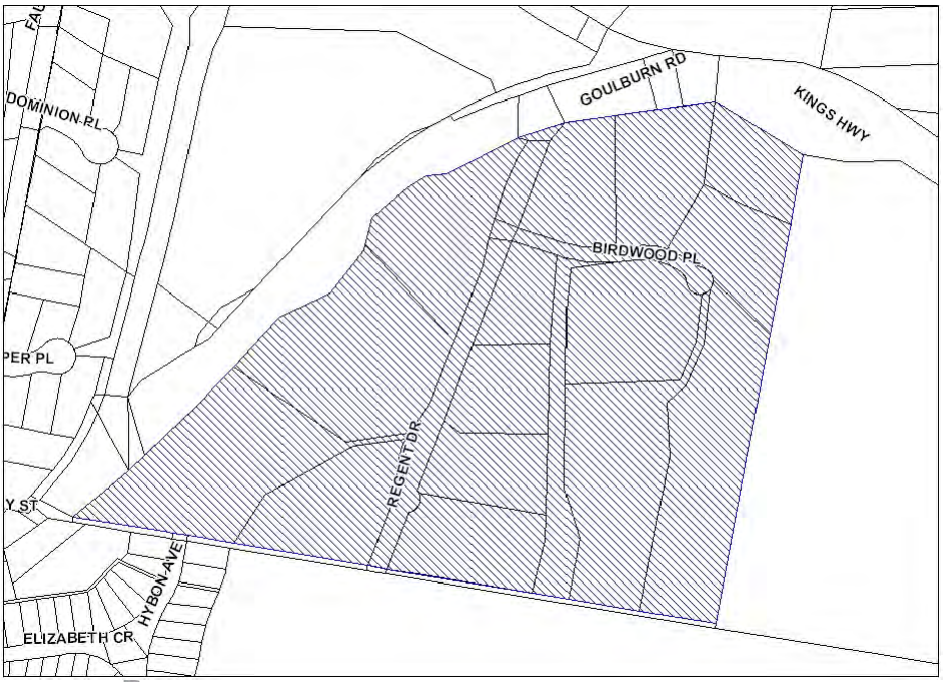
Controls

a) The total combined floor area of detached outbuildings shall not exceed 100m^2.
~~b) The wall height of the outbuilding shall not exceed 3m. The ridge height of the outbuilding shall not exceed 4m.~~

3A.9 Carwoola Heights

This section applies to Regent Drive and Birdwood Place

Figure ~~6~~5



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Objectives

1) To promote rural/residential development which will not degrade the existing visual and geophysical environment by way of unauthorised clearance of land, excessive soil disturbance and inadequate erosion controls; and
2) To promote rural/residential development which will not intrude on the appearance of the area by the use of garish colours, unwieldy building bulk and form and high reflectivity?
3) To specify areas where only single storey dwelling-houses are permitted.
4) To encourage visual amenity by requiring landscaping.

Controls

a) Clearance of Land

i) No lot or boundary of a lot shall be cleared for the purpose of fencing unless the clearing is a minimum width only to allow for the physical location and construction of the fence (maximum 1 metre).

ii) The remainder of the site outside the allowable areas of clearance and area of driveway is to be conserved and maintained in its original condition.

iii) See clause 2.12 - Tree and Vegetation Management of this DCP for further controls.

b) Building Design and Siting

i) For the allotments on the plan below, buildings shall be located on the platforms identified.

ii) All buildings shall be constructed of external materials which are dark in tone and of low reflectivity.

iii) Garden sheds and the like are to be located to the rear of the dwelling in close proximity to the building and outdoor private areas so as they are not readily visible from public areas.

iv) Where further "ancillary" development to the dwelling house is proposed (e.g. swimming pool, tennis court) it should not, as far as practicable, interfere with existing vegetation.

v) Council will not support construction, extension or alteration of the built upon area of a site, apart from the dwelling house itself, if it would involve removal of further trees (and ground clearance) of significance to the site and the general area.

vi) Buildings should be conducive to the visual character of the locality and consideration will be given to bulk, scale and form of the development.

vii) Where a site would be prominently visible, if not for the extent of existing tree cover, careful consideration will be given to the siting of any buildings on-site and the resultant visibility of buildings once trees have been removed. Landscaping may be required to ensure improved visual amenity and/or for screening purposes.

c) Driveways

i) Driveways shall be aligned and constructed so as to minimize driveway gradients, the extent of cut and fill, and the amount of site clearing.

ii) Driveways shall be suitably constructed and drained in accordance with any requirements or directions of the Council to prevent any uncontrolled discharge of water or loose materials onto any land or roadway.

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iii) Driveway areas are to be limited in area to that which is practicable in as far as immediate access to a garage/carport and the appropriate turnaround areas.

d) Fencing

i) Fencing shall be of a rural type i.e. wire and post or rail and not paling or close boarded.

ii) Fencing shall not concentrate or obstruct run-off or natural drainage.

iii) Barbed wire fencing is not permitted. Chain mesh fencing with light posts may be permitted, where it will not be visually obtrusive as viewed from outside of the Carwoola Estate area.

e) Cut and Fill

i) Cut and fill to be suitably retained ~~The maximum depth of any cut and fill shall be 1.5m~~. Applicants should seek to utilise split level designs for dwellings,or incorporate pier and beam construction on steep slopes.

ii) Cut and fill batters shall not exceed a gradient of 1:4 unless otherwise approved by Council in writing. Batters in excess of this slope will require extra control strategies such as retaining walls or rock facing.

iii) Batters shall be planted with grasses, groundcovers and shrubs suited to the area.

f) Other

i) Clothes drying areas are to be screened so as not to be visible from outside of the site.

Figure ~~7~~6 - Plan Showing Building Platforms

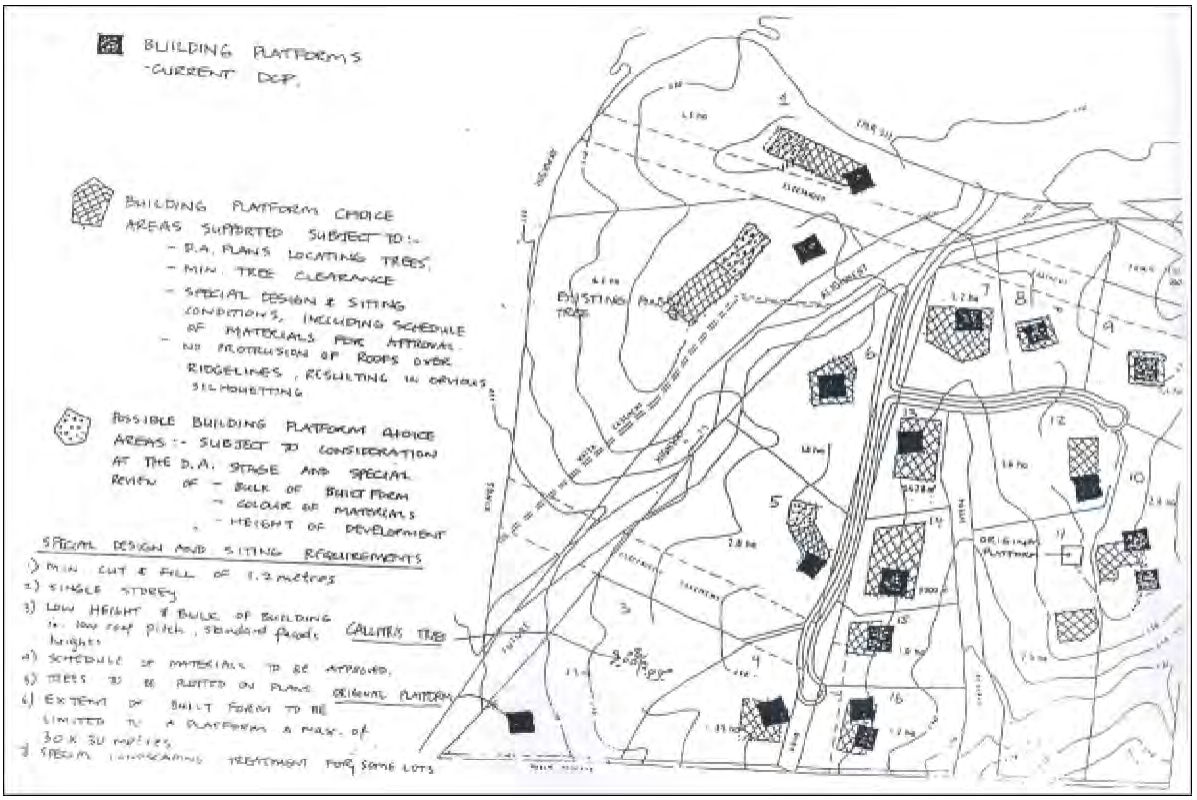

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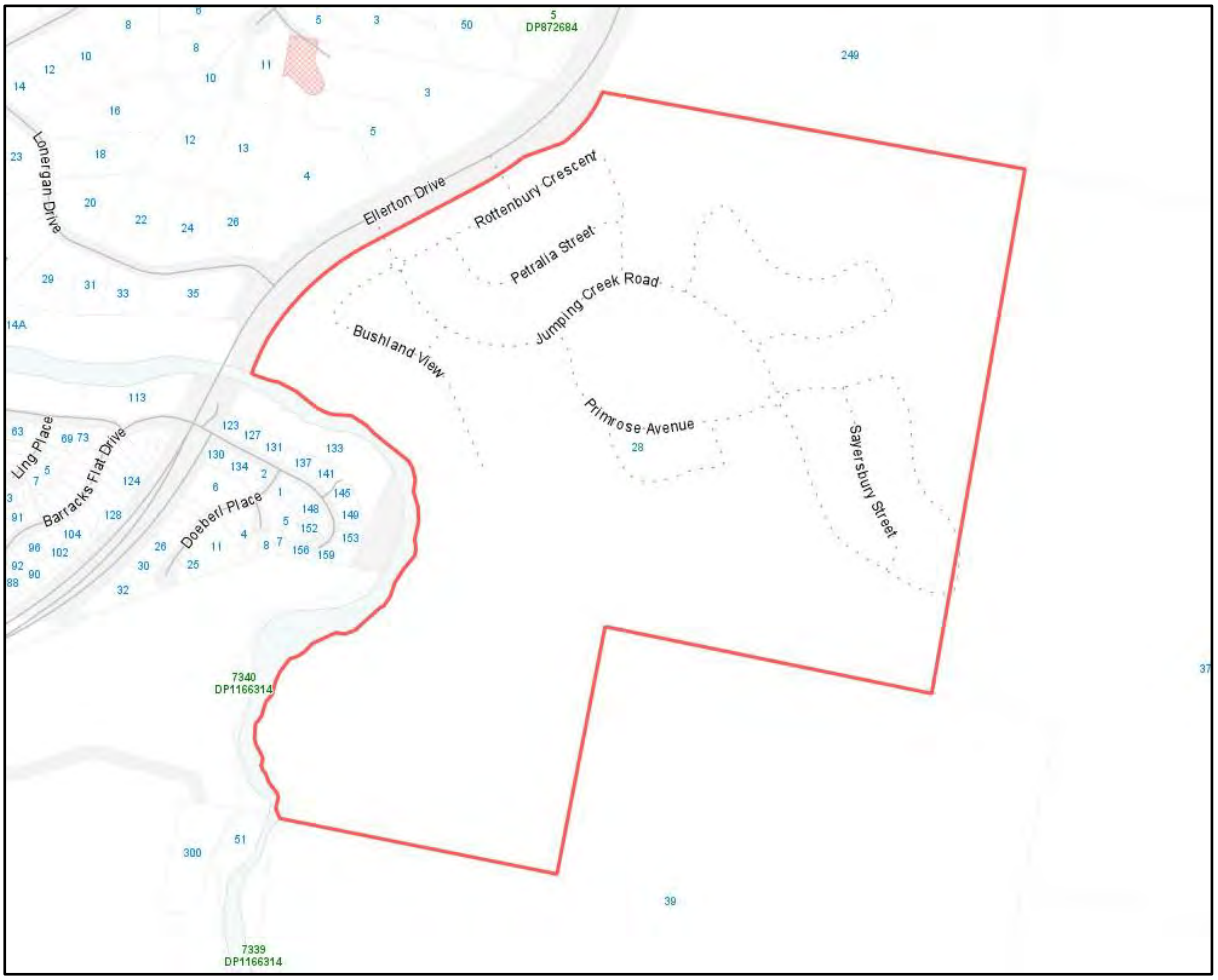
Figure ~~8~~7 - Jumping Creek Estate



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Queanbeyan Development Control Plan 2012

Part 3B

Secondary Dwellings in Residential, Rural and Environmental Zones

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889812**

Secondary Dwellings in Residential Zones

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Part 3B Secondary Dwellings in Residential Zones

3B.1 Introduction – Secondary Dwellings

3B.1.1 Purpose of this part

This part of the development control plan outlines the requirements for Secondary Dwellings within areas zoned Residential under *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022).*

What is a 'Secondary Dwelling'?

A secondary dwelling means a self-contained dwelling that:

(a) is established in conjunction with another dwelling (the principal dwelling), and
(b) is on the same lot of land as the principal dwelling, and
(c) is located within, or is attached to, or is separate from, the principal dwelling.

The size of a secondary dwelling is controlled by Clause 5.4 (9) of the *QPRLEP 2022.*

3B.1.2 Objectives applicable for secondary dwellings

In the case of secondary dwellings the objectives to be complied with include:

1) Compliance the objectives and relevant provisions *QPRLEP 2022* as well as the objectives of the applicable Zones.

2) To provide an affordable housing option that respects the established streetscape and character of the neighbourhood and that is suitably integrated with existing development on a site, while not compromising the amenity of the site or adjoining properties.

3B.1.3 Relationship to other Plans, Council Policies and the like

There are a number of clauses in the *QPRLEP 2022* and *State Environmental Planning Policy (Housing) 2021 which* include provisions that apply to secondary dwellings. These include:

1) *Queanbeyan-Palerang Regional Local Environmental Plan 2022:*
   a) Clause 5.4(9) Secondary Dwellings
   This applies to all secondary dwellings and restricts the size of the dwelling.
   b) Clause 4.1C ~~Erection of Secondary Dwellings~~ Minimum Lot Sizes for Dual Occupancies and Secondary Dwellings
   ~~This applies to Rural and Environmental zones and requires the land to have the minimum lot size specified on the Minimum Lot Size map or Lot Averaging map if the land is identified as "Lot Averaging".~~
   This applies to residential zones required to meet the minimum lot size in accordance to the secondary dwelling and dual occupancy ma p in QPRLEP 2022

2) *State Environmental Planning Policy (Housing) 2021*
   The *State Environmental Planning Policy (Housing) 2021*) allows secondary dwellings in all residential zones identified under the *QPRLEP 2022*. Refer to https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714

A number of heritage requirements and additional local provisions may also apply, these are set out in Part 4 Heritage Conservation of this DCP.

3B.2 Approval for secondary dwellings

3B.2.1 General Requirements of the *State Environmental Planning Policy (Housing) 2021* for secondary dwellings

The *State Environmental Planning Policy (Housing) 2021* (at www.legislation.nsw.gov.au) allows secondary dwellings in residential zones as long as they meet the following requirements:

1) There is only one principal dwelling and one secondary dwelling on the lot.
2) The combined total floor area of the principal dwelling house and the secondary dwelling complies with the floor space area controls in the local environment plan.
3) The maximum floor area of the secondary dwelling is no greater than:
    a) 60m^2, or
    b) The maximum floor area prescribed by Council in the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)*
4) The lot is not subdivided.
5) The secondary dwelling meets the requirements of the *Building Code of Australia* which covers issues such as fire safety, building materials, ventilation and minimum ceiling heights.

There are no requirements under the policy to provide any additional parking for the secondary dwelling although this can voluntarily be done by the homeowner.

3B.2.2 Options for Approval of Secondary Dwellings

There are two options to gain approval for a secondary dwelling.

The first is a Complying Development Approval which requires certain pre-determined conditions to be met.

Where these conditions cannot be met then the second option is a Development Application directly to the Council for determination. The requirements for a Development Application are outlined below (Clause 3B.2.4) ~~(clause 3.3).~~

3B.2.3 How Can I Obtain a Complying Development Approval?

If all general requirements for secondary dwellings in the *State Environmental Planning Policy (SEPP) (Housing) 2021* are met and the provisions the SEPP are complied with, a Complying Development approval can be obtained from Council or an accredited certifier without the need for a development application.

Particular Complying Development provisions apply for a:

1) Secondary dwelling within existing housing where internal alterations are made to create a secondary dwelling, typically with a separate external entrance.
2) Secondary dwellings attached or detached to an existing house or garage where external alterations are made such as:
    a) a new wing to the house.
    b) a new floor added to the house.
    c) new floor on top of the garage.

d) a cabin or studio in the back or side yard.

3) Secondary dwellings with a new house with a single application for both.

3B.2.4 When is a Development Application Required?

If the circumstances restrict an applicant from seeking Complying Development approval (due to non compliance with the *SEPP*) they can lodge a development application with Council. In residential zones a development application can be lodged with Council for a secondary dwelling. ~~However, Council cannot refuse the application on the following grounds:~~

- ~~*Parking* - If no additional parking is provided.~~

~~*Site Area* - If the lot size is at least 450m^2 or if the secondary dwelling is attached to or within the principal dwelling.~~

Refer to Clause 53 – Non-discretionary development standard of the State Environmental Planning Policy (Housing) 2021 in relation to minimum site area

To consent to the development for the purpose of a secondary dwelling the development must:

a) Satisfy the definition of a secondary dwelling, and

~~i.~~ b) The total floor area of the secondary dwelling (excluding any area used for parking) must not exceed whichever of the following is greater:

~~ii.~~i. 60m^2, or

~~iii.~~ii. 33% ~~50%~~ of the total floor area of the principal dwelling

However, Council can refuse the application on a range of other grounds such as drainage, privacy, excessive height, overshadowing, urban design, heritage and tree loss if those impacts are considered to be unreasonable.

3B.3 Controls – Secondary Dwellings when a Development Application is required

3B.3.1 Setbacks in Zones R2, R3, R4 and R5

Objectives

1) Protect the privacy and solar access of adjacent properties.
2) Maintain and enhance established streetscape and character of the neighbourhood.
3) To ensure there is access to the secondary dwelling for emergency personal when the main dwelling is locked.

Controls

a) Secondary dwellings require minimum side setback of 900mm and 3m to a rear boundary.

b) Where a secondary dwelling is proposed on a corner lot, a minimum secondary street setback of 4m is required.

~~c) If the Secondary dwelling is above a garage, the rear setback is to be the same as the garage setback. A 0m setback is permissible.~~

3B.3.2 Building Appearance

Objectives

1) Maintain and enhance the established, character and amenity of the neighbourhood.
2) To ensure the building appearance of a secondary dwelling is of a high standard, the design and materials are regulated by this document.

Controls

a) The appearance, the position and the height of the secondary dwelling is to be designed to avoid adverse effects on the amenity of the site and the character of the neighbourhood.
b) Generally prefabricated site sheds, moveable dwellings, transportable homes, prefabricated homes, converted shipping containers and the like would not meet the standards prescribed and are unlikely to be approved. They also do not require energy efficiency design measures required with the issue of a BASIX Certificate.

3B.3.3 External Design

Objectives

1) Ensure that secondary dwelling development minimises impact on the amenity of neighbourhoods and is suitably integrated with existing principal dwelling on a site.

Controls

a) Building bulk and height, scale, massing, roof form and materials should be sympathetic to existing built forms and complement rather than detract from the existing principal dwelling on the site.
b) Building design should be of a high quality and of architectural merit.
c) Architects/designers should avoid a monolithic appearance created by large expanses of blank walls through the use of architectural design features, articulation and fenestration.
d) The building appearance should preserve the visual amenity and residential quality that surrounding residents enjoy.
e) An attached secondary dwelling must feature a physical/ structural attachment with the principal dwelling on a site and include sympathetic integration with the roof structure of the principal dwelling.

~~**3B.3.4 Materials**~~

~~**Objectives**~~

~~1) Ensure building materials used for a secondary dwelling are sympathetic to the principal dwelling.~~
~~2) Ensure that secondary dwelling development minimises impact on the amenity of neighbourhoods and is suitably integrated with existing development on a site.~~
~~3) Construction should aim at maximum energy efficiency.~~

~~PTO~~

~~**Controls**~~

~~a) Any new development, when viewed from the street should be compatible with the principal dwelling on site and the character of buildings in the site's visible locality by using similar shaped windows and similar building materials.~~

~~b) Secondary dwellings shall not be prefabricated site sheds, moveable dwellings, cabins or converted shipping containers.~~

~~c) External building materials and their colours should be compatible with the character of the locality. For example, use bricks and tiled roofs or weatherboard and sheet metal roofing, where these predominate.~~

~~d) Where a garage, carport or outbuilding is proposed to be converted to a secondary dwelling, external building materials and their colours should be compatible with the principal dwelling on site and the character of the locality.~~

~~i. variations may be considered by Council where it can be demonstrated that the materials used meet construction standards relevant under the *Building Code of Australia* and will result in a building appearance which is compatible with existing development on the subject site and surrounding area.~~

~~ii. exemptions will also be considered in the case of heritage items where the design and materials utilised for construction are sympathetic with the heritage item and satisfy other heritage requirements specified by Council.~~

~~e) The materials used in secondary dwelling housing must achieve the following outcomes:~~

~~i. Durable and robust construction, and~~

~~ii. Achieve adequate acoustic amenity, natural ventilation and access to sunlight for the occupants of the secondary dwelling.~~

~~iv. All new dwellings and renovated dwellings in NSW are required to meet minimum water and energy rating requirements specified by State Legislation – *BASIX* (Building Sustainability Index). Further details regarding *BASIX* can be found at http://www.basix.nsw.gov.au/iframe/about-basix.html~~

~~iv. Compliance with the *Building Code of Australia* is also required.~~

~~e) Where conversion of an existing structure is proposed to create a secondary dwelling, applicants need to be aware of construction standards specified under the Building Code of Australia and should seek technical advice to ensure compliance with the relevant Australian Standards.~~

3B.3.5 Internal Design

The internal design of a secondary dwelling facilitates a functional enriched environment for the occupancy. To ensure the internal design is of a high standard it is regulated.

Objectives

1) Maintain a high quality of amenity within the secondary dwelling.
2) Ensure room sizes are functional, are of sufficient size and cater for intended use.
3) Furnish secondary dwellings with basic amenities to ensure the occupants are provided with an acceptable standard of independent living.
4) Ensure private open space is easily accessible.

Controls

~~a) The following minimum combined size requirements apply to secondary dwellings:~~
~~i. the main bedroom must have a minimum floor area of 11m^2.~~
~~ii. a living room and kitchen must have a minimum floor area of 14m^2.~~
~~iii.~~i. ~~where the application is proposing a second bedroom the minimum floor area shall be 7.5m^2.~~

b) Dwelling entrances should create a sense of individuality and act as a transitional space between communal and private areas.
c) Dwelling construction should minimise noise penetration between dwellings.
d) Living areas should connect to private outdoor areas.
e) Entries, doors and passageways should be wide enough to allow furniture movement.
f) The secondary dwelling must contain a kitchen/bar, bathroom, living room and laundry facilities.

3B.3.6 Private Open Space

To ensure that all residents have access to private open space to meet their needs e.g. clothes drying, gardening and pet options, it is necessary to require a separate private open space for the secondary dwelling. To ensure private open space is provided for secondary dwellings, it is regulated.

Objectives

1) Ensure the private open space is usable, functional and easily accessible for residents.
2) Ensure private open space includes landscaping and soft areas.
3) Ensure direct access and a relationship between indoor and outdoor living areas.

Controls

a) A secondary dwelling must have a minimum private open space of 24m^2 with at least one 4m x 4m portion of level ground. The principal dwelling shall retain a private open space areas as a separate courtyard with a minimum area of 50m^2.
b) In the calculation of private open space:
   i. A minimum of 50% of the open space area must be a grassed or soft landscaped area located in the rear yard.
   ii. No area is less than 2.5m in width.
   iii. Outdoor clothes drying areas are included as private open space.
   iv. Car parking spaces are not included in open space calculations.
c) The private open space must have direct and level access to the dwelling's living areas, such as a lounge room, a family room, a dining room or a kitchen.
d) An access path from the street to the secondary dwelling must be provided. The access path may pass through a carport/driveway or a path along the main dwelling. The path must demonstrate a clear path to the secondary dwelling from the street and is suggested to be 1.2m wide.
e) The private open space has a grade of not more than 2.5% and is usable, functional and easily accessible for residents.

3B.3.7 Visual Privacy

Objectives

1) To ensure that the secondary dwelling is arranged so that reasonable internal privacy and reasonable privacy in respect of proposed and existing adjoining dwellings and private open space are achieved.

Controls

a) The secondary dwelling should be sited to prevent direct views into habitable rooms from a public place, neighbouring properties or from any other dwelling within the development. This may be achieved by:
   i. locating any proposed building or windows so that major living room windows do not directly face those of a neighbouring building;
   ii. the use of long narrow windows that provide daylight and sunlight without significantly reducing privacy or use windows above 1700mm from floor level;
   iii. provide screening by way of walls, fences or planting;
   iv. planning a wall facing another habitable room to have no windows;
   v. using slope or changes in level of the site to obscure views into the room;

3B.3.8 Solar Energy/Climate Control

Objectives

1) Ensure a secondary dwelling achieves energy efficiency and minimises any overshadowing of existing dwellings.

Controls

a) The secondary dwelling should be designed to:
   i. Minimise overshadowing of any other dwelling and particularly to avoid overshadowing any solar energy collectors.
   ii. Limit exposure to summer sun yet admit winter sun (wherever practicable).
   iii. Ensure reasonable access to sunlight for living spaces within dwellings and for open space around dwellings.

3B.3.9 Car Parking

Objectives

1) Ensure existing on-site parking provisions for the principal dwelling are maintained and any parking structures for the secondary dwelling are minimised.

Controls

a) No additional on-site parking is required to be provided for the secondary dwelling. However, car parking is required to be provided for the principal dwelling in accordance with Council's parking requirements.

b) Where a carport or garage is proposed for a secondary dwelling, the structure must be located behind the building line of any dwelling house on site. ~~Where a carport is proposed for a secondary dwelling it will only be supported with a maximum area of 25m^2 for the carport and other awning like structures.~~

~~c) Attached garages to a secondary dwelling will not be supported.~~

3B.3.10 Adaptation of Existing Buildings:

Council will only consider adaptation of an existing structure for the purpose of a secondary dwelling on a site where it meets the requirements of the *Building Code of Australia*, a *BASIX* certificate can be issued if necessary, it does not displace any existing onsite car parking requirements specified by Council, complies with the maximum floor space as specified in the *QPRLEP 2022* and the proposal meets the above objectives and controls relating to external appearance, visual privacy and solar energy.

3B.3.11 Contribution Charges

Developer contributions charges apply under the relevant Council Development Contributions Plans and relevant Development Services Plans for water supply and sewerage.

For further information relating to contributions contact Council.

Queanbeyan Development Control Plan 2012

Part 3C

Dual Occupancy, Multi-Dwelling Housing, and Residential Flat Buildings

Principal Plan Adopted by Council:	**12/12/2012**
Reference number:	**SF160793/01**
File No:	**C1842171**

Part 3C Dual Occupancy, Multi-Dwelling Housing, and Residential Flat Buildings

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Part 3C Dual Occupancy, Multi-Dwelling Housing, and Residential Flat Buildings

3C.1 Introduction

3C.1.1 Purpose of this Part

Dual occupancy housing, multi-dwelling housing and residential flat buildings are becoming an increasingly popular choice of residential accommodation in the city as average household sizes decline. Council is committed to ensuring that these types of developments are high quality, well-designed and contribute to the aesthetics of the neighbourhood they are located in.

This part of the plan outlines requirements for the following types of development:

- Dual occupancy
- Multi dwelling housing; and
- Residential flat buildings;

on land zoned R2 Low Density, R3 Medium Density Residential, R4 High Density Residential, MU1 Mixed Use, ~~B3 Commercial Core and B4 Mixed Use~~ under the Queanbeyan-Palerang Regional Local Environmental Plan 2022 ~~*Queanbeyan Local Environmental Plan 2012*~~.

3C.1.2 Objectives applicable to Dual Occupancies, Multi-Dwelling Housing, and Residential Flat Buildings

Objectives of this part are:

1) To provide minimum standards that allow for innovative design in buildings;
2) To enhance the amenity for residents within dual occupancy houses, multi-dwelling houses, and residential flat buildings;
3) To promote urban design that contributes positively to the aesthetics of the streetscape and public domain;
4) To protect neighbouring residents from negative amenity impacts;
5) To provide a diversity of housing types to suit a range of people's needs; and
6) To support environmentally sustainable design principles.

3C.1.3 Relationship to Other Plans, Council Policies and the Like

There are a number of clauses in State Environmental Planning Policies that may need to be considered for dual occupancies, multi-dwelling housing, and residential flat building development.

~~*State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65)*~~ *Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP 2021)* is a key State policy in respect of promoting high quality urban design, and this part of the plan has been prepared to be consistent with the SEPP to improve the design of residential flat developments of three or more storeys, containing four or more dwellings.

All applications for residential flat buildings of three or more storeys and containing four or more dwellings, must be prepared by a NSW Registered Architect. Further, all such applications must be accompanied by a Design Verification Statement indicating how the Design Quality Principles ~~of SEPP 65~~ have been achieved, together with a statement that the development has been designed by a registered architect in accordance with Schedule 9 of the Housing SEPP 2021. ~~the SEPP 65 Regulation.~~

Schedule 9 of the Housing SEPP 2021 ~~SEPP 65~~ also requires that the development standards and guidelines in the Apartment Design Guide ~~Residential Flat Design Code (RFDC) and~~

Residential Flat Pattern Book published by the Department of Planning (refer to: http://www.planning.nsw.gov.au/~/media/Files/DPE/Manuals-and guides/residential-flat-design-code-2002-02.ashx) are to be taken into consideration in the design and assessment of residential flat buildings to which the SEPP applies. In assessing such applications, Council will have regard to those standards in the RFDC which are not covered by this Part of the DCP. The SEPP 65 – Design Quality Principles are shown at Section 3.7 of this Part.

A number of heritage requirements and additional local provisions may also apply, these are set out in Part 4 Heritage Conservation of this DCP.

Where a building is constructed prior to 1960 is proposed to be demolished, Council requires the building to be inspected by Council's Heritage Advisor to determine if there is potential heritage significance. If the building has potential heritage significance a Heritage Impact Statement is to be submitted with the Development Application. These records also help to ensure that a record of Queanbeyan's building stock is retained for posterity (for more information refer to Part 4 of this DCP).

Residential development may also generate what is known as development contributions. Should the development be approved these are payable prior to work commencing. The *Queanbeyan City Council Section 94 Contributions Plan 2012* and/or Queanbeyan Section 7.12 Fixed Levy Development Contributions Plan (whichever application) and the *Queanbeyan Development Services Plans for Water Supply and Sewerage* can be found at Council's website.

3C.2 How Does this Part Work?

The part is divided into various design components each of which contain objectives, performance criteria and prescriptive measures.

The objective may be implemented by meeting both the performance criteria and the prescriptive measures. Meeting performance criteria enables the development of innovative schemes that meet the particular characteristics of an individual site.

Prescriptive measures are requirements that Council consider are likely to meet the objectives and performance criteria of the particular control element. Compliance with the prescriptive measure does not guarantee approval of an application, the application must also achieve the element objectives and performance criteria.

3C.3 Definitions

For definitions of terms refer to the *Queanbeyan Local Environmental Plan 2012*. Queanbeyan-Palerang Regional Local Environmental Plan 2022

3C.4 What are Neighbourhood Character Areas

Council has prepared a number of Neighbourhood Character Statements for a number of Neighbourhood Character Areas (Figure 1) to guide development outcomes in the R3 and R4 residential zones and the MU1 Mixed Use zone B3 and B4 business zones under the Queanbeyan-Palerang Regional Local Environmental Plan 2022*Queanbeyan Local Environmental Plan 2012*.

Although the housing, built form, landscaping forms and styles vary from street to street and even within each block, recurrent themes have been identified in particular precincts and these are set out in the Neighbourhood Character Statements below and as identified on Figure 1 (over). New development should broadly continue the themes, forms and patterns that have helped to establish the character of the different localities and as set out in these Statements.

To achieve these outcomes for future development the following principles will apply:

1) New residential development is to be designed to be consistent with the landscape and

streetscape character of the neighbourhood.

2) The appearance of new housing is to be visually compatible with the main themes and features that characterise the neighbourhood.
3) New residential flat buildings are to be designed to reflect site planning and building siting requirements outlined in this plan.
4) Where a proposed new building is adjacent to established areas characterised by other building types, the form and massing should be sympathetic to their character.
5) The height of development shall comply with relevant provisions of the Queanbeyan-Palerang Regional Local Environmental Plan 2012 ~~*Queanbeyan Local Environmental Plan 2012.*~~

3C.4.1 Neighbourhood Character Statement - Precinct 1
Bounded by High Street, Erin Street, Lowe Street, Rutledge Street, Trinculo Street and Booth Street

This central area of Queanbeyan includes the Central Business District, Queanbeyan River foreshore and parklands, and, established low and high rise residential flat development. Much of the land zoned R4 under the Queanbeyan-Palerang Regional Local Environmental Plan 2022 has ~~*Queanbeyan Local Environmental Plan 2012*~~ been developed for residential flats. A number of motel buildings located in the precinct would be suitable for residential redevelopment at a future date.

~~Typically development in this precinct is four storeys in height (14m) given the large number of existing residential buildings in the locality.~~

High rise development should focus around the Central Business District and existing pedestrian and public transport networks should be encouraged.

New development to be designed and in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.

Figure 1: Neighbourhood Character Areas

3C.4.2 Neighbourhood Character Statement - Precinct 2
Area bounded by Crawford Street, Henderson Road, Campbell Street, Collett Street and Erin Street

This area comprises part of the Railway Height Subdivision Estate established in 1913. The area has retained much of its single storey detached housing character although few buildings of heritage significance remain.

This precinct is predominantly comprised of single storey older detached houses of weatherboard, fibro and brick construction with metal and tile roofs. Many of the houses have been substantially altered or renovated. Land along Crawford Street contains motel buildings and commercial premises. Some limited residential flat development infill has occurred within the area near the railway.

The land is within close walking distance to the Central Business District, railway station, hospital, parklands, bus routes and other community facilities.

~~A two storey height limit (8.5m) is recommended for the area to preserve the existing residential scale and character. A two storey height limit in Crawford Street in the vicinity of the Queanbeyan Hotel will ensure the heritage and iconic landmark prominence of this building is not undermined.~~

The form and massing (the arrangement of the building bulk and articulation of building parts) of new residential flat development should be sympathetic to the existing residential character.

Maintaining visual and acoustic privacy, protection of views and sunlight for existing residents is essential.

3C.4.3 Neighbourhood Character Statement - Precinct 3 Bounded by Henderson Road, Crawford Street and Uriarra Road

This precinct is part of the old Davidson estate released in 1913, Bulls subdivision released in 1924, Walsh & Mason subdivision released in 1925 and the Killard Estate released in 1917. The majority of houses were built after 1913. Over the years these houses have been renovated, changed or demolished and new developments taken place. So the overall characteristics or particular style of the many houses of the early 1920's have been lost.

Those houses of any heritage significance remaining are characterised as follows:

The houses represents free standing single storey Californian Bungalow Style (Inter War Period) in a suburban blocks, with informal lawns and gardens.

Typical characteristics are double fronted cottage form with low-pitched roofs (predominantly gabled) facing the streets.

Corrugated iron is the common roofing materials. The roof has wide overhanging eaves and simple sharp-ended bargeboards.

Structural elements expressed like exposed rafters are common in the area reflect the style of the inter war period. Gable ventilators are also very common in the area.

Favoured materials for walls are timber weatherboards and fibro, sometimes roughcast brickwork or plastered concrete. The base course for most of the houses is of bricks.

Exterior walls of some of the concrete houses are dressed ashlars and rocked faces quoins or smooth quoins and rock-faced exterior wall.

Verandahs are usually under a separate skillion roof or broken back roof although many are now closed in.

This area whilst currently developed for low and high rise residential development still has substantial areas remaining for further high density residential development.

The land is in close proximity to the Queanbeyan Railway Station, bus routes and within walking distance to the Central Business District.

~~Continued development at four storey height limit (14m) is appropriate given the high number of existing four storey residential buildings in the locality.~~

New development should be designed in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood. Where new development is in close proximity to any heritage significant buildings the building should be designed with the above elements in mind.

The design elements relating to visual and acoustic privacy, protection of views and sunlight are critical. New building design should not mimic existing architectural styles of residential flat buildings that were established in the 1970's and 1980's.

High standard architectural designed buildings are encouraged complying with *Schedule 9 of the Housing SEPP 2021* ~~*State Environmental Planning Policy No. 65*~~ and the provisions of this plan.

3C.4.4 Neighbourhood Character Statement - Precinct 4
Land bounded by Uriarra Road, Ross Road, Morton Street, Campbell Street & Crawford Street

This area is part of the Killard Estate established in 1917. Within this area there are a small number of heritage significant dwelling houses built in the mid 1930's. These dwellings are of single storey construction of brick, weatherboard, fibro and corrugated iron roof construction. They generally contain separate skillion verandah roofs with slender timber columns and gable roofs.

The remainder of this area comprises commercial development along Crawford Street, a nursing home in Campbell Street, a number of residential flat buildings of single to four storey height and detached dwellings of various construction and design standards.

~~A four storey height limit (14m) is suitable in this area in keeping with existing two, three and four storey residential unit development that has occurred.~~

New development will need to take into account the critical design elements relating to privacy, solar access and amenity to minimise impact on adjoining residential occupants. Existing streetscape and landscape elements should be included in the design.

New building design should not mimic existing architectural styles of residential flat buildings.

High standard architectural designed buildings are encouraged complying with *Schedule 9 of the Housing SEPP 2021* ~~*State Environmental Planning Policy No. 65*~~ and the provisions of this plan.

3C.4.5 Neighbourhood Character Statement - Precinct 5
Kawaree Gardens Retirement Village Canberra Avenue

This land comprises the Kawaree Gardens Retirement Village. The land is fully developed comprising single and storey buildings. ~~A maximum height of two storeys (7.5m) is recommended for this site.~~

3C.4.6 Neighbourhood Character Statement - Precinct 6
Area is generally bounded by Tharwa Road, between Brereton Street and McIntosh Street

This area comprises a mix of detached dwelling houses and single and two storey multi unit dwellings. The dwelling houses consist of predominantly brick and tile roofs with a lesser number of weatherboard and fibro dwellings.

~~A two (2) storey height limit is recommended for the area to preserve the existing scale and character of this residential neighbourhood~~.

New development should be designed in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.

The design elements relating to design, visual and acoustic privacy, protection of views and sunlight are critical to protect the amenity of existing residents.

3C.4.7 Neighbourhood Character Statement - Precinct 7 Frontage to Oleria Street and Lily Place

This area consists of modern brick and tile dwellings and one two storey townhouse development.

New development should be designed in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.

The design elements relating to design, visual and acoustic privacy, protection of views and sunlight are critical to protect existing residential amenity.

3C.4.8 Neighbourhood Character Statement - Precinct 8 Bungendore Road, Warroo Street and Carwoola Street

This area consists of single and storey detached dwellings and a limited number of multi unit dwellings.

New development should be designed in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.

The design elements relating to design, visual and acoustic privacy, protection of views and sunlight are critical to protect existing residential amenity.

3C.5 Controls

3C.5.1 Design

Objectives

1) That the design of new residential development takes into account the relevant neighbourhood character statements.
2) New residential development should broadly continue the themes, forms and patterns that have helped establish the character of the different neighbourhood localities. To achieve these outcomes the following principles will apply:
    i. Design new residential development that is consistent with the landscape and streetscape character of the neighbourhood including any emerging urban renewal character.
    ii. Ensure the appearance of new residential development is visually compatible with the main themes and features that characterise the neighbourhood.
    iii. Design new buildings to reflect the site planning and building siting requirements outlined in this plan as well as the surrounding design character of established built urban areas or adjacent heritage buildings.

Controls

Performance Criteria

Design and Orientation

a) To ensure the appearance of new residential development is visually compatible with the main themes and features that characterise the neighbourhood.

b) Dwellings with a street frontage shall orientate the main entrance and at least one living area towards the street.
c) To promote variation of building facades (including addressing both streets for corner sites) and design through the choice of materials, detailing, window treatments, colour and finishes and add visual interest to the street. The inclusion of verandahs, balconies and awnings can help break up the bulk of the building. Justification will be required for 100% face brick facades or 100% rendered and painted brick and will be assessed on merit.
d) Design is to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation. A side wall must be articulated if it has a continuous length of over 10m. Exterior walls and windows facing south should be minimised
e) To encourage the use of split level or stepped development on steep or sloping sites to minimise excessive external cut.
f) That buildings enhance the streetscape through the use of suitable built form design and landscaping.
g) Rooflines that have continuous long runs will not be supported. Rooflines should be provided with articulation and stepping and should be generally consistent with the existing roof forms within the street. Flat or skillion roofs for multi dwelling housing will not generally be permitted where the dominate roof form is of a pitched character. Roof materials and colours should complement the existing types in the locality.
h) Buildings are not to exceed a total length of 45m. Wall planes are to be articulated every 10m in length. Buildings must be separated by a minimum distance of 6m unless in the case of dual occupancy and multi dwelling housing where the existing dwelling is retained, the setback may be reduced to 3m for new single storey development adjoining the nearest existing building and 4m for new two storey development adjoining the nearest existing dwelling.

~~*Driveways, Garages and Parking*~~

~~a) Driveways should avoid a "gun barrel" effect by suitable curving, siting of buildings and the incorporation of a variety of paving material and soft landscaping adjacent to the dwellings and alongside boundaries.~~
~~b) To discourage garages and in particular garage doors and basements from visually dominating the streetscape.~~
~~c) Basement car parking and the garage doors are not to exceed more than 50% of the street elevation of the building. Security grills/screens, ventilation louvres and car park entry doors are to be integrated with the overall façade design.~~

~~*Fencing and Service Areas*~~

~~a) Front fences should complement the streetscape, where a predominant pattern or style of fencing is established in the street. Details of fencing are to be submitted with the development application. Where development adjoins a heritage site the fencing is to complement that of the existing fencing of the heritage site fronting the street and along the adjoining side boundaries. Colorbond™ (metal) type fencing will not be permitted in these circumstances.~~
~~b) Bin structures should be should well designed and considered as part of the appearance of the overall development and should not dominated the streetscape. They should be integrated with the streetscape and landscape of the proposed development.~~

Verandahs and balconies

a) Front verandahs and windows are to be situated to maximise observation of pedestrian and vehicle movements.
b) Balconies on upper level of dwellings that have the potential to overlook adjoining properties must ensure adequate screening measures are incorporated to avoid loss of privacy to neighbouring property. Balconies are encouraged where they address public open space, communal open space, private driveways or the street. Balconies are not to overlook adjoining private open space areas without adequate screening measures.

A heritage analysis by a qualified architect/heritage advisor must be undertaken before designing any buildings adjoining or in the vicinity of heritage items. The design and façade treatment should be informed by a heritage assessment and a formal Heritage Impact Statement must accompany the final design to ensure the significance of the heritage item is protected.

3C.5.2 Site Size and Density

Objectives

1) To control the density of development to promote a mix of housing and to control the scale of development to promote a medium to high density residential environment.
2) To ensure the development sites have sufficient area and width that maximises the development potential of land and improves the quality and variety of design through compliance with Council's DCP.

Controls

Performance Criteria

a) Density of development should be in keeping with the medium to high density character of the area ~~which promotes up to four storey multi-unit housing.~~
b) Buildings should provide a mix of dwelling types.
c) The area of the site covered by impervious surface (including roofed areas, paving, driveways etc.) should be minimised to reduce stormwater runoff from the site and maximise landscaped open space.

Prescriptive Measures

a) Site Width and Size

i) Dual occupancy, multi dwelling housing and residential flat building development shall comply with Clause 4.1B and Clause 4.1C of the Queanbeyan-Palerang Regional Local Environmental Plan 2022 ~~of the *Queanbeyan Local Environmental Plan 2012*.~~
ii) For multi dwelling housing and residential flat buildings the following minimum lot area and dimensions in Table 1 apply:

Table 1 – Minimum Lot Areas for Multi Dwelling Housing and Residential Flat Buildings

Dwelling Type	Minimum Width at Building Line	Minimum Area (as per ~~QLEP 2012~~ QPRLEP 2022)
Multi Dwelling Housing	18 metres	750m^2
Residential Flat Buildings	24 metres	1000m^2

In Council's experience development sites having a width less than 18m and 24m are

not capable of reasonable compliance with this Development Control Plan for the purpose of multi dwelling housing or residential flat development.

iii) Council encourages ~~requires~~ the consolidation of more than one existing residential holding for residential flat or multi dwelling housing development to ensure the development satisfies provisions under Clause 4.1B and ~~in a way that~~ improves both the quality and variety of design.

iv) The consolidation of properties also enables development that maximises the potential of land to best achieve urban consolidation objectives. For this reason also Council does not permit individual properties being left between two developments in a manner that would limit its future development potential for development and/or otherwise impact on its value. Unless evidence is shown that reasonable negotiations to acquire the isolated lot has been undertaken

~~v) Where consolidation has not been achieved through reasonable negotiation efforts lots of less than 18 metres width for multi dwelling housing or lots less than 24 metres width for residential flat buildings will have development density reduced in accordance with the provisions in Table 2.~~ The developments should provide a mix of dwelling sizes and types to control the scale of development. Other requirements detailed in this plan such as setbacks; amenity; water and energy efficiency; carparking; landscaping and other statutory requirements must also be considered. These will prevent the over development of the site

~~**b) Site Density**~~

~~The density of development should be consistent with Table 2 bel:~~

~~**Table 2 - Density of Development**~~

~~Dwelling Size~~	~~Minimum Site Area per Dwelling~~							
	~~Precincts 1, 3, 4 and B3 and B4 zones not specified within a Precinct*~~				~~Precincts 2, 5, 6, 7, 8 and R3 zones not specified within a Precinct*~~			
	~~Medium Density Lot Width~~		~~High Density Lot Width~~		~~Medium Density Lot Width~~		~~High Density Lot Width~~	
	~~<18m~~	~~>18m~~	~~<24m~~	~~>24m~~	~~<18m~~	~~>18m~~	~~<24m~~	~~>24m~~
~~1 Bedroom~~	~~80m²~~	~~65m²~~	~~80m²~~	~~65m²~~	~~165m²~~	~~128m²~~	~~165m²~~	~~128m²~~
~~2 Bedroom~~	~~115m²~~	~~90m²~~	~~115m²~~	~~90m²~~	~~215m²~~	~~180m²~~	~~215m²~~	~~180m²~~
~~3 Bedroom~~	~~160m²~~	~~125m2~~	~~160m²~~	~~125m2~~	~~300m²~~	~~248m²~~	~~300m²~~	~~248m²~~
~~4 Bedroom~~	~~215m²~~	~~165m²~~	~~215m²~~	~~165m²~~	~~420m²~~	~~330m²~~	~~420m²~~	~~330m²~~
~~*Refer to Development Precinct Plan in Figure 1~~								

~~i) Where individual 'isolated lots' are currently located between existing multi dwelling housing or residential flat buildings at the date on which these amendments become effective, Council will consider an application for units on merit based on the reduced density provisions above. The minimum lot area requirements specified above however must be satisfied.~~

~~ii) All developments should provide a mix of dwelling sizes and types. The approximate number of dwellings that may be accommodated on a site is calculated by dividing the minimum site area per dwelling into the site area. Other requirements detailed in this plan such as setbacks; amenity; water and energy efficiency; carparking; landscaping and other statutory requirements must also be considered. These will generally limit the potential for development of the site, and in some cases the number of dwellings that can be accommodated on a development site.~~

~~iii) For dual occupancy development requirements see Section 3.6.14 of this DCP.~~

~~c)~~b) Battleaxe Lots

i) Development (except dual occupancy) will not be permitted if the only access to the site is via a battle axe driveway or right of way.

~~d)~~c) Site Coverage

i) The site coverage of multi-dwelling housing and residential flat buildings should not exceed 40% of the site area.

3C.5.3 Setbacks

Objectives

1) To preserve and enhance the existing streetscape;
2) To maintain adequate space between buildings and public places to allow for privacy;
3) To provide equitable access to light and sunshine; and
4) To accommodate landscaping and the deep planting of trees, particularly at the rear of the building.

Controls

Performance Criteria

a) Setbacks should complement the streetscape.
b) Lower scale development may be permitted to encroach within the setback area where it enhances the design of buildings and complements the streetscape.
c) Setbacks should provide for sufficient landscaping to reduce the bulk and scale of buildings.
d) Building elements within a setback encroachment area should provide a transition in building form to reduce bulk and scale.

Prescriptive Measures

a) Front Road Setbacks

First 2 storeys (building height up to 8.5m):

i. A minimum setback of 6 metres should be provided to the main street frontage.

3 or more storeys (building height 11m-14m):

ii. A minimum setback of 7.5m should be provided to the main street frontage.

Curved Frontages:

iii. For development on a large curved frontage with two other boundaries, a building line of 5 metres for up to 2 storeys (*building height up to* 8.5m) and 6.5 metres for 3 to 4 storeys (building height 11m-14m) applies for the length of the curved frontage.

Corner sites:

iv. The minimum setback to the side street shall be in accordance with the side setback table below (Table 3).

b) Side and Rear Setbacks

Table 3 Side and Rear Setbacks

Number of Storeys (height in metres)	Minimum Setback from Side and Rear Boundaries
1 (6m)	3.0m

2 (8.5m)	3.5m
3 (11m)	4.0m
4 (14m)	5.0m

c) Setback Encroachments

i) The building should incorporate modulated building elements, including roofed balconies, with transitional setbacks to reduce the bulk and scale of the building.

ii) The only projections which will be permitted in the setback areas are roof eaves and sunhoods. Roof eaves and sunhoods may project into the setback by a maximum of 600mm.

d) Setback Between Buildings

i) Setbacks between separate internal buildings on a development site are to be a minimum of 6m to ensure solar energy, privacy, amenity, open space, landscaping and visual quality is maintained. The setbacks will also assist in breaking up the bulk and scale of buildings particularly for larger scale developments.

ii) A minimum 3m setback (for single storey) and 4m setback (for 2 storeys) between buildings will be permitted for detached dual occupancy or for multi dwelling housing where the existing dwelling at the street frontage is retained. The reduced setback provisions will only apply between the existing dwelling and the new building nearest to it.

e) Setback for Underground Parking

i) To allow adequate soil depth for the growth of trees, underground car parking areas and excavation should reflect the front building setback and be a minimum of 3m from side and rear property boundaries.

3C.5.4 Height

Objectives

1) To control the height of residential flat buildings within each zone;
2) To be consistent with the future desired character of the locality;
3) To minimise disruption to views, ensure no loss of privacy and loss of sunlight to existing residential development;
4) To provide sunlight access to private open spaces within the development site and maintain adequate sunlight access to private open spaces and windows of living spaces of adjacent buildings.

Controls

Prescriptive Measures

a) Maximum building heights within Residential Zones are prescribed by Clause 4.3 of Queanbeyan-Palerang Regional Local Environmental Plan ~~*Queanbeyan Local Environmental Plan 2012*~~ and shown on the Height of Buildings Map.

~~b) Ceiling height for all floors is to have a minimum floor to ceiling height of 2.7m for all SEPP65 developments.~~

~~c) Basement height shall be a minimum of 2.2 metres from floor to ceiling, to allow for sufficient clearance space for vehicles.~~

~~d)~~ Underground car parking areas are permitted to extend above ground level to a maximum of 1.2m to achieve natural ventilation. Any podium level resulting from the

basement carpark extending above ground level is to be integrated into the building design.

3C.5.5 Solar Access

Objectives

1) To facilitate energy efficient design and layout of residential flat building development through the use of energy efficient principles and practices;
2) To preserve solar access to north facing solar collectors, private open space and clothes drying facilities of multi-dwelling housing and residential flat building developments;
3) To encourage the use of renewable energy sources; and
4) To achieve landscape design that does not inhibit the energy and solar efficiency of individual dwellings.

Controls

Performance Criteria

a) Rooms generally used during the daytime should be capable of receiving adequate sunlight.
b) Dwellings should be sited so that the long axis or length of the building faces to the north to maximise the amount of sunshine the dwellings and open space areas receive in winter.
c) Dwellings should not unreasonably obscure sunlight to habitable rooms, solar collectors or open space of adjoining development during the winter months.
d) The orientation, layout and shape of dwellings should take into account any overshadowing by adjacent buildings, structures or trees during the winter months.

Prescriptive Measures

a) Development should not overshadow more than 50% of public open space areas including parks and recreational facilities between 9.00am and 3.00pm on 21 June (winter solstice).
b) Unless site conditions dictate, buildings adjacent to existing residential development should be designed to allow at least three hours of sunshine to the primary private open space required for adjacent dwellings between 9.00am and 3.00pm on 21 June (winter solstice).
c) Buildings should be designed to allow north facing windows to living areas of adjacent dwellings to receive three hours of sunshine between 9.00am and 3.00pm on 21 June over a portion of their surface (winter solstice)
d) Shadow diagrams should be submitted for building of two storeys or more illustrating surrounding development and shadows cast at 9.00am, 12 noon and 3.00pm on 21 June. (Winter solstice) The shadow diagrams are to show the impact of the proposal on the site and on adjoining sites. Such diagrams should be prepared by an appropriate professional, be based on a survey of the site and buildings on adjoining sites and include details of finished ground levels.
e) At least 50% of the primary private open space area for at least 80% of all dwellings within a development must receive a minimum of 3 hours direct sunlight between 9.00am and 3.00pm on 21 June (winter solstice).
f) Living rooms for at least 80% of all dwellings within a development must receive a minimum of 3 hours direct sunlight hitting their primary window surfaces between 9.00am and 3.00pm on 21 June (winter solstice).

Note: True north should be used when preparing shadow diagrams and orientating

buildings.

3C.5.6 Fencing

Objectives

1) To ensure fencing defines the boundaries between public, private and communal land.
2) To ensure fencing contributes to the aesthetic qualities of the streetscape.
3) To enhance the usability of primary private open space (POS).
4) To offer acoustic and visual privacy on busy roads, where appropriate.
5) To avoid long expanses of solid masonry, timber paling or colourbond blank walls.
6) To require open elements within the fence design in some circumstances to enable passive surveillance of public, private and communal land.
7) To integrate landscaping into fencing design to minimise its visual impact.

Definitions

For the purposes of this clause the following definitions apply:

- ***primary road frontage*** means the road to which the front of a building on a lot faces or is proposed to face; and
- ***secondary road frontage*** means, in the case of a corner lot that has boundaries with adjacent roads, the road that is not the primary road.

Controls

<u>Fences behind the building line of the primary road frontage</u>

a) Side and rear boundary fences:
   i) No higher than 2.1m above ground level (existing).
   ii) Barbed wire and electric fencing is not permitted.
      - Highly reflective materials will not be supported.

b) Corner blocks (Secondary Street frontage):
   i) Be not higher than 2.1m above ground level (existing) for 50% of the secondary street frontage. Open elements are required for the portion of fencing that is above 1.8m.
   ii) Any gates are to swing open within the property.
   iii) Must not interfere with the ability of vehicles to safely manoeuvre.
   iv) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
   v) Barbed wire and electric fencing is not permitted.
   vi) Highly reflective materials are not supported.

<u>Fences – forward of the building line for the primary road frontage</u>

a) Any fence located along the boundary of, or within the setback area to, a primary or secondary road must:
   i) not be more than 1.2m above ground level (existing), and
   ii) contain open elements for at least 20% of the area of the fence that is more than 400mm above ground level (existing), with any individual solid element of the fence above this height being no more than 350mm in width with a minimum aperture of 25mm.

b) Any gates are to swing open within the property.

c) Must not interfere with the ability of vehicles to safely manoeuvre.

d) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.

e) Barbed wire and electric fencing is not permitted.

f) Highly reflective materials are not supported.

f)g) Front fences should complement the streetscape, where a predominant pattern or style of fencing is established in the street. Details of fencing are to be submitted with the development application. Where development adjoins a heritage site the fencing is to complement that of the existing fencing of the heritage site fronting the street and along the adjoining side boundaries. ColorbondTM (metal) type fencing will not be permitted in these circumstances

Fencing/Walls For Primary Private Open Space (POS) In Front of Multi-Unit Development

a) Where POS is provided in the front setback of a development, the fencing or walls for the POS must be designed to avoid negatively impacting the aesthetic qualities of the streetscape.

b) Fencing or walls up to 1.8m may be erected to enclose the POS provided that:

i) the fence or wall is designed to reflect the design character of the development and is not incompatible with other fences and walls within the streetscape,

ii) the top 0.3m (minimum) of the fence is predominantly constructed of semi-open materials to provide for some surveillance the fence on top of 0.3m solid wall is predominantly constructed of semi-open materials to provide for some surveillance,

iii) landscaping is incorporated into the fence or wall design to provide vegetation screening for a minimum of 50% of its length, and

iv) the fencing for the remaining aspects of the dwelling, including the entry to the dwelling, is designed consistent with the requirements set out in respect of dwellings fronting public areas including roads.

c) The addition of screening materials that are not part of the constructed wall or fence (such as shade cloth, bamboo screening or similar) are not allowed.

Fencing/Walls For Primary Private Open Space (POS) Facing Communal Areas

a) Communal areas are defined as those parts of a development that are shared by the respective occupiers, such as common driveways, storage and landscaping areas.

b) Where private open space fronts any communal areas of a development, fencing/walls up to 1.8m may be erected provided that the top 0.3m (minimum) of the fence is predominantly constructed of semi-open materials to provide for some surveillance.

c) The fence/wall is to be integrated into the design of the building using similar materials.

d) Landscaping is incorporated into the fence/wall design to provide vegetation screening of the fence where possible.

See figure 2 below for examples of fencing and the use of open elements.

Figure 2: POS Examples of Open Elements for Fencing

Good Example (below) – Fence a combination of metal and wooden finish that creates a sense of privacy for its full height, but also contains some open elements that allow for surveillance through the fence.

Good Example (below) – Fence a combination of masonry and metal finish, seeking to use construction materials similar to the building. Again creates sense of privacy for its full height while also allowing for open elements that provide surveillance through the fence.

Bad Example (below) – Fence constructed of inappropriate materials. Does not integrate with design of building. Presents poorly to the streetscape. Creates no sense of privacy for residents. Open elements excessive.

3C.5.7 Primary Private Open Space

Objectives

1) To provide sufficient primary private open space (POS) for the reasonable recreation needs of residents and to locate open spaces to take advantage of natural features of the site.
2) To provide primary private open space areas that act as an extension to the living area and receive adequate sunlight.

Controls

Performance Criteria

a) Primary private open space areas should be of dimensions to suit the projected requirements of the residents and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying.
b) Part of the primary private open space should be capable of enabling an extension of the living area of the dwelling.
c) Orientation of primary private open space should provide for maximum year round use in terms of sunlight.

Prescriptive Measures

For dwellings located at ground level

a) One part of the POS must have a minimum area of ~~25m²~~ 24m², including a minimum width of 4m.
b) The POS must be directly accessible from a living area of the dwelling, and have a northerly aspect.
c) Screening provided where necessary to ensure privacy to users of the open space.
d) Courtyard areas shall not exceed a maximum grade of 1:14 to optimise useability for residents.
e) The development application is to detail the treatment of the POS is to comprise a mix of paving and landscaping. Under no circumstances will Council accept the POS area to be fully concreted or mulched. A mix of paving and garden beds is acceptable.
f) Wherever a dimension is less than the required minimum (i.e. 4m) it shall not be counted as part of the calculation for POS areas.
g) Primary private open space is permitted in front of existing multi unit development (or where an existing dwelling is retained in front of proposed multi unit development) subject to:
    i. A 2m landscape setback resulting in a minimum 4m width courtyard behind the wall.
    ii. That a living area directly opens onto the courtyard.
    iii. That the courtyard does not encroach within designated common open space areas.
    iv. That the courtyard has a northerly aspect.
h) Primary Private Open Space is permitted in front of new multi unit developments subject to:
    i. A ~~6m~~ 7m building setback for the development allowing for a ~~3~~2m landscaped wall setback and 4m width courtyard behind the wall.
    ii. That the living area directly opens onto a courtyard.

iii. That the courtyard does not encroach within designated common open space areas.
iv. That the courtyard has a northerly aspect.

Erection of covered structures within new development & existing multi unit residential developments

a) The erection of roofed structures within the POS areas will only be considered by Council where:
    a) The structures are integrated with the overall building design and submitted with the application;
    b) A minimum 2m setback to the side or rear boundary is retained;
    c) No more than 50% of the POS is covered;
    d) The structures are not enclosed; and
    e) Are not permitted within a courtyard with a street frontage

~~*For construction of roofed structures within existing multi unit residential developments*~~

~~a) Council will only consider such structures where an integrated architectural design plan for all dwellings is endorsed by the Body Corporate or the land owner satisfying the above criteria and has been endorsed by Council. Individual applications from owners will only be considered by Council adhering to the overall plan and the criteria above.~~

For dwellings located above ground level

a) A balcony or roof top area conveniently accessible from the main area of each dwelling having a minimum area of 12m^2 with a minimum dimension of 2m.
b) Privacy screening of the balcony must be provided where adjacent private dwellings may be adversely affected.
c) Balcony balustrades are to be constructed of materials that provide some contrast with the main wall of any building so that the appearance of such buildings is made more interesting. Clothes hanging/drying are not permitted on balconies.

Shared/Communal Open Space

a) *Total minimum area of 20% of the site area (including Private Open Space areas) is to be set aside for landscaped open space containing gardens, lawn, shrubs or tree etc. Open space does not include driveways, turning areas, car spaces and the like.*
b) *A minimum 25% of the ground level open space area of the site shall be a deep soil zone*
c) *Shared/ communal open space area is to be landscaped and include the provision of facilities/ recreational features such as outdoor seating, BBQ area, children's play area, landscape features, pedestrian path for recreational purposes and the like, for the development containing more than 10 units*

~~a) Total minimum area of 20% of the site area (including Private Open Space areas) is to be set aside for open space. Such area is to be landscaped and include the provision of facilities including outdoor seating and the like where appropriate.~~

~~b) A minimum 25% of the ground level open space area of the site shall be a deep soil zone. This is to be achieved by optimising:~~
    ~~i) The design of basement and sub-basement car parking so as not to fully occupy the site;~~
    ~~ii) The use of front and side set backs for deep soil planting.~~

3C.5.8 Visual And Acoustic Privacy

Objectives

1) To provide the visual and acoustic privacy of residents within the development site and of nearby residents in their dwellings and private open space.
2) To ensure the transmission of noise between dwellings in the development is minimised.
3) To ensure the control of noise sources from new development to minimise effects on neighbours.

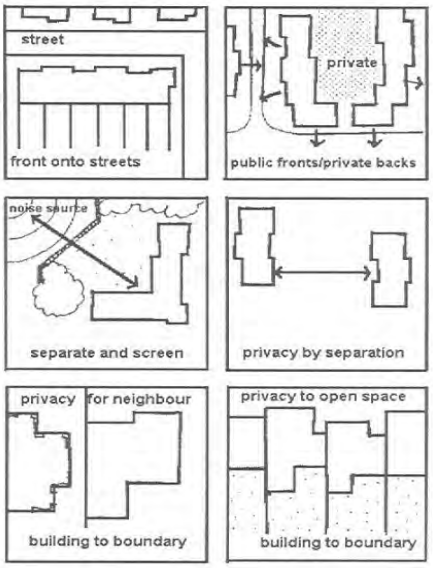
Controls

Performance Criteria

Visual Privacy

a) Dual occupancy housing, multiple dwelling housing and residential flat buildings shall be designed to avoid overlooking to and from private open space and the main habitable areas of dwellings through building layout and location, design and location of windows and screening devices, balcony design and distance.
b) Direct views between habitable and private open space areas of adjacent dwellings shall be screened in a permanent and visually appropriate manner.
    i) The view of the area overlooked must be obscured within 9m and beyond a 45° angle from the plane of the wall containing the opening, measured from a height of 1.7m above floor level.
    ii) Direct views between habitable and private open space areas of adjacent dwellings may be obscured by solid translucent screen or perforated panels or trellises which have a maximum of 25% of openings and which are:
        - Permanent and fixed;
        - Of durable materials; and
        - Designed and painted or coloured to blend in with the development.
c) No screening is required where:
    i) Windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms ~~and they have translucent glazing or sill heights of at least 1.7m.~~
    ii) Windows are in habitable rooms and they have sill heights of 1.7m or more above floor level or fixed translucent glazing to any part of a window less than 1.7m above ground level.
    iii) Windows and balconies of an upper-level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower-level dwelling directly below and within the same development.
    iv) Narrow or opaque windows may be used to reduce overlooking as opposed to large windows that occupy the majority of a wall.
    v) Screening of opposing windows, or balconies overlooking adjoining courtyards or adjoining properties are to incorporate fixed screens or other suitable alternative means.
d) On ground separation and screening from common use areas:
    i) Windows and balconies of dwellings should be separated or screened from common use areas such as paths, driveways, common open space, etc. Screens could include courtyard walls, hedges and fences, whilst separation could be achieved by either distance or changes in level.

Figure 3: Privacy is a key consideration at the site planning and layout stage



Prescriptive Measures

Visual Privacy

a) The recommended minimum separation distances between buildings shall be 6m.
b) Habitable room windows with a direct outlook to the habitable room windows in an adjacent dwelling within 9m:
    i) Shall be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows;
    ii) Shall have sill heights of 1.7m above floor level; and
    iii) Shall have fixed obscure glazing in any part of the window below 1.7m above floor level.

Performance Criteria

Acoustic Privacy

a) The transmission of noise may be minimised by:
    i) Locating living rooms or garages of dwellings to not abut bedrooms of adjacent dwellings.
    ii) Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.
    iii) Using appropriate noise-resistant wall, ceiling and floor materials to the requirements of the Building Code of Australia.
b) Dwellings abutting major roads or other uses that emit high levels of noise shall be designed to locate noise sensitive uses away from the source and are protected by appropriate noise-shielding techniques. This may be achieved by:
    i) Locating bedroom and other noise-sensitive rooms away from the road;
    ii) Using thick glass panes or double glazing to windows fronting the road;
    iii) Using solid-core doors and other appropriate seals to vents and other openings;
    iv) Mounding (within landscape setback); or
    v) Using solid wall construction.

c) Noise sources from new development may be controlled by locating active recreation areas (eg swimming pools and barbecue areas); services such as garbage collection, pumps and air conditioners; and access ways, garages and parking areas away from bedrooms of adjacent dwellings.
d) Driveways and parking areas shall be located away from bedroom windows of neighbouring dwellings.
e) Maximum noise levels from plant and equipment:
    i) No electrical, mechanical or hydraulic plant or equipment shall generate a noise level greater than 5dBA above the ambient L90 sound level at the boundaries of any allotment at any time of day.

Prescriptive Measures

Acoustic Privacy

a) Bedrooms of one dwelling should not be adjoining the activity areas of adjoining dwellings.
b) External noise from major roads or surrounding development can be minimised by:
    i) Location of bedrooms and other noise sensitive rooms away from the road;
    ii) Double glazing or thick glass panes to windows facing the road;
    iii) Landscaping or mounding; or
    iv) Solid wall construction.
c) Site layouts are to ensure that visitor parking areas have a line of sight separation of at least 3m from bedroom windows.

Figure 4: Privacy and Open Space Considerations

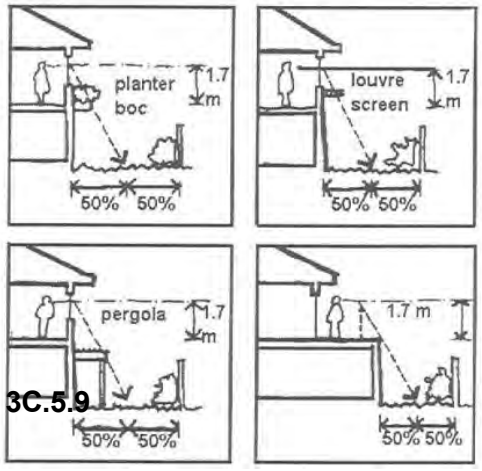


Figure 3 above shows techniques for providing privacy to a lower dwelling's private open space.

3C.5.9 Safety And Security

Objectives

1) To provide personal and property security for residents and visitors and enhance perceptions of community safety.
2) To provide each dwelling with an entry that creates a sense of individual identity.

Controls

Performance Criteria

a) Buildings shall be designed to overlook public and communal streets and other public areas to provide casual surveillance. Buildings adjacent to public or communal streets or open space shall have at least one habitable room window with an outlook to that area.
b) Site planning, buildings, fences, landscaping and other features shall clearly define territory and ownership of all public, common, semi-private and private spaces.
c) Appropriate lighting shall be provided to all pedestrian paths between public and shaded areas, parking areas and building entries. Building entries shall provide a sense of security for both residents and visitors. Shared entries serving dwellings shall be able to be locked.
d) Movement sensitive light switches shall be installed outside residential flat building walls near pedestrian paths, shaded areas, parking areas and building entries.
e) Entries to dwellings:
    i) shall be clearly visible from streets or internal driveways;
    ii) shall provide a sense of personal address shelter and transitional space around the entry, eg porch/awning.
    iii) shall be located at ground level are or can be easily accessible to people with disabilities.
f) ~~All entries shall be generally not set back more than 10 metres from the street frontage. Residents and visitors should be able to see into an entry foyer prior to entering~~.
g) Buildings shall be designed to minimise access between roofs, balconies and windows of adjoining dwellings.
h) Major pedestrian, cycle and vehicle thoroughfare areas shall identify and be reinforced as “safe routes” through:
    i) appropriate lighting;
    ii) the potential for causal surveillance from houses;
    iii) minimised opportunities for concealment;
    iv) landscaping which allows long-distance sight lines; and
    v) avoidance of “blind corners”.
i) Landscape and fencing shall not be of security risk. Where security is an issue, paths shall not be screened. Planting may consist of low ground covers and where taller tree species are proposed trees with clean trunks to a height of two metres are encouraged.
j) Front fencing shall be predominately open in design such as picket or palisade fences.
k) Carparking shall be designed to enhance safety for all users through:
    i) using appropriate lighting;
    ii) allowing maximum opportunities for casual surveillance; and
    iii) using appropriate security measures.

3C.5.10 Access And Mobility

Objectives

1) To provide a diversity of apartment types, which cater for different household requirements now and in the future.
2) To maintain equitable access to new housing by cultural and socio-economic groups.
3) To encourage housing designs which meet the broadest range of the occupants' needs as possible.
4) To encourage adaptive re-use.

Controls

Performance Criteria

a) A variety of dwelling types is encouraged between 1, 2, 3 and 4 bedroom apartments; particularly in large residential flat developments and on the ground floor.
b) 10% of units in multiple dwelling housing and residential flat developments shall be designed as suitable for adaptation for occupation by disabled/aged persons.

Prescriptive Measures

a) The design of all new development must address the provision of access for people with special access needs. This includes access to and from public foyer areas, parking areas and private open space areas (for dwellings that have been nominated as adaptable dwellings).
b) Multiple dwelling housing and residential flat building developments must provide dwellings that comply with *AS4299 – 1995 Adaptable Housing on* the following ratio:
~~i) One adaptable dwelling for every 10 dwellings in the development.~~
~~ii) Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling~~
c) The design of dwellings should ensure that the shape and dimensions of a room allow flexibility in its use and furniture arrangement. Entries, doors and passageways must be wide enough to allow for furniture movement and wheelchair access.
d) Each adaptive dwelling is to be provided with a minimum 3.8m wide car parking space located close to an accessible entrance to a building or facility (refer to *AS 1428.1*) or to a wheelchair accessible parking space and an accessible entrance to a building or facility or to a wheelchair accessible lift (refer to *AS 1735.12*). A continuous accessible path of travel (refer to *AS 1428.1)* shall be provided.
e) Notwithstanding the above, Council may require a higher number of designated accessible parking spaces over and above the requirements set out in the *BCA*, depending on the specific circumstances.
f) Designated accessible spaces shall consist of an unobstructed area having a firm, plane surface with a fall not exceeding 1 in 40 (or 1 in 33 for outdoor bituminous seal surface).
~~g) Provide headroom of at least 2.5m. (Headroom refers to the vertical distance between the floor level and the lowest point of any overhead structure/obstruction).~~
~~h)~~g) Accessible parking shall be well lit.
~~i)~~h) In buildings having no lifts adaptable dwellings must be located on the ground floor and be accessible by a safe path of travel to the main entrance to the street in accordance with the *Building Code of Australia* Part D 3.2.

Table 4 - Lift requirements for Residential Flat Buildings

Storeys	Lift Required
1	No
2	No
3 (no basement)	No
3 (with basement)	Yes
4	Yes

3C.5.11 Car Parking, Driveways And Manoeuvring Areas

Objectives

1) To ensure adequate provision of secure and accessible on-site parking for residents and visitors;
2) To ensure vehicular and pedestrian safety;
3) To ensure that parking areas are designed carefully so that they do not detract from the appearance of the development and the surrounding streetscape;
4) To ensure that the design of parking areas limit the amount of impervious surfaces over a site;
5) To ensure that the design of parking areas limit the amount of site excavation in order to avoid site instability and the interruption to ground water flows.

Controls

Performance Criteria

a) Parking spaces are not permitted between the front of the building(s) and the street with the exception of any access way immediately in front of the garage. The area between the dwelling and the verge shall not be a hardstand area used for parking of vehicles or storage of items.
b) Parking spaces (including visitor spaces) will only be permitted within the rear building setbacks where they are visible from the street or internal driveways. Where parking is provided in such circumstances a minimum landscaped area of one metre is to be provided adjacent to the rear boundary and at least 60% of the rear setback is to be maintained for common open space or private open space.
c) Garage doors shall not dominate the front elevation of the dual occupancy housing, multiple dwelling housing or residential flat buildings.
d) Garages should be of a scale and position so as not to conflict with the character of other residential dwellings in the street. Garage entrances shall be located to the side wall behind the façade main wall of the building, or to the rear of the allotment.
e) All car parking spaces, garages and vehicle manoeuvring driveways shall be designed so that vehicles can easily enter and leave the premises by movement in a forward direction.
f) Where large areas of paving are required for driveways, turning and parking areas, these shall be treated with a variation of paving, inter-planting with grass in perforated cellular slabs or landscaping to give a visual break to such areas.
g) Differing surface treatments such as paving or stencilling is to be used to highlight entrances, visitor parking spaces and to break up the driveway (create visual appeal through the use of different driveway treatments).
h) Landscaping shall be used to break up parking and driveways.

i) Long straight driveways (gun barrel developments) are to be avoided.
j) Parking may be provided in tandem where 2 spaces are provided for one dwelling and form part of a strata title lot.
k) Visitor parking spaces shall be freely accessible at all times by their intended users, and preferably located in front of security grills. Where they are located behind any security grills or controlled access doors, provision must be made for an intercom system to allow access.
l) Visitor parking spaces must be clearly designated and signposted. They should be easily visible when entering the site and cars must be able to enter and leave the site in a forward direction.

Prescriptive Measures

a) On-site car parking for is to be provided in accordance with ~~the Required Car Parking tables in Part 2 of this DCP.~~ Transport for NSW – Guide to Transport Impact Assessment (as amended)
b) All car parking spaces required by Council in excess of the number quoted above, shall remain as common property and shall be kept available for the use of visitors to the building.
c) Minimum dimensions for car parking spaces and aisle widths to be in accordance with *AS/NZS 2890.1:2004 – Parking Facilities Part 1 – Off Street Car Parking.* Refer Part 2 of this DCP.
d) Visitor parking spaces shall be freely accessible at all times by their intended users, and preferably located in front of security grills. Where they are located behind any security grills or controlled access doors, provision must be made for an intercom system to allow access.

Car Parking for Delivery and Service Vehicles

a) Additional parking for delivery/service vehicles will be required by Council for larger scale developments. Council's requirements will be discussed with an applicant at a pre-lodgement meeting. Refer to Part 2 of this DCP.

Driveways, Garages and Parking

a) Driveways should avoid a "gun barrel" effect by suitable curving, siting of buildings and the incorporation of a variety of paving material and soft landscaping adjacent to the dwellings and alongside boundaries.
b) To discourage garages and in particular garage doors and basements from visually dominating the streetscape.
c) Basement car parking and the garage doors are not to exceed more than 50% of the street elevation of the building. Security grills/screens, ventilation louvres and car park entry doors are to be integrated with the overall façade design

3C.5.12 Stormwater Management

Objectives

1) To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.
2) To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.

3) To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.
4) To encourage re-use, recycling and harvesting of stormwater to reduce wastage consumption.

Controls

Performance Criteria

a) Site drainage schemes shall utilise on-site detention and infiltration mechanisms wherever possible.
b) Building design and landscaping treatment shall allow for the minimisation of water consumption.
c) On-site detention shall be used to trap and remove waterborne contaminants.

Prescriptive Measures

a) Where any development will result in an increase in stormwater runoff, Council may require the developer to make satisfactory arrangements for the efficient disposal of stormwater from the site. These arrangements may include (but not be limited to) on-site detention of stormwater and/or appropriate augmentation of Council's stormwater disposal system.
b) The stormwater discharge for development sites shall not exceed the 5 year ARI storm event. Typically an on-site stormwater detention system will be required to reduce the velocity of stormwater discharge.
c) On-site stormwater and drainage control should be designed to the requirements specified in Council's Engineering Specifications for Subdivisions.
d) Stormwater should be gravity drained to Council's drainage system, which may require interallotment drainage.
e) The collection and mechanical pumping of stormwater upslope will not be considered by Council.
f) Proponents may require the creation of easements over downstream properties for drainage purposes. In this circumstance a letter of agreement from the owner(s) of the downstream properties is to be submitted with the development application.
g) Such agreement must state that they have no objection to the discharge of stormwater through their properties to reach Council's drainage system nor do they have objection to the creation of necessary easements over the pipelines.
h) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, *deferred commencement consent would be issued* in such cases where an easement is outstanding.

3C.5.13 Site Facilities

3.5.13.1 3C.5.13.1 General Site Facility

Controls Objectives

1) To ensure facilities, such as waste bin enclosures, mail boxes, clothes drying areas and storage facilities are designed to be conveniently reached, are visually attractive, require minimal maintenance and to have minimal adverse impacts on the amenity of the development and locality.

Controls

Performance Criteria

a) Waste management for all types of multiunit dwellings should comply with the requirements under the Better Practice Guide for Waste Management in Multi-Unit Dwellings published by the NSW Environment Protection Agency (www.epa.nsw.gov.au).

3.5.13.2 3C.5.13.2 Waste Storage

Objectives

1) Acceptable Collection and Storage Methods.

Controls

a) Applicants are required submit a waste management plan with the development

application for the management of waste during the construction phase. Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft ~~In determining the location of storage areas for bins the applicant must first consider the method of collection required~~

~~a)~~b) Bin structures should be well designed and considered as part of the appearance of the overall development and should not dominate the streetscape. They should be integrated with the streetscape and landscape of the proposed development

~~b) For up to 6 units each dwelling in the development will be provided with waste, recycling and green waste bins. Storage areas need to be provided within the curtilage of each unit and may include garages or courtyards that provide external access. Residents shall be responsible for wheeling the mobile garbage bins to the kerbside for weekly/fortnightly collection.~~

~~c) For 7 or more units a communal waste enclosure will be required to be located immediately adjacent to the front boundary and no further than 6.0m from the front boundary. Where bins are stored in a common area, bins will generally be collected by the waste contractor from the storage area, emptied and returned to the storage area.~~

~~d) For 6-12 units either of the above collection methods may be practical and selection of the best method should be done in conjunction with Council staff.~~

~~e) If bins are to be placed at kerbside, consideration needs to be given as to whether there is sufficient space for collection and whether the location will pose a traffic hazard. Wheeled bins should not be placed near intersections, roundabouts, slow points or along busy arterial roads. In these circumstances applicants should investigate whether collection is available from side or rear streets, and whether sufficient frontage is available to service the number of bins/units.~~

3.5.13.3 3C.5.13.3 Location of

Storage Areas Objectives

1) Appropriate siting and storage of waste bins.

Controls

a) Communal waste bin enclosure areas are to be located so as to:
   i) conceal their contents from view from public places and adjacent properties;
   ii) avoid creating an odour nuisance for dwellings on property and adjoining properties; and
   iii) avoid creating a noise nuisance during servicing for dwellings on the property and on adjoining properties.

b) Waste bin enclosure areas should be designed to:
   i) be uncovered and constructed of materials matching materials of the main building. For development 3 storeys or more waste bin areas are to be roofed, with provision for ventilation;
   ii) be incorporated into the landscaping if provided at ground level; and
   iii) be well ventilated and accessible where located in under floor areas of the building.

c) Distance and slope are important considerations in the relationship between the storage area and collection point for individual bins; particularly for elderly residents. As a general rule, bins should not need to be wheeled more than 50 metres, and should not need to be wheeled over steps or through a dwelling. The bin-carting grade should not exceed 1:14.

d) Collection of bins within a development will not generally be considered favourably. In

larger developments (>30 units) Council may consider internally located collection bays after consultation with its waste contractor. Where waste bins are to be collected from a point within the site, adequate space shall be provided within the site to accommodate the collection vehicle.

e) Turning circles must comply with the AUSTROADS single unit truck/bus design. Internal road pavements will be required to be upgraded to meet Council's subdivision standards for roads and shall have a minimum width of 6.0m.

f) Pedestrian and traffic safety must be considered in the design of the storage and collection points for bins. It is essential that bins be stored as close to the entry of the development as practical to avoid service trucks having to enter or traverse the site to collect the waste. Wherever possible waste collection vehicle movement should be in a forward direction.

3.5.13.4 3C.5.13.4 Ongoing Management

Objectives

1) Ongoing management of waste/waste collection.

Controls

a) It is important to establish and delegate responsibility for the following ongoing management tasks:
   i) Transporting bins between the storage area and collection point on collection day and returning bins promptly to the storage area following collection;
   ii) Washing the bins and the storage area regularly;
   iii) Monitoring and maintaining the chute system, where proposed;
   iv) Maintaining the development free of litter and dumped rubbish; and
   v) Ensuring communication of waste management issues to residents.

b) For high-rise residential flat buildings a caretaker or manager is required to undertake these responsibilities. Ongoing management must be addressed in the Waste Management Plan submitted with the development application.

c) In addition the Waste Management Plan shall detail:
   i. The type and amount of waste/recyclable materials to be generated;
   ii. How waste/recyclable materials are to be stored and treated on site;
   iii. How residual waste/recyclable material is to be disposed of; and
   iv. How ongoing waste management will operate.

3.5.13.5 3C.5.13.5 Other Facilities

Objectives

1) Ensure appropriate location of other site facilities.

Controls

Antennae

a) One television antenna is provided to serve all dwellings in a residential flat building. Likewise for other communication antennae or dishes.

Storage

a) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6 m^3. A lockable garage or locker in a carport is acceptable.

Toilet and Garden Maintenance Storage Area

~~b)~~ a) In developments of 10 or more dwellings, a storeroom with toilet and wash basin is to be provided for use by persons providing maintenance services.

Building Identification

a) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.

Clothes Drying

a) Clothes drying facilities are to be appropriately screened from public view. An adequate area is to be provided with good solar access and installed with adequate drying facilities.
b) Developments are encouraged to provide secure, open air clothes drying facilities screened from street view.
c) If open air, common clothes drying facilities are provided, they are to be easily accessible to all residents and visually screened from streets and other public areas.
d) If clothes drying facilities are located on private balconies, $2m^2$ is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.

Mechanical Plant

a) Mechanical plant design it to be designed as integral to the building and structure. Mechanical plant for individual apartments (such as air conditioner heat pumps) is to be visually and acoustically screened from public spaces and neighbouring dwellings. *Refer to Acoustic Privacy*. Any area occupied y mechanical plant is to be in addition to minimum required private open space areas. Air conditioning condenser units are to be plumbed.

Mailboxes

a) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well-lit location. For strata subdivisions an additional mailbox for a Body Corporate must be provided.

3.5.13.6 3C.5.13.6

Water Meters

Objectives

1) Ensure appropriate location of water meters.

Controls

a) With most multi-dwelling housing developments the site has an existing domestic service which will require an upgrade to enable the development to be serviced sufficiently. Below are the water meter requirements for each type of development:
   i) **Dual Occupancy Torrens Title** – 2 water meters are required (one 20mm meter for each dwelling)
   ii) **Dual Occupancy Strata/Other** – 1 main meter plus sub meters for each unit.
   iii) **Other Multi-Dwelling Housing and Residential Flat Buildings** – a main meter is required to be connected to Council's water supply (please see the table below for the size of the mains meter required). In addition a 20mm sub meter must be supplied for each unit within the development.

Table 5 – Mains Meter Requirements

Number of Units	Size of Mains Meter
1-2	20mm
3-6	25mm
7-12	32mm
13-50	50mm
51-100	80mm

The Cost of installation of water meters is to be met by the applicant.

3C.5.14 Landscaping

Objectives

1) To provide attractive landscapes which reinforce the function of a street and enhance the amenity of dwellings and to preserve significant stands of trees and vegetation.

Controls

Performance Criteria

a) Landscaping should be considered as a component of the site planning process and reflect the scale of development.
b) Landscaping should compliment existing streetscapes, urban landscape, bushland and be in scale with the height of buildings.
c) Landscaping should be sensitive to site attributes such as existing landscape features, streetscape, land capability, micro-climate, views and vistas.
d) Development should be designed to maximise the number of trees retained on the site.

Prescriptive Measures

a) Development proposals should be accompanied by a landscape plan prepared by a qualified landscape architect or designer, in accordance with the Landscaping section in Part 2.6 of this DCP. Demonstrate an advanced understanding of the opportunities and constraints identified by the prevailing site conditions (including the agreed site analysis, where appropriate), local development and building controls.
b) The landscape plan should demonstrate consistency with all relevant Australian Standard and the relevant objectives of Queanbeyan-Palerang Regional Local Environmental Plan 2022 ~~*Queanbeyan Local Environmental Plan 2012*~~.
c) Indicate the proposed surface treatment of the private, communal or public open space, as applicable, including details such as (but not limited to):
    i) The location of all existing and proposed building and structures, Proposed soft and hard landscape treatment,
    ii) Existing contours, finished spot levels,
    iii) Proposed methods of addressing changes of level,
    iv) The location of all existing and proposed underground/above ground urban servicing demonstrating an integrated approach between their location and any surface embellishments,
    v) Existing vegetation (including vegetation proposed to be removed) providing detailed notes of tree species greater than 3m in height or remnant vegetation.
d) Provide sufficient information to demonstrate how the proposed development will be embellished and contribute to the amenity of the local area.
e) The Landscape Plan shall include a planting plan which shall address any issues that

concern the proposed development and its relationship to:

i) The existing streetscape and local landscape character,
ii) Adjoining (existing) developments or land uses,
iii) Existing site features, and
iv) Adjoining public land, urban bush reserves or land of a sensitive nature.

f) For complex development involving multiple buildings and/or lots, the Landscape Plan shall include:
   i) a 'statement of design intent' i.e. the purpose of the landscape embellishment; and a statement confirming the proposed landscape plan has been developed during the initial site planning and concept design stages for the proposed development.

g) The Landscape Consultant is responsible to either:
   i) Advise Council in writing of the completion of landscape work in a manner consistent with the plan submitted to Council as part of Development Application; or
   ii) Provide details as to any variation from the plan submitted to Council for approval.

Fencing

a) Courtyard walls which face a road, pedestrian walkway, reserve or public place shall be staggered and constructed of brick or open style palisade fence. The screen wall may incorporate other building materials provided, in the opinion of Council, such materials enhance the physical appearance of the development.
b) Side and rear boundaries and courtyard areas shall be fenced of new materials to a height of 1.8m and consist of lapped and capped timber paling fence or decorative steel fencing (i.e. colorbond). Council may require the fence height to be increased in some circumstances to protect the privacy and amenity of neighbours.

3C.5.15 Dual Occupancy Housing

Types of Dual Occupancy

Dual occupancy housing includes:

1) The alteration or addition to an existing dwelling-house erected on an allotment so as to create 2 dwellings; or
2) The erection of another detached dwelling-house in addition to one already erected on an allotment (but not in the rural zones), but only if not more than 2 dwellings will be created as a result of the development being carried out; or
3) The erection of 2 attached dwellings on an allotment; or
4) The erection of 2 detached dwelling-houses on an allotment.

3.5.15.1 Dual Occupancy General Controls

Objectives

1) Encourage a high standard of aesthetically pleasing and functional residential developments that sympathetically relate to adjoining and nearby developments.
2) Ensure that development will not detrimentally affect the existing amenity of any adjoining lands and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from the proposed development.
3) Encourage good design with particular emphasis on the integration of buildings and landscaped areas that add to the character of the neighbourhood.
4) Provide high levels of amenity for future residents of any residential development.

Controls

Prescriptive Measures

Location

a) The permissibility of dual occupancy housing is governed by the ~~*Queanbeyan Local Environmental Plan 2012.*~~*Queanbeyan-Palerang Regional Local Environmental Plan 2022*

Minimum Area

a) The minimum area for dual occupancy is specified by Clause 4.1B in ~~*Queanbeyan Local Environmental Plan 2012.*~~*Queanbeyan Palerang Regional Local Environmental Plan 2022*

~~b) In calculating the area of the lot, hatchet shaped lots are to exclude the area of the access handle.~~

Height

a) The maximum height of buildings is specified in Clause 4.3 ~~*Queanbeyan Local Environmental Plan 2012*~~ *Queanbeyan-Palerang Regional Local Environmental Plan 2022* and shown on the Height of Buildings. The maximum height is not appropriate in all circumstances and the height of developments must take into account the existing character of the neighbourhood.

3.5.15.2 Dual Occupancy Design Requirements

Objectives

External Appearance

1) Encourage a high standard of aesthetically pleasing and functional residential developments that sympathetically relate to adjoining and nearby developments.
2) Ensure that development will not detrimentally affect the existing amenity of any adjoining lands and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from the proposed development.
3) Encourage good design with particular emphasis on the integration of buildings and landscaped areas that add to the character of the neighbourhood.

Private Open Space (POS)

1) Provide high levels of amenity for future residents of any residential development.

Controls

Prescriptive Measures

External Appearance

a) All dual occupancies should be designed and constructed so as to be compatible with (and not detract from) existing residential development on and surrounding the site.
b) All dual occupancy dwellings that directly adjoin a public street must be orientated towards that street, by way of front door, verandah, awning or other similar structure, in order to provide an aesthetically pleasing front façade. Blank walls facing the street will not be accepted. If a dwelling is proposed on a corner allotment, relief in the building façade must also be provided on the non-entry side.
c) Details of the building materials and façade design of both the existing (where applicable) and proposed buildings are to be included in any application.

d) Where a dual occupancy is created by an addition above an existing dwelling or by lateral extension to an existing dwelling, this extension should be designed so as to visually blend with and complement the existing building.

Private Open Space (POS)

a) Council will require, for each dwelling, the provision of a private open space area for recreation purposes.
b) An area of private open space is to the provided for each dwelling at the following rate:
   i) 30 square metres for one-bedroom dwelling
   ii) 40 square metres for two-bedroom dwelling
   iii) 50 square metres for three-or-more-bedroom dwelling.

c) The following dimensions for the private open space area for each dwelling are required to be complied with:
   i) Minimum width of 2.5m; and
   ii) One part of the private open space area is to be capable of containing a rectangle of 4m x 6m which is directly accessible from the dwelling.
   iii) The development application is to detail the treatment of the POS which is to comprise a mix of paving and landscaping. Under no circumstances will Council accept the POS area to be fully concreted or mulched. A mix of paving and garden beds is acceptable.
   iv) Each courtyard is to be provided with a lockable storage area of 6 cubic m.
d) The private courtyard areas shall have direct access to the internal living areas of the dwelling and have a northerly aspect. For north/south oriented lots, the courtyard may be located to the rear of the dwelling.
e) Fences separating courtyard areas are to be 1.8m in height and consist of lapped and capped timber paling fence or decorative steel fencing (i.e. colorbond).
f) Courtyards may be erected forward of the building for new development on vacant land where the wall is staggered and constructed of brick or is rendered with open elements for surveillance. Brick pillar and open style palisade fencing may also be permitted. The wall should be setback from the front boundary a minimum distance of 3m with landscaping included on the street side.

Car Parking

a) In accordance with the Car Parking section of Part 2 of this DCP.

Other Design Elements

a) Dual Occupancy proposals are to satisfy all other relevant design elements of this Part.

3C.6 ~~State Environmental Planning Policy 65 – Design Quality of Residential Apartments~~ Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP 2021)

Housing SEPP 2021 ~~State Environmental Planning Policy (SEPP) 65 – Design Quality of Residential Apartments~~ aims to improve the design quality of residential apartment developments and set out a number of design quality principles for such developments. These need to be considered when designing residential apartment developments. The SEPP can be found on the NSW legislation website:

~~https://www.legislation.nsw.gov.au/#/view/EPI/2002/530/sch1~~
https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714

3C.7 Specific Requirements for Dual Occupancy, Multi Dwelling Housing and

Residential Flat Building Applications

3C.7.1 Site Analysis Plan

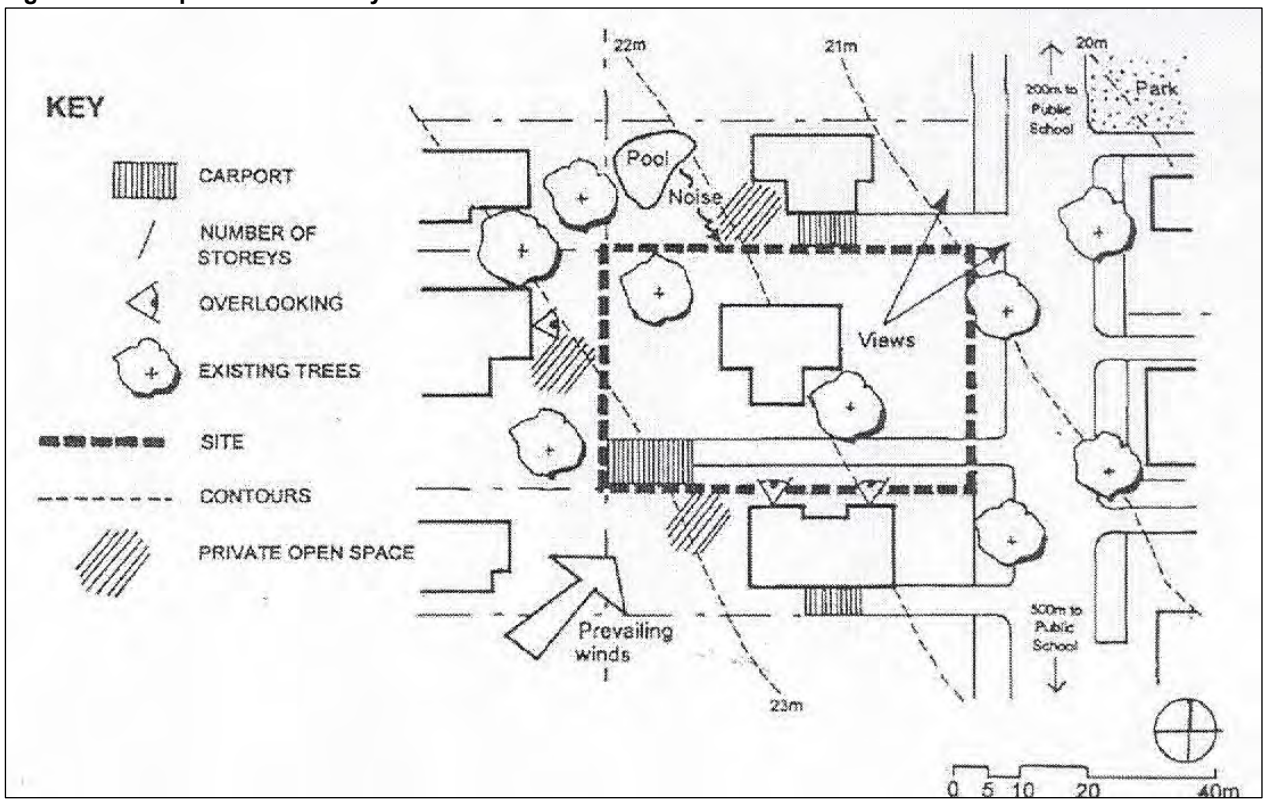
The design process begins with a site analysis. Site analysis identifies the key features of the site and its surrounds and the impacts of the development proposal to those features. A Site Analysis Plan (SAP) shall be prepared and lodged with all dual occupancy housing, multi-dwelling housing and residential flat buildings DAs. A SAP should also be prepared for the pre-application discussion. An example of a SAP is provided in Figure 5.

The extent of information required for the site analysis will vary depending on the scale of development. For example, a full site analysis may not be necessary for minor alterations and additions to residential flat buildings. For all other DAs for residential flat building, a site analysis shall consider the wider impacts on the locality.

A SAP must be drawn to scale and should identify opportunities and constraints. It should influence the design to minimise negative impacts on the amenity of adjoining developments and to complement neighbourhood character. Figure 1 provides an example of a SAP.

It is important that a written statement be prepared to accompany the SAP, which explains how the design has responded to the analysis. This written statement shall form part of the Statement of Environmental Effects that must be lodged with all DAs.

Figure 5: Example of a Site Analysis Plan



3C.7.2 What to Include in a Site Analysis Plan and Statement of Environmental Effects?

A Site Analysis Plan shall indicate:

a) The location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
b) Any buildings/structures to be demolished;

c) Floor plans of any proposed building showing layout, partitioning, room sizes and intended uses of each part of the building;
d) Elevations and sections showing proposed external finishes and heights of any proposed buildings;
e) Proposed finished levels of the land in relation to existing and proposed building and roads;
f) Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate);
g) Proposed landscaping and treatment of the land (indicating plant types and their height and maturity);
h) Proposed methods of draining the land;
i) The location, boundary dimensions, site area of the land and north point of the land;
j) Existing vegetation and trees on the land;
k) The location and uses of existing buildings on the land;
l) Existing levels of the land in relation to buildings and roads;
m) The location and uses of buildings on sites adjoining the land; and
n) Location of utilities and infrastructure and any easements.

3C.7.3 Model and Photo Montage

The best way to convey information to members of the public who are unfamiliar with reading plans is by way of a model. In addition, a photo montage indicates how the new building will sit within the existing streetscape. For these reasons, a model is required and two photo montages for ~~SEPP 65~~ Schedule 9 of the Housing SEPP 2021 proposals indicating:

a) How the building will appear in the immediate streetscape;
b) How the building will appear from a more distant vantage point (approximately 500m away).

3C.8 Energy Performance and Sustainability

A BASIX index of sustainability for dual occupancy housing, multi-dwelling housing and residential flat developments, shall apply to all new development. A BASIX Certificate is to accompany the application.

Queanbeyan Development Control Plan 2012

Part 3D

Shop Top Housing

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889865**

Part 3D - Shop Top Housing

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Part 3D Shop Top Housing

3D.1 Introduction – Shop Top Housing

3D.1.1 Purpose of this part

This section applies to land where, under the provisions of the *Queanbeyan-Palerang Regional Local Environmental Plan (QPRLEP) 2022*, shop top housing is a permissible use.

The controls set out in this part of the DCP seek to ensure that shop top housing developments provide for an appropriate balance of business and residential uses, are of suitable scale and density for their location, and maintain the amenity of surrounding neighbourhoods.

Shop Top Housing is defined under the *QPRLEP 2022 as "one or more dwellings located above ground floor retail premises or business premises"*.

This section of the DCP provides specific guidelines for Shop Top Housing and is to be read in conjunction with other relevant Parts of this DCP including;

- Part 2 - All Zones, and
- Part 6 - Central Business District and other Business Zones.

Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP 2021) ~~*State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment (SEPP 65) Development*~~ also applies to Shop Top Housing in specific circumstances. These provisions apply if the building concerned is at least 3 or more storeys and contains at least 4 or more dwellings. Refer to ~~*SEPP 65*~~ *Schedule 9 of the Housing SEPP 2021* for further information on the application of the Policy to Shop Top Housing.

3D.1.2 General Objectives

1) To encourage lively business centres capable of accommodating a mix of retail, commercial and community activities that caters to the community, relative to their size and intended function.
2) To ensure long-term social and economic viability of business of business centres is maintained and they remain significant to the community for their individual character, ease of access and urban character.
3) To maintain commercial activity at ground level to promote pedestrian activity and contribute to lively streets in the centres.
4) To ensure development provides for the amenity of, and minimise impacts on, residents living within or surrounding the developments.
5) To ensure developments are of a high design quality and provide an attractive visual presentation to the street and other surrounding development.

3D.1.3 Relationship to Other Plans and Council Policies

There are a number of clauses in the *State Environmental Planning Policies* that may need to be considered. These will depend on the nature and location of the development with examples including:

1. *State Environmental Planning Policy (Housing) 2021*
2. *State Environmental Planning Policy (Sustainable Buildings) 2022*
3. *State Environmental Planning Policy (Transport and Infrastructure) 2021*

~~4. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004~~

~~5. State Environmental Planning Policy (Infrastructure) 2008~~

~~6.~~4. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

~~7.~~5. *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

~~8.~~6. *State Environmental Planning Policy (Resilience and Hazards) 2021*

https://legislation.nsw.gov.au/browse/inforce#/epi/title/s

There are also a number of principal development standard clauses in *QPRLEP 2022* that may be relevant, namely, height of buildings clause and minimum lot size clause. These differ depending on whether a residential development is for a single dwelling, dual occupancy, multi dwelling housing or residential flat building.

A number of heritage requirements and additional local provisions may also apply, these are set out in Part 4 Heritage Conservation of this DCP.

Where a building is constructed prior to 1960 is proposed to be demolished, Council requires the building to be inspected by Council's Heritage Advisor to determine if there is potential heritage significance. If the building has potential heritage significance a Heritage Impact Statement is to be submitted with the Development Application. These records also help to ensure that a record of Queanbeyan's building stock is retained for posterity (for more information refer to Part 4 of this DCP).

Residential development may also generate what is known as development contributions. Should the development be approved these are payable prior to work commencing. The *Development Contributions Plans* and the *Development Services Plans for Water Supply and Sewerage* can be found at Council's website.

3D.2 Shop Top Housing

Objectives

1) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.
2) Residential development is generally located to take advantage of high amenity spaces, such as the River, Park, or other civic spaces.
3) Residents have a high level of comfort and appropriate amenity.
4) Residential buildings provide a mix of dwelling types and sizes.

Controls

a) Setbacks for shop top housing within the CBD shall comply with the setback requirements set out in Part ~~7~~ 6 of this DCP.
b) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.
c) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants.
d) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
e) Locate clearly demarcated residential entries directly from the public street.

f) Clearly separate and distinguish commercial and residential entries and vertical circulation.

g) Ensure a separate entry is provided for vehicle and residential uses.

h) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.

i) All development must be provided with designated secure storage space for each unit.

j) Provide safe pedestrian routes through the site, where required.

k) Front buildings onto major streets with active uses.

l) Avoid the use of blank building walls at the ground level.

3D.3 Design

Objectives

1) To ensure developments are compatible with the character and form of existing and future development in the locality.

2) To encourage design quality and which utilises a combination of materials, articulation, fenestration and landscaping when designing buildings.

3) To encourage energy efficiency, Environmentally Sustainable Development (ESD) and Safer by Design Principles.

Controls

a) New buildings facades shall include articulation such as awnings, balconies and other architectural elements to reduce the perceived depth and bulk of the development.

b) Awnings are to be provided along streets where active street frontages are promoted.

c) Awnings must have sufficient depth but also be setback sufficiently to allow for street trees, furniture etc.

3D.4 Parking

Objectives

1) To ensure parking is provided at a rate which recognises the location of the Queanbeyan CBD as appropriate for the development of shop top housing, in particular due to the access to services and facilities.

Controls

a) Parking is provided at the rate of 2 spaces per dwelling, such parking to be in addition to the commercial requirements of the building.

3D.5 Services

Objectives

1) To ensure adequate services and facilities are provided.

Controls

a) Mechanical drying facilities are provided.

b) Common garbage facilities are provided, at ground level, screened from any street (lane or alternate).

c) Letter boxes are provided in accordance with Australia Post requirements.

3D.6 Private Open Space

Objectives

1) To ensure usable private open space is provided, noting that this may not be secluded.

Controls

a) Private open space is provided for each dwelling at a minimum rate of 12m^2 per dwelling, with a minimum depth of 2.4m.
Note: Private open space would generally be provided by way of a balcony or deck at the first floor level.

3D.7 Residential Balconies Associated with Shop Top Housing

Objectives

1) To provide all dwellings with private open space.

2) To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for dwelling residents.

3) To ensure that balconies are integrated into the overall architectural form and detail of buildings with shop top housing.

4) To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.

Controls

a) Where other private open space is not provided, at least one primary balcony should be provided.

b) Primary balconies shall be:

   i) Located adjacent to the main living areas; and

   ii) Sufficiently large and well proportioned.

c) Secondary balconies, including Juliet balconies and the like should be considered for additional amenity and choice.

d) Design solutions should be considered to ameliorate the effect of noise and wind. This could be achieved by:

   i) Locating balconies facing predominantly north, east or west to provide solar access;

   ii) Utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind;

   iii) Providing balconies with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade in special locations where noise or high winds prohibit other solutions on busy roads or in tower buildings;

iv) Choose cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; and

v) Ensuring balconies are not so deep that they prevent sunlight entering the dwelling below.

e) Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include:

i) Detailing balustrades using a proportion of solid to transparent materials to address site lines from the street, public domain or adjacent development. Full glass balustrades do not provide privacy for the balcony or the apartment's interior, especially at night.

ii) Detailing balustrades and providing screening from the public, for example, for a person seated looking at a view, clothes drying areas, bicycle storage or air conditioning units.

iii) Co-ordinate and integrate building services, such as drainage pipes, with overall façade and balcony design, for example, drainage pipes under balconies are often visible from below in taller buildings and negatively impact on the overall façade appearance.

iv) Choose cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; and

v) Ensuring balconies are not so deep that they prevent sunlight entering the dwelling below.

3D.8 Size of dwelling

Objectives

1) To ensure developments are designed and constructed to provide for the health and safety of occupants.

Controls

a) Each dwelling has a minimum area of 50m2.

b) Access at ground level is separate from the access to any commercial building and does not exceed 1.8m width across the frontage of the building.

c) All construction complies with the BCA.

Note: All relevant construction shall address the heritage chapter of this DCP.

3D.9 Utilities

Objectives

1) To ensure development is served by necessary utilities and services, including telephone/data; water, sewer, power and gas; on-site storage and drainage.

Controls

a) Separately metered power and water is to be provided to each dwelling.

Queanbeyan Development Control Plan 2012

Part 4

Heritage and Conservation

Principal Plan adopted by Council:	12/12/2012
Document ID:	889871

NSW GOVERNMENT Office of Environment & Heritage

Heritage Council of New South Wales

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Part 4 - Heritage and Conservation

4.1 Introduction

4.1.1 What is Heritage and Why is it Important?

Our heritage helps to tell the story of our past and can include public buildings, private houses, housing estates, archaeological sites, industrial complexes, cemeteries, memorials, streetscapes and landscapes. These physical reminders are valued because they are associated with important phases of the Local Government Area's (LGA) history, or important people or events. They inform us about our cultural history, connect us with our past, and give the community a sense of identity.

Conserving our heritage protects the individual character and values that are represented in heritage items and Heritage Conservation Areas, and assists us in understanding the evolution of the LGA and its community.

This Part applies to all heritage items, the Heritage Conservation Area, development in the vicinity of heritage items and places of potential heritage value in the Queanbeyan Palerang Regional Council Local Government Area.

4.1.2 Purpose of this Part

The principal purpose of this Part is to provide guidance to people who are proposing to undertake development on land and to staff where this part applies.

This Part gives effect to the following specific heritage objectives in clause 5.10 of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)*:

a) to conserve the environmental heritage of the LGA
b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.
c) to conserve archaeological sites.

The controls in this Part aim to protect and enhance heritage items, Heritage Conservation Areas and places of potential heritage value, while providing flexibility for owners to adapt properties to meet their changing needs. Heritage protection does not aim to freeze development in time. The right to upgrade older homes to modern standards is recognised. It is a matter of ensuring that what is proposed is sensitive and appropriate.

4.2 How to Use this Part

There are a number of clauses in *QPRLEP 2022* and Queanbeyan Development Control Plan 2012 (QDCP 2012) that may need to be considered when developing a heritage item, or within the Conservation Area or in the vicinity of a heritage item or the vicinity of a Conservation Area. These will depend on the nature and location of the development.

In circumstances where this Part may be inconsistent with any other Part of the QDCP 2012 this Part takes precedence.

This Part applies to the "Types of heritage" listed below.

4.3 Types of Heritage

Heritage properties, items, buildings and landscapes in the LGA fall into one or more of the following categories:

a) Places of **State** significance.

b) Places of **local** significance.
c) Places in the **Heritage Conservation Area**, including local, contributory and non-contributory places.
d) Places **in the vicinity** of a heritage item (or Heritage Conservation Area).
e) Places of **potential** heritage significance.

Each of these categories is addressed further below.

4.3.1 State Heritage Items

Listing on the State Heritage Register indicates that the heritage item:

a) Is of particular importance to the people of NSW and enriches our understanding of the State's history and identity.
b) Is legally protected as a heritage item under the *NSW Heritage Act 1977*.
c) Requires approval for development from the Heritage Council of NSW for major changes.

Development Applications for State heritage items are assessed both by local Council and the NSW Heritage Office. Local government will consider local planning issues whereas the State Heritage Office will consider the impacts that the proposal might have on State heritage values.

State listed items are generally identified in Schedule 5 of the *QPRLEP 2022*. The most up to date listing can be searched on the NSW Heritage Branch Website http://www.environment.nsw.gov.au/Heritage/listings/stateheritageregister.htm

Some works to State items are exempt from the need to refer to the Heritage Office. The full list of exempt works and the associated approvals process is also available on the Heritage Office website.

4.3.2 Local Heritage Items

Local heritage items are those items of heritage significance in the local area of Queanbeyan. Heritage significance is determined by assessing a place against a range of heritage criteria including historic, scientific, social and/or aesthetic, as well as archaeological, architectural and natural value. Places may also be important as good examples of their type, or because they are rare or possibly because of their important associations. These items contribute to the individuality, streetscape, townscape, landscape or natural character of Queanbeyan Palerang Regional Council's environmental heritage.

Local heritage items are assessed by the local consent authority/or Council. The current *QPRLEP 2022 Heritage Schedule 5* identifies all listed heritage items in the LGA. In some instances a heritage place may be identified and endorsed for listing by Council, but not yet formally entered onto Schedule 5. In this circumstance refer to 4.3.5 Potential Heritage Significance later in this section.

4.3.3 Heritage Conservation Areas

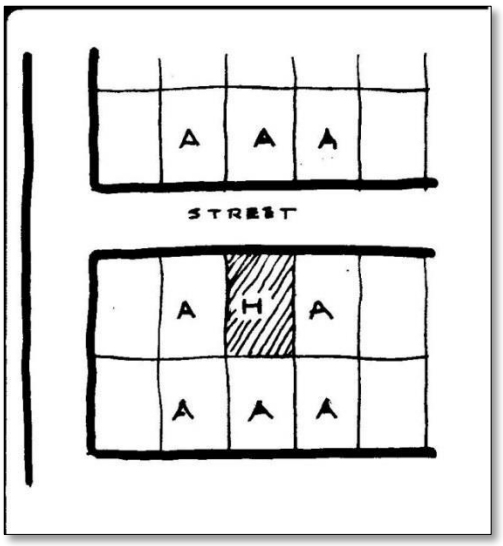
The Queanbeyan Heritage Conservation Area (Map 1) predominantly contains low-density residential buildings from some of the key phases of Queanbeyan's development, notably the mid to late 19th century, the early 20th century, and the Inter War period up to approximately 1945-50. Many places in the Conservation Area have "contributory value" - that is they have some degree of heritage significance, but have not been assessed as reaching the threshold for individual listing. There are also a small number of non-contributory places that have little or no heritage value at all.

An objective of these guidelines (as set out in the *QPRLEP 2022* Clause 5.10) is to *"conserve the…heritage conservation areas, including associated fabric, settings and views…"*. This objective aims to continue to demonstrate the historic and aesthetic characteristics of a Heritage Conservation Area well into the future. This is achieved by maintaining the Conservation Area's low-scale residential character and encouraging the retention and/or enhancement of streetscapes. The controls primarily apply to those parts of places that are visible from the public domain.

4.3.4 Vicinity of a Heritage Item

These guidelines include controls to ensure that development in the vicinity of a heritage item addresses the heritage values of that item. A place is defined as 'in the vicinity' if it shares a common boundary with the heritage item or is across the road from it (Figure 1.)

Figure 1: Places shown as "A" are "in the vicinity of a heritage item" shown as "H".



~~### 4.3.5 Potential Heritage Significance~~

~~In some instances it may become apparent that a place has potential heritage value even though it is not entered in a heritage schedule or in a draft heritage list. Where Council's Heritage Adviser assesses an item as having potential heritage significance, that item may be considered under these provisions.~~

~~Where a building constructed prior to 1960 is proposed to be demolished, Council requires the building to be inspected by Council's Heritage Adviser to determine if there is potential heritage significance. If the building has potential heritage significance a *Heritage Impact Statement* is to be submitted with the Development Application. These records also help to ensure that a record of LGA's building stock is retained for posterity.~~

~~Where development such as excavation has the potential to damage or destroy sub-surface material that may have significance, it may be necessary to undertake additional measures to protect the potential heritage values. In some instances the disturbance of *relics* may require approval from the NSW Heritage Office.~~

~~4.3.6~~4.3.5 Definitions

heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Division of the Government Service responsible to the Minister administering the *Heritage Act 1977* that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

heritage impact statement means a document consisting of:

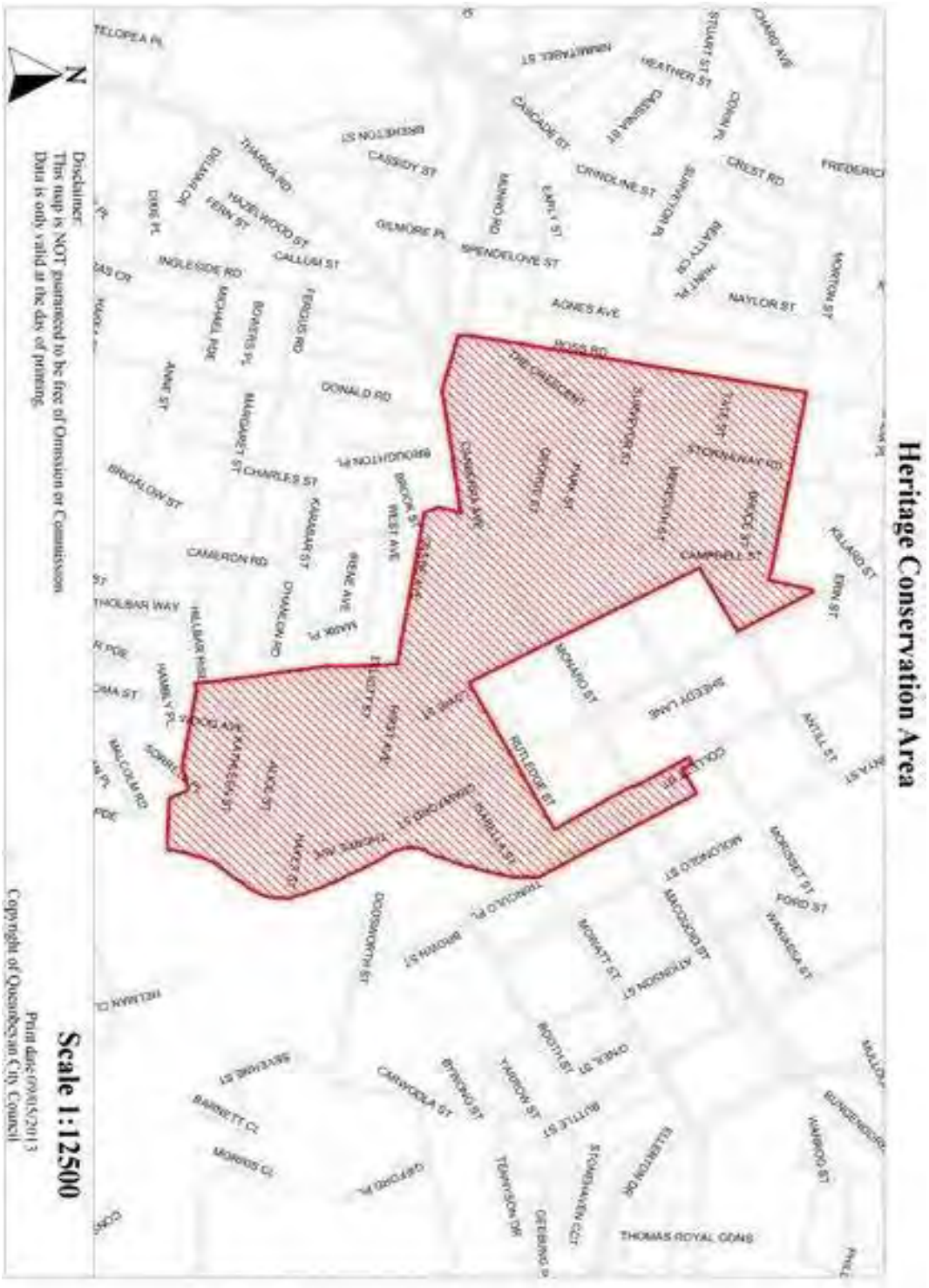
a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
b) an assessment of the impact that proposed development will have on that significance, and
c) proposals for measures to minimise that impact.

heritage management document means:

a) a heritage conservation management plan, or
b) a heritage impact statement, or
c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

relics means: Refer NSW Heritage Act 1977, Section 4.

Map 1 – Queanbeyan Heritage Conservation Area



4.4 The Controls

4.4.1 Ancillary Development

Ancillary development includes: garages and carports; sheds and structures such as bird aviaries and mail boxes; decks and patios; pergolas, trellises and gazebos; driveways; fences; skylights, solar panels, satellite dishes, air conditioning units, signage, utilities like electricity substations and fire hydrants.

4.4.2 Garages

Garages were historically located at the rear of the property, were often for one car only and used a roof pitch and cladding that was similar to the main dwelling. As a result they had a minimal impact on the streetscape. The trend for large double garages forward of the building line of the main building is not appropriate for heritage buildings or Conservation Areas.

Objectives

1) To encourage garages to be designed and located so that they harmonise with the historic building and/or streetscape.

Controls

Existing Garages – Replacement and Alterations

a) An existing "period" garage is generally considered to be part of the site's historic fabric to be conserved.
b) Demolition is only appropriate where the garage has decayed to the extent that its conservation is no longer prudent or feasible.
c) Existing and reconstructed garages may be extended by constructing a skillion off the side, or by constructing a carport in front that has the same roof pitch as the existing garage.
d) Extensions to existing garages should be compatible with the existing garage in terms of materials, façade treatment etc., especially where visible from the street.

New Garages

a) New garages should be freestanding and set back behind the rear wall of the building.
b) In some instances new garages may be integrated with extensions to the rear of the building (Figure 2).
c) The style, size and location of a new garage must complement the heritage characteristics of the significant building. In most instances the materials and details of the garage should match those of the main building (Figure 3).
d) The pitch of a new garage roof should match or be close to that of the house. The pitch of double garage roofs may be shallower to reduce overall height. Note that roof pitches of 11 degrees are usually **not** appropriate.
e) The colour of the garage shall be appropriate for its heritage context. The use of blue, purple or similar body colours is generally not appropriate. If using Colorbond™, different colours are to be chosen for the roof, wall and trim.
f) Pre-manufactured metal garages shall be located at the very rear of the property and not be visible from the public domain. Modern ribbed metal cladding is generally not appropriate; however traditional corrugated iron (custom orb) is usually acceptable.

Figure 2: Garage in left image is freestanding and behind the dwelling. The garage on the right hand image is connected to the rear extension of the cottage. Both solutions may be acceptable if suitably designed.

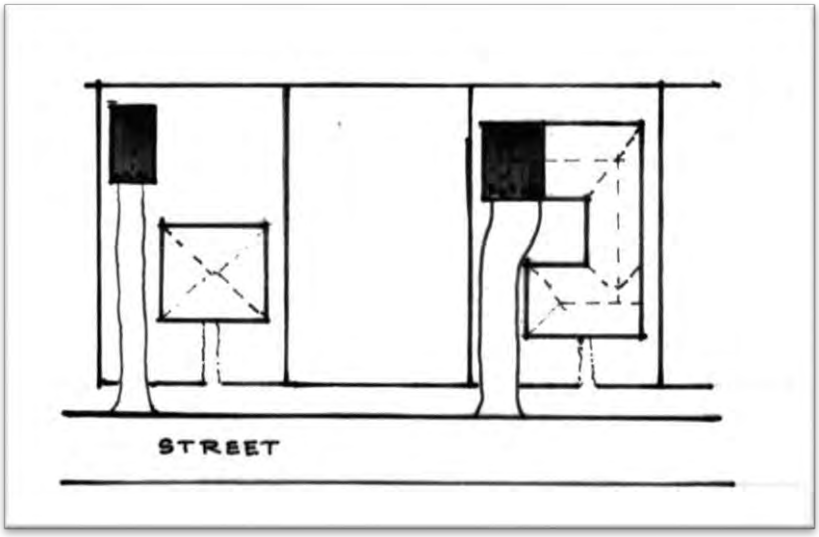


Figure 3: This garage has a similar roof pitch and eaves overhang to the main dwelling. The weatherboards closely match the house in profile and colour and the tilt door is suitably patterned.

Metal Garages – Specific Controls

A garage that is in accordance with the following points will meet the objective of encouraging garages to be designed and located so that they harmonise with the historic building and streetscape.

a) Walls shall be corrugated iron, weatherboard or fibre-cement sheet with cover battens. Weatherboard to a height of approximately 0.9m above ground level, with fibre-cement sheet and battens above is also acceptable.
b) Roof material shall be galvanised iron or tiles to match the principal building
c) The roof pitch shall match that of the principal building or be 25-27 degrees. The roof pitch can be broken with a 10 -12.5 degree pitch side skillion.
d) The roofs ends shall be detailed with a barge roll.
e) Gutters shall have a quad or ogee profile.
f) Downpipes should be round in profile.
g) Garages doors shall be hinged on their side, or be tilt doors with vertical timber boarding to resemble traditional doors.
h) Roller doors are generally unacceptable, unless concealed from view or set well back on the block.
i) Garage doors should not exceed: 2.7m wide. Double span doors do not match traditional proportions so if a double car entrance is required, then two x 2.4m wide or 2.7m wide doors are acceptable provided they are in equal wall bays with wall returns either side, and a wall between the doors, each with a minimum width of 300mm. Double span doors may be acceptable providing they are not readily visible from the street.
j) Pedestrian doors and windows in a garage should be in traditional proportions similar to those in the adjacent dwelling.
k) Garage walls shall be no higher than 2.4m above ground level.
l) Development Application drawings should note the detail of the above items as well as wall height and colour.
m) The colour of walls, roof, doors and trim shall match or be compatible with those of the principal building.

4.4.3 Carports

As it is possible to see through a carport, they have a relatively lower visual impact if suitably designed, compared to a garage.

Objectives

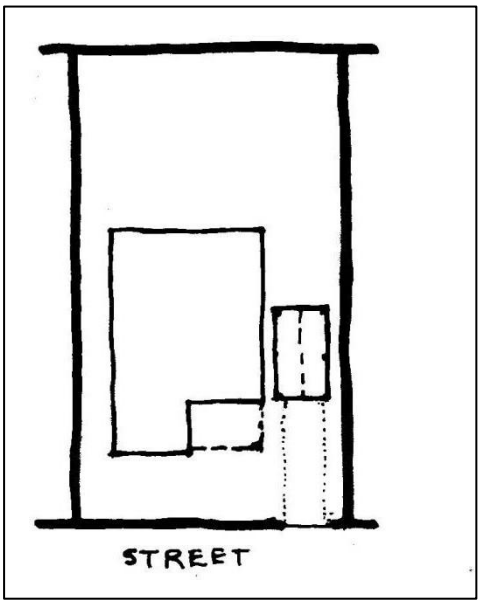
1) To ensure that the design and location of a carport will not have an adverse impact on the historic building and/or streetscape.

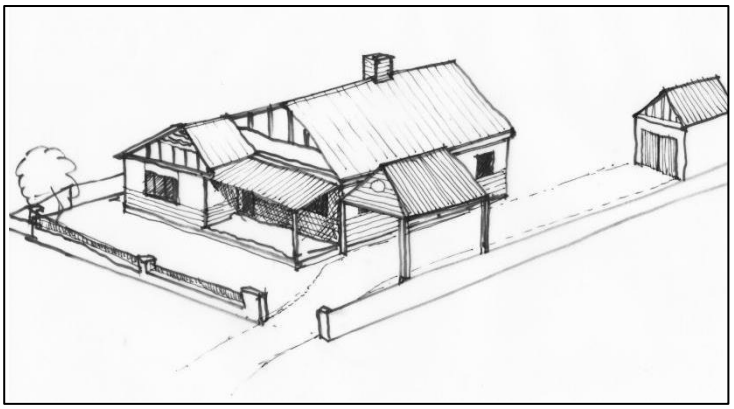
Controls

a) A carport should be constructed no further forward than 1.5m behind the main front wall of the dwelling and must be behind any adjacent front verandah (Figure 4).
b) Carports shall have the same roof pitch as the main dwelling.
c) Carports shall be detailed the same as (or similar to) the dwelling.
d) A flat roofed carport is generally not acceptable on dwellings with pitched roofs unless there is no feasible alternative, or there is insufficient room between the dwelling and boundary to accommodate a freestanding carport.
e) If a flat-roofed carport is to be allowed it must be consistent with the original style of the building and may use corrugated iron or clear corrugated polycarbonate roofing

material. The use of modern roof sheet profiles such as “cliplock” etc is inconsistent with these guidelines if they can be seen from the public domain.

Figure 4: Carports to be behind the verandah or a minimum of 1.5m behind the adjoining building corner.





Carport located behind verandah

4.4.4 Driveways

Traditionally, a driveway consisted of paired strips of gravel that were later upgraded to paired strips of concrete or similar hard material. There was usually soft landscaping between the house and driveway and the driveway and fence. Large areas of concrete were rarely used and when used today can have an adverse impact on the character of a place.

Objectives

1) To ensure that the design of driveways and the construction material are not overly bright or excessively scaled, and that the driveway harmonises with the historic character of the dwelling and/or streetscape.

Controls

a) The retention of traditional driveways of gravel, paired concrete strips, recycled brick and similar materials is encouraged.
b) Existing single-width driveways should be retained, with widening only occurring behind the building line.
c) Existing wheel strips forward of the building line should be retained.
d) Driveway turning areas should not be installed in the front of the building (between the building and road).
e) Driveways should not extend the full width between the dwelling and the boundary; rather they should be set back a minimum of 450mm from either side to allow for planting beds etc.

f) Plain concrete is highly reflective and generally not consistent with local historic cottages when used other than as paired strips. Large expanses of concrete used for driveways and turning circles are not appropriate and are to be avoided.
g) Suitable driveway surfaces include: gravel, paired concrete strips, recycled or new bricks, clay or other pavers and bitumen (tarmac). Tinted concrete and surfaces using several materials, for example brick or paver edging with bitumen infill, may meet the objective if suitably designed. Patterned and stamped concrete is not a traditional process and is not appropriate in the Conservation Area.

4.4.5 Sheds and Outbuildings

Many of the local historic dwellings include sheds, outbuildings, bird aviaries etc in the backyard. In most instances these structures are not individually significant and were built of second-hand material without the intention that they would survive for any great length of time.

Objectives

1) To ensure that sheds and outbuildings don't have an adverse impact by virtue of their location, scale or material.

Controls

a) New structures are to be located behind the main dwelling or away from the public domain.
b) New structures do not need to replicate the features of the significant building/item but will need to be sympathetic with it.
c) Height of new structures shall be less than the heritage item unless located well away from it.
d) Site coverage and bulk of new structures shall be less than the heritage item.
e) In exceptional circumstances where the design and material of a new structure is not able to be sympathetic to the original, it should be suitably screened with lattice, hedging, trellis etc.
f) Structures that have a similar proportion, form and roof pitch as the heritage item, but with smaller scale and bulk, are more likely to meet the intentions of this guideline than poorly designed, large-scaled, bulky buildings.

4.4.6 Decks and Patios

Decks and patios, if inappropriately designed or located, can have an adverse impact on a heritage place or Conservation Area.

Objectives

1) To ensure that the design and location of decks and patios is sympathetic to heritage values.

Controls

a) All proposed decks and patios on listed items, and in the Conservation Area if not located in the rear yard, should have minimal adverse visual impact on the place's heritage values or those of the streetscape.
b) New decks and patios, including handrails etc should be in a style and material that is sympathetic to the building. For example, welded steel decks on timber cottages are unlikely to be supported.

c) The proportions of new decks and patios shall be in harmony with the dwelling and where located on the front of buildings shall be consistent with good relevant historic examples.
d) Large or elevated decks and patios should be located at the rear of the dwelling or where they are not readily visible from the public realm.

4.4.7 Pergolas, Trellises and Gazebos

Pergolas and trellises are unroofed structures designed to support climbing shade plants over and beside decks, walkways and driveways. Gazebos are free-standing garden structures that are sometimes roofed.

Objectives

1) To ensure that pergolas, trellises and gazebos are designed, detailed and located in a manner that will not adversely impact on the historic character of the dwelling and/or streetscape.

Controls

a) All proposed pergolas, trellises and gazebos on listed items and in the Conservation Area should have minimal adverse visual impact on the heritage values of the place or streetscape.
b) Pergolas and trellises over footpaths and driveway between the front boundary and dwelling may be acceptable if designed to suit the character of the dwelling. In most instances this will imply the use of similar materials and dimensions that are apparent on the dwelling, as if it was designed and built at the same time as the dwelling.
c) Gazebos and free-standing or large pergolas should not be erected between the house and the front boundary, unless on rural-sized allotments.

4.4.8 Fences

There is considerable variation in the style and appearance of fences to be seen in front of heritage items, and throughout the Conservation Area. Historically, the fences in front of a dwelling were of a low height and able to be seen through. Front, side and rear fences can all contribute to the appearance and overall character of a streetscape.

Objectives

1) To ensure that new fences remain consistent with the character of the dwelling and continue to reinforce the positive attributes of a heritage item and the Conservation Area.
2) To retain original existing fencing and provide for new fencing that is consistent with established patterns.
3) To allow for modern fence styles (e.g. Colorbond™ fences) only in areas where they will not have a potential visual impact on heritage significance and streetscape character.
4) To ensure that fences of new development in the vicinity of a heritage item or Conservation Area will not have an adverse impact on its values.

Controls

<u>Generally</u>

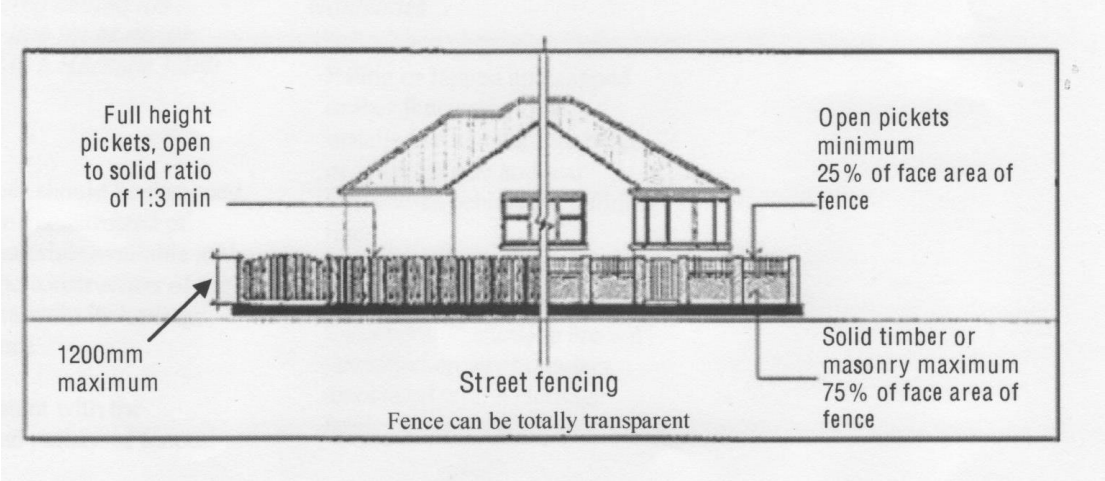
a) Original fences and gates should be retained and restored.

b) Replacement fencing that is visible from the street should reflect the architecture and style of the house or significant building and be sympathetic to nearby historic fencing in terms of height, type and material.
c) Replacement of existing unauthorised fencing should be carried out in accordance with these guidelines

Front Fences Forward of the Building Line

d) Solid metal panels and pre-painted metal fencing (e.g. Colorbond™) are not supported by Council in front of the building for all heritage items and all buildings in the Conservation Area.
e) Solid fences that can't be seen through (such as masonry and brushwood) shall not exceed 900mm above ground level.
f) Visually transparent fences (such as metal grill and timber picket) shall not exceed 1.2m above ground level.
g) Where new fences incorporate pickets, slats, palings or the like they shall have a minimum aperture of 25mm.
h) Where solid and slatted (see-through) fences are combined, the slatted (see-through) fence shall be a minimum of 25% of the face area of the fence and the solid fence is to be a maximum 75% of the face area of the fence.

Figure 5: Street fencing examples



Side Fences Forward of the Building Line:

i) Visually solid fences (including timber palings) shall be restricted to 1.2m above ground level. Tapering from a higher rear fence may be permitted where it is not visually obtrusive.
j) Solid metal panels, Colorbond™ sheeting and the like are not supported.
k) Styles of fence complying with the guidelines for front fences are also suitable for side fences in front of the building line.

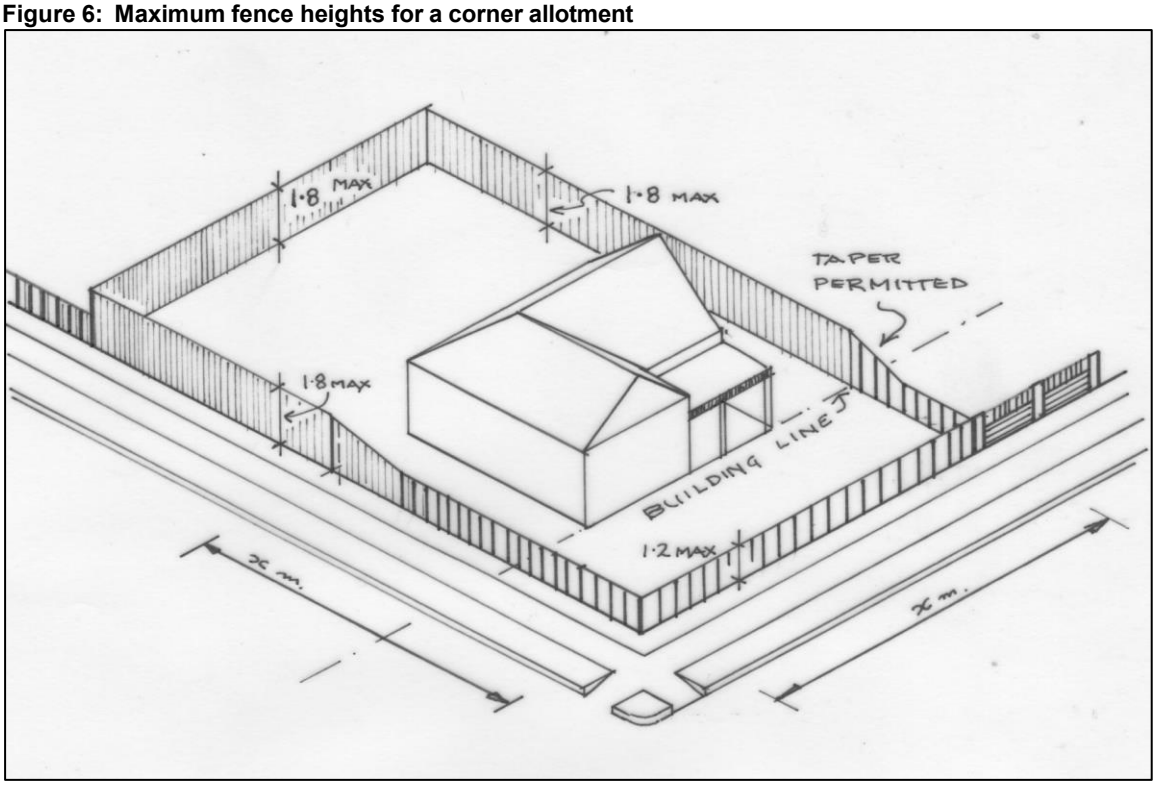
Fences Behind the Building Line (Side and Rear Fences Behind the Building)

l) The use of solid metal panels and pre-painted metal fencing (eg Colorbond™) is not appropriate on any boundary where it is visible from the street or on a common boundary with a heritage item.
m) Paling or lapped-and-capped timber fencing is allowed to a maximum height of 1.8m on side and rear boundaries behind the building line.

Corner Allotments

h) In the case of corner allotments both the narrow frontage and the equivalent length of the side frontage shall be subject to the front fence guidelines (Figure 6.)

Figure 6: Maximum fence heights for a corner allotment



4.4.9 Vegetation Screens

Removal of vegetation can have a significant impact on the overall characteristics of a heritage place. This includes vegetation on places adjacent to and in the vicinity of a heritage item.

Objectives:

1) To ensure that vegetation which makes an important contribution to a heritage place is not removed unnecessarily as part of development.

Controls:

a) Trees and vegetation screens on land adjacent to heritage items should be retained to provide a visual filter between the old and new.
b) Vegetation screens are not to be used as an excuse to permit poor or unsympathetic development within close proximity of a heritage boundary.

4.4.10 External Fixtures

External fixtures like oil tanks, gas heaters, gas tanks, solar power inverter units, rainwater tanks, etc) can detract from the historic and aesthetic character of a heritage item and/or Conservation Area. Where possible such items should be located out of public view, or otherwise screened so that they don't detract from the appearance of the place.

Objectives

1) To encourage the suitable location of external fixtures.
2) To minimise any obtrusive effect of new building services and technical equipment in Conservation Areas and on heritage items.

Controls

a) External fixtures should not be located on primary (front) or publicly visible facades.
b) Where location on a primary (front) façade is unavoidable and may have an adverse visual impact, the item is to be enclosed in, or behind, a suitably designed screen.

4.4.11 Skylights, Solar Panels and other Technology on Roofs

In certain circumstances the installation and location of modern technology can have an adverse impact on significant building fabric and on the aesthetic appearance of a heritage item or Conservation Area.

Objectives

1) To minimise the heritage impact of modern technology that is fixed to the exterior of a building.

Controls

a) Skylights, solar panels, solar hot water heaters, satellite dishes, etc. should be designed, selected and located so as to have a minimal impact on the fabric of the building and on its appearance.
b) The items above should be located on a non-prominent elevation or roof plane, or on a free-standing structure or garage roof.
c) An alternative should be found in those circumstances where new technology would adversely impact on a roof that is considered to be of exceptional significance (e.g. prominent church or a historic slate roof).
d) Where there is no feasible alternative to installing solar panels in a prominent location, the items shall sit flush to the roof surface, cover no more than 50% of the prominent roof plane and be set well back (e.g. 0.9m) from ridges, gutters, valleys and barges.

4.4.12 Automatic Teller Machines, Utility Installations and the Like

The installation of Automatic Teller Machines (ATMs), utility installations, and the like can have a significant adverse impact on a historic façade, especially if original or significant fabric is destroyed in the process.

Objectives

1) To minimise the adverse impact that can result from the installation of ATMs, utility installations and the like.

Controls

a) Automatic Teller Machines, utility installations and the like should not be installed in a manner that would compromise the place's historic appearance or character, destroy significant fabric or compromise the building's proportions or other streetscape value.

4.4.13 Signage Panels

Signage can have an adverse impact on an individual building and on a streetscape due to excessive visual impact, inappropriate location or damage to the fabric of a building.

Objectives

1) To ensure that signage is of a suitable size, appearance and location to minimise its adverse visual impact on the heritage values of the building and/or streetscape.
2) To ensure that signage is fixed to a building in a manner that will not scar significant fabric if the signage is removed or altered.

Controls

a) Corporate colours should not be applied to the whole of the building's exterior, and where approved by Council, will be confined to the non-significant parts of the façade. Corporate signs and colours that do not harmonise with the building's historic character shall be controlled for size and set within a border stripe to separate the sign from the building's body colour.
b) Commercial signage, whether painted directly onto the building or to panels that are fixed to the building, needs to be designed in size and proportion to fit with the building's architectural styling. Most commercial buildings include areas on the awning and parapet that are suitable for signage. Signage beyond those areas may not meet the objectives of these guidelines.
c) Signs on the edge or face of awnings shall be no greater in height than 50% of the height of the awning and set in from the edge. The surrounding background colour shall be continuous across the whole of the awning. The height of awnings shall not be increased by the addition of false panels etc.(Figure 7)
d) Signage panels, brackets, lettering and the like that are attached to a building should be fixed in a manner that can be reversed without scarring or damaging significant building fabric. For example, anchors in a face brick wall should be inserted into the mortar joint rather the brick.
e) Where fixing of signage etc will compromise fabric or the overall appearance of the structure, the signage etc should be attached to a free-standing frame rather than the building itself.
f) Signage will also need to comply with *State Environment Planning Policy (Exempt and Complying Development Codes) 2008:* https://legislation.nsw.gov.au/browse/inforce#/epi/title/s

g) Signage is not to cover/obscure architectural detailing or elements.

Figure 7: Signage requirements for awnings

4.5 Alterations and Additions to Heritage Items and to All Places in the Heritage Conservation Area and the vicinity

The following controls apply to heritage items and to all places in the Conservation Area. The controls may also apply to places in the vicinity of a heritage item if it is considered that development may impact on the heritage values of a listed place.

As a general guideline, the controls apply to the outside of a listed item, to the publicly visible elevations of contributory items and to the streetscape impacts of non-contributory items. A contributory item is a place that has some heritage value, but has not been listed in *QPRLEP 2022* Heritage Schedule 5.

General Objectives

1) The primary objective is to manage the development of heritage items and the Conservation Area, including all places within it, so that significant heritage values are retained.
2) To allow for the upgrading, adaptation, restoration and extension of listed items and all places in the Conservation Area so that places can be modernised without losing their distinctive characteristics.
3) To allow for contemporary architectural design where the outcome will not adversely impact on the listed item and/or streetscape character.

4.5.1 Character

The character of a place is a function of its style, siting and orientation, form, materials, detailing, colour, scale and setting. When these attributes are in keeping with the original building then its historic character is reinforced. If these attributes are at odds with the original building then its historic character is degraded.

Several styles of historic building are apparent in the local area including Georgian, Victorian and Federation (Figures 8). The majority of dwellings in the Conservation Area are from the Inter War period (circa 1915 – 1945) (Figure 9 and 10) with many adopting a “Bungalow” form and character. There are also good examples of mid-20th century brick dwellings. Similar styles are reflected in the commercial areas.

Objectives

1) To ensure the overall heritage characteristics of a place are not compromised as a result of alterations and additions.
2) To ensure that new alterations and additions respect the architectural character and style of the building and area concerned.
3) To maintain and enhance the existing character of the street and the surrounding locality.

Controls

a) Alterations and additions shall have a style and character similar to the existing. This shall include materials, proportions and details.
b) Aspects of work that are not consistent with prevailing character should be confined to parts of the building that are not significant or will not have an impact on the appearance of the place when viewed from the public realm.
c) Building additions that have a different character from the existing shall be done as a separate “pavilion” that may be “linked” or sensitively connected to the significant structure.
d) Verandahs on the primary face of the building or visible from the public domain shall not be enclosed.
e) Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables. Demolition of such elements may not meet the objectives of these guidelines.
f) Distinctive elements that contribute to a place’s character shall be retained.

Figure 8: Federation style cottage with small gables in roof, finials and decorative barge boards

Figure 9: Inter War bungalow with shallow roof pitch, paired verandah columns and weatherboards to lower walls.

Figure 10: Inter-War Modernist style with flat roof, decorative parapets and large windows with horizontal glazing bars.

4.5.2 Siting and Orientation

Most historic buildings in the local area are square to their boundaries and designed to face the street.

Objectives:

1) To retain traditional streetscape patterns and ensure that alterations and additions to individual items do not detract from their initial designed character.

Controls:

a) Additions and alterations should be sited and orientated in a manner that is consistent with the original. For most historic structures this will mean additions and new structures should be aligned orthogonally (ie using straight lines and right angles rather than oblique angles and curves).
b) Extensions should not be made to the front of heritage items.

4.5.3 Form

The overall form or shape of a building is part of its heritage characteristic.

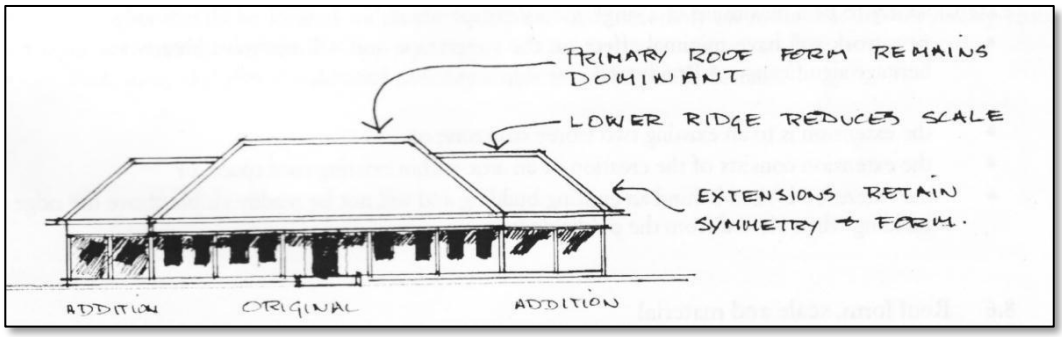
Objectives:

1) To ensure that the form of the original building is not lost, subsumed or compromised by new additions.
2) To ensure that the form of additions is sympathetic to the form of the original.

Controls:

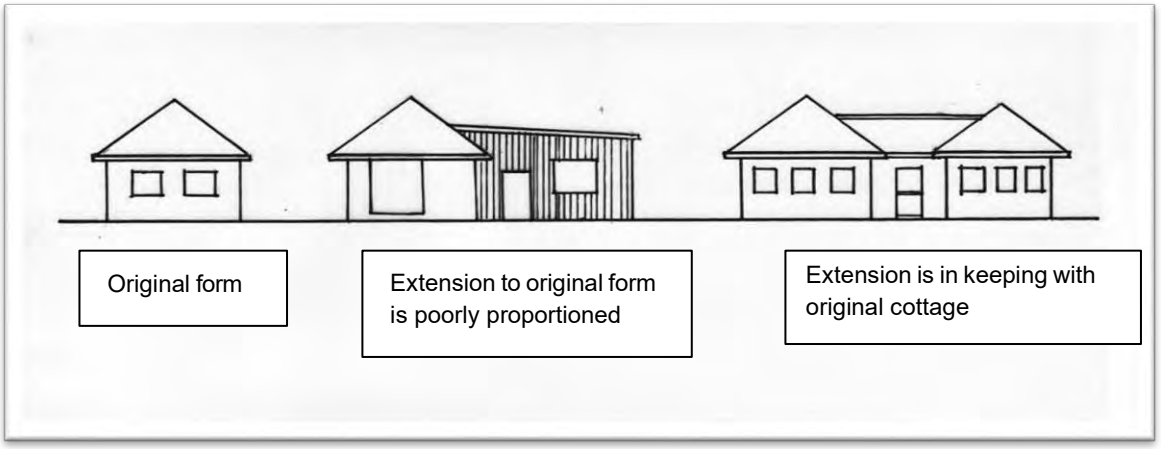
a) The form of the original building should remain evident or “legible” after the additions have been completed (Figure 11).

b) Figure 11: Extensions should have a lower roof form and set back from the primary building



c) New work should have similar overall proportions and a similar roof pitch to the original. For example, new windows in a building that has vertical sashes should also have vertical sashes, and extensions to a dwelling with a 25 degree roof pitch should be designed with the same pitch.
d) The form of additions should draw on that of the parent structure so that the new work is in harmony with the original (Figure 12).
e) Where the form of the addition is not similar to the original, it shall be designed as a separate entity that is linked back to the heritage building.

Figure 12: Diagram showing unsympathetic and acceptable examples of additions.



4.5.4 Scale, Height and Bulk

Most of the local historic dwellings were single storey and of a relatively small scale and bulk. Commercial buildings rarely exceeded two storeys. As a consequence the residential and commercial areas historically had a very "human" scale that differs markedly from modern higher rise development.

Objectives:

1) To reduce adverse visual impacts on scale, bulk and character that may arise from alterations and additions.

Controls:

a) The ridgeline of new development shall generally be no higher than existing.
b) Minor increases in ridge height (to a maximum of 750mm) may be acceptable if designed to harmonise with the main roof and not have an adverse impact on the building's aesthetic proportions when viewed from the street (Figure 13).
c) Proposed additions with roof heights higher than the existing should be designed as a separate structure that may be linked to the parent building (Figure 14).
d) New work that may increase the apparent scale or bulk of the building or component elements shall be "broken up" and articulated through the use of varied materials, change of colour and tone, use of string-courses, rebates and the like. This is especially important where new work connects to the existing building.
e) Second storey additions or freestanding pavilions will generally not meet the objectives of these guidelines. Undercrofts on sloping land may be acceptable if other planning conditions can be met. Materials and colours of undercroft walls shall vary from the wall above to reduce apparent scale.

Figure 13: Minor increase to ridge height must be sympathetic with the roof form and no greater than 750mm

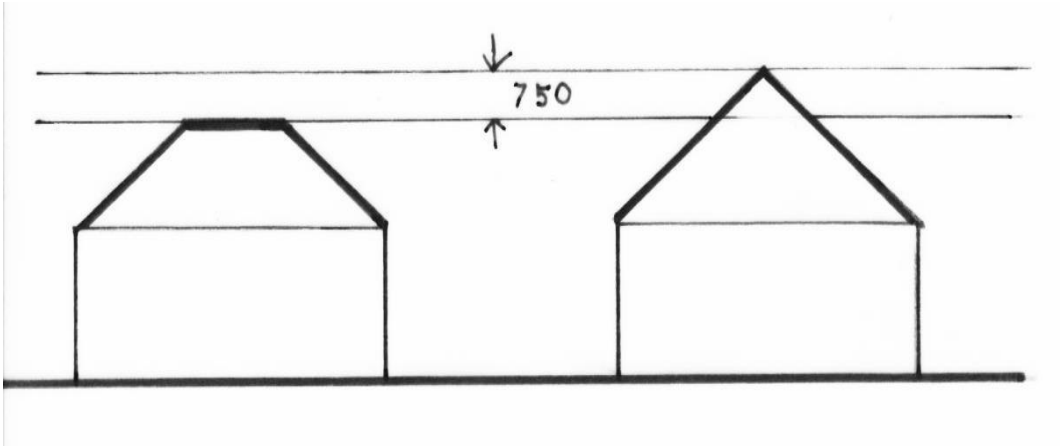
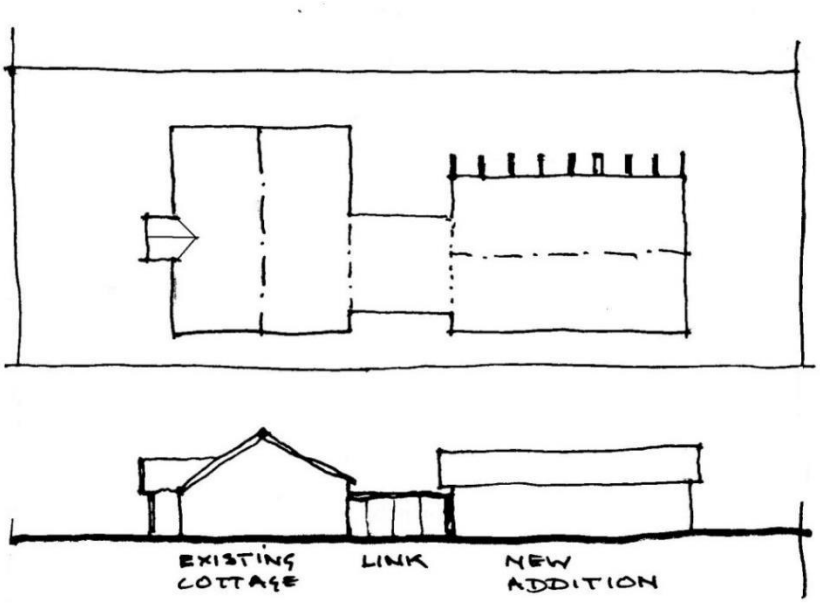


Figure 14: Large additions should be built as a separate pavilion that is linked back to the original building. Note that the link is rebated where the new connects to the old. This helps to reduce or "break up" scale and bulk.



4.5.5 Setbacks

Front Setback

The front, or streetscape, elevation usually has the most architectural merit and makes the major contribution to the streetscape. As a consequence alterations and additions to the front of a building have the potential to compromise the historic façade and weaken its overall streetscape character. Such additions are unlikely to meet the objective.

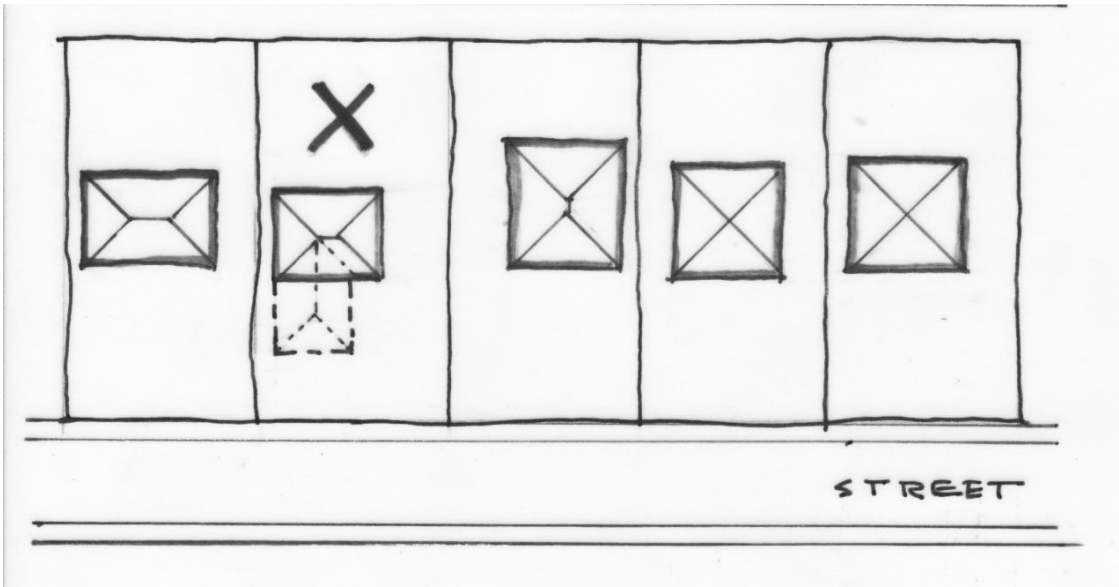
Objectives

1) To retain the historic form of the street elevation of buildings.

Controls

a) Additions shall not be made to the front of individually listed heritage items and/or contributory buildings whether or not in a Conservation Area, other than in exceptional circumstances such as the reinstatement of the building's original form (Figure 15).
b) Additions to the street frontage of non-listed buildings shall be consistent with adjacent buildings in the street in terms of setback and streetscape impact.

Figure 15: Diagram showing development to the front of an existing building is not appropriate



Side Setbacks

Extensions to the side of buildings should not 'compete' with the historic front elevation. This is usually achieved by setting the extension back from the front of the building. The larger the extension is the greater the setback should be.

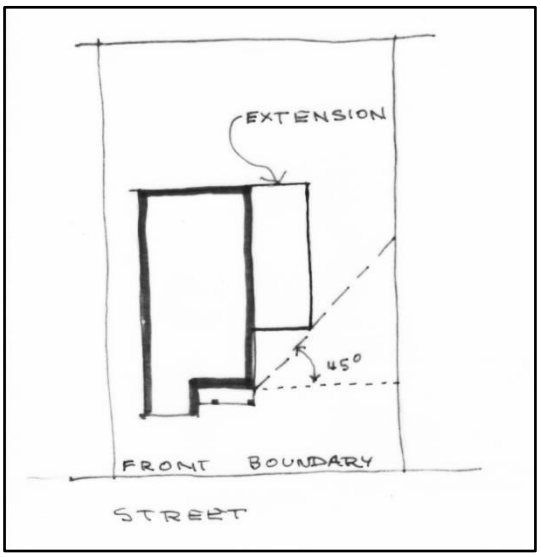
Objectives

1) To reduce the visual impact of building extensions on the proportions of a building and on the streetscape generally.

Controls

a) Additions to the sides of buildings should be set back from the front façade so that it remains the primary face of the building.
b) As a general guide new walls should be set back 900mm or more behind the adjacent front wall and sit behind a line drawn at 45 degrees from the front corner of the dwelling (not including the verandah) (Figure 16).

Figure 16: Acceptable set back of side extensions



Setbacks and Street Pattern

Front and side boundary setbacks can impact on the character and significance of a heritage place.

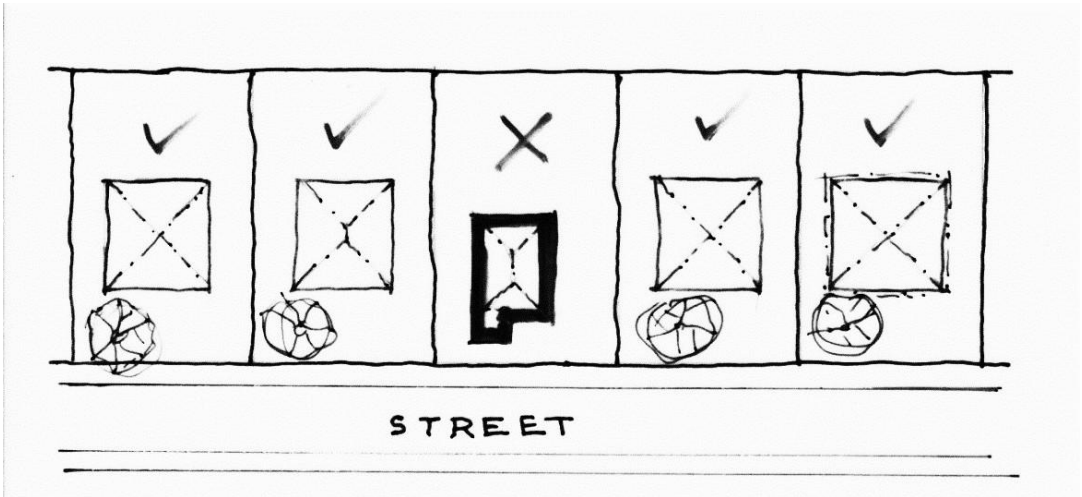
Objectives

1) To ensure that historic streetscape patterns are maintained.

Controls

a) Front and side setbacks should be consistent with the predominant street pattern (Figure 17).

Figure 17: Inappropriate front setbacks



4.5.6 Site Coverage

Most historic housing in the LGA was freestanding on the allotment with opportunities for gardening at the front, sides and rear of the property. Many heritage places have relatively low site-coverage and enjoy the benefit of attractive front and rear gardens.

Objectives

1) To retain the opportunity for vegetation landscaping around heritage places.
2) To ensure that site coverage remains consistent with the predominant pattern that exists in the area.
3) To allow for domestic gardens to continue to contribute to the attractive streetscapes.

Controls

a) The built area should not cover more than 50% of the site area for allotments that are 1,000 square metres or less, and 33% for allotments over 1,000 square metres.
b) Hard paving between the dwelling and front boundary shall be limited to a pedestrian path and a driveway. The front garden area shall not be hard-surfaced for any purpose including car parking, vehicle turning, etc

4.5.7 Building Materials

The materials that were used to construct a heritage place are often an important part of its overall character and significance. In some instances the construction materials may be the primary reason for a place being heritage listed.

Objectives

1) To encourage the conservation of significant fabric.
2) To ensure that new materials are appropriate to the building, bearing in mind the time in which it was built, its style and its details.

Controls

a) Significant fabric should be retained or restored wherever feasible.
b) Materials used for alterations should be very similar to the existing. Where materials have been changed over time, new materials should be consistent with what was likely to have been used historically.
c) Materials should be chosen so that alterations blend seamlessly with the original. For example, decayed timber windows should be replaced with new timber windows, not aluminium. Similarly, asbestos fibro sheeting should be replaced with modern fibre cement sheeting, also with battens over the joints if previously existing.
d) False brick, “hardiplank” and metal or vinyl weatherboards are unlikely to be original fabric and can be removed and replaced with more sympathetic materials that compliment the heritage values. Note that some versions of false brick are bonded onto an asbestos-rich substrate and should only be removed in an approved manner.
e) In the case of linked additions there is more latitude in the selection of new materials although they should be sympathetic to building materials used in the original building or those typically used on the same type of structure (for example a weatherboard extension to an existing brick house can be considered appropriate).
f) Full brick extensions to timber-framed cottages are unlikely to be considered “sympathetic” to the original and are unlikely to meet the objectives of these guidelines unless built as a “linked pavilion” not readily visible from the public realm.

g) Materials should not be altered unnecessarily. For example, historic face brick walls should not be rendered with cement.

4.5.8 Roofs

In most instances a building's roof is a major part of its appearance and is a strong indicator of a place's age, style, design intent etc.

The profile of gutters and downpipes can also be an important part of a building's character. 'Ogee' gutter was used up to about 1915 – 1920 and is appropriate for Victorian and Federation period houses. 'Quad' or 'D' gutter profile was used from about 1920 and is suitable for Inter War bungalows typically found in Queanbeyan (Figure 18). Note that modern Quad gutters that have ribs or slots are not appropriate on traditional buildings.

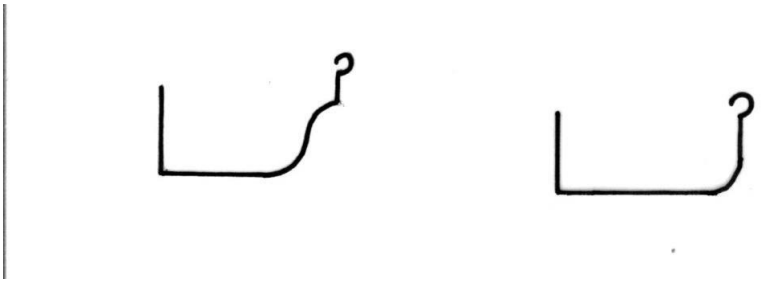
Objectives

1) To ensure that new roofs and gutters maintain the building's character.

Controls

a) New roofs should match the original in profile, material, pitch and details.
b) Extensions to galvanised iron roofs should continue to use galvanised iron. Note that the use of galvanised iron enables existing lead flashing to be re-used and is the preferred heritage conservation product.
c) Unpainted galvanised iron should not be replaced with unpainted Zincalume as the latter does not dull down over time or 'patinate' to the same degree as galvanised iron.
d) Colorbond™ colours need to be carefully selected to ensure that they are appropriate to the building's period and style.
e) Barge boards, barge capping, finials etc should follow details that were used at the time of construction.
f) Decorative details such as acroteria (metal scrolls, brackets etc) should be reinstated as part of roof replacement.
g) Gutter profiles (half round, ogee or quad) and downpipes (round or rectangular) are important parts of the building's detailing and should closely match those used at the time of construction. Many of the modern quad and square profile gutters are not appropriate for a heritage building.
h) Round plastic down-pipes should be painted and should be selected so that they are indistinguishable from traditional round soldered metal downpipes once installed. PVC stormwater pipe is not considered to be appropriate as a downpipe for a historic building.

Figure 18: 'Ogee' profile gutter shown on left and traditional 'Quad' profile gutter on right



4.5.9 Windows and Doors

The scale, proportion and materials used in windows and doors can have a major impact on the success of new work in terms of its impact on the heritage significance of the building and the streetscape. Historic window sashes often used fine glazing bars and mullions that should, if possible, be restored rather than replaced. Some historic buildings from the Inter-War period used steel-framed windows that are considered to be significant.

Objectives

1) To retain the important contribution that windows and doors make to listed items and to other dwellings in the Conservation Area especially where visible from the public domain.
2) To encourage the reinstatement of historically appropriate windows in street elevations of all dwellings in the Conservation Area.

Controls

a) Where relevant, timber windows should be replaced with new timber windows of similar proportions and design. Cottages that have timber windows in need of replacement shall use new timber windows on the front and publicly visible sides of the house.
b) Where visible from the street, the original window and door arrangements within the wall should be retained or reinstated, especially on the front elevation. There is more latitude for variation further back on side elevations.
c) On prominent historic elevations where additional windows are desired to obtain extra light in a room, two windows of the original proportion should be installed rather than one large window of modern proportion.
d) Windows and doors on extensions should reflect the same proportion and relationship to the wall as the original and be appropriate to the style of the house.
e) Windows and doors on linked pavilions may be in a contemporary style if otherwise compatible.
f) Contemporary materials such as aluminium framing to windows are not appropriate for heritage items unless in a contemporary styled extension, and preferably to the rear of the listed dwelling.

4.5.10 Paint and Colour

The choice of colour, the overall colour scheme, and the parts of the building to which paint is applied can all impact on the heritage value of a building. A well-chosen colour scheme reinforces a building's heritage character and appeal.

Objectives

1) To encourage a colour scheme that is sympathetic to a building's heritage attributes and to the Conservation Area.
2) To discourage the application of paint to surfaces that were designed or built to remain unpainted such as historic face-brick or stone.

Controls

a) External colour schemes must be sympathetic to the heritage characteristics of the building. This includes both the colours chosen and the parts of the building to which they are applied. Owners may develop their own sympathetic colour scheme or use one based on established literature such as *Colour Schemes for Old Australian*

Houses by Evans Lucas Stapleton, or *The Californian Bungalow in Australia* by Graeme Butler.

b) Previously painted fabric may be repainted in a colour that is appropriate to the period of the building. Painting options include:
   i. Repaint the building based on its original colour scheme following investigation, analysis of paint scapes and historic photos etc,
   ii. Repaint the building based on a colour scheme that was typical of the period,
   iii. Repaint the building in a colour scheme that harmonises with its context and is consistent with its character.
c) The use of highly reflective, overly bright colour schemes is inappropriate on a historic building and within the Conservation Area.
d) On commercial buildings the use of corporate colour schemes needs to be sensitively tailored to the architectural character of the building. Broad-scaled application of bright or corporate colours is not appropriate above the awning or on the parapet and is unlikely to meet the objectives of these guidelines.
e) Historic building fabric that has not previously been painted should not be painted. Face brick and stone, in particular, should not be painted. Timber that has been oiled and/or shellacked should be treated with a clear finish.

4.5.11 Controls on Commercial Heritage Buildings

A number of buildings within the Central Business District (CBD) are heritage listed or have important heritage attributes. This is particularly evident in many of the historic facades and parapet treatments above the shop awnings in Monaro and Crawford streets, as well as in the scale and character of historic cottages, dwellings and other buildings now used for commercial purposes.

In most instances the controls in this Part will apply to the commercial heritage buildings. Additional controls, for example on heights and setbacks, are set out in Part 7 of the QDCP 2012 and the *QPRLEP 2022*.

Objectives

1) To retain significant attributes of commercial buildings and streetscapes within the CBD.

Controls

a) Significant elements of commercial facades shall be retained and conserved. Where relevant, this will include the awning and façade above the awning up to the top of the parapet. In some instances the side elevations have retained their historic integrity and are also to be conserved.

4.6 New Buildings (Dwellings and Commercial)

This section relates to the construction of new buildings, both residential and commercial, that are in the Conservation Area and/or in the vicinity of a heritage item or the vicinity of a Conservation Area. It also relates to the construction of a secondary dwelling or a dual occupancy on the same parcel of land as a heritage item.

4.6.1 New Buildings in Heritage Conservation Area

Objectives

1) To ensure that a new building fits seamlessly into its streetscape and is designed to complement the predominant character of the local built environment.
2) To achieve an architectural style, character, scale and bulk of new design that harmonises with that of the Conservation Area.

Controls

a) The design of a new building in the Conservation Area shall have due regard to its context and shall be sympathetic in terms of character, scale, height, form, siting, materials, colour and detailing. Design shall be preceded by detailed analysis of context, and Development Applications shall include street elevations of adjacent properties to demonstrate how the proposal fits with its context.
b) Where a new building is replacing a listed item or a contributory place then it is to be designed so that its appearance from the street is very similar to the significant parts of the contributory item. The new building may be larger than the original, as if the previous building had been extended in accordance with the controls in these guidelines.
c) Where a new building is on vacant land, or replaces a non-significant building, then two approaches may be adopted in the design:
    i. The building style and appearance may draw strongly on its neighbours so that it fits seamlessly into its context and is not readily obvious as recent or modern development, or
    ii. The building may adopt a modern style but in a manner that compliments its neighbours. Typically such buildings adopt a form, scale and roof pitch that is similar to its neighbours, but may interpret and detail these in a more contemporary manner. With this approach buildings will usually need to be specifically designed for their allotment. As a consequence, most project and kit homes fail to meet this control.
d) Transportable housing is not appropriate for the Conservation Area as it is unlikely to address the specific design and character guidelines for infill development in a heritage area.
e) Siting and set back are to be consistent with the predominant patterns in the street.
f) Windows and doors visible from the street shall be constructed from timber, but may be painted.

4.6.2 New buildings in the Vicinity of a Heritage Item and/or the Vicinity of a Conservation Area

New buildings in the vicinity of listed items and/or in the vicinity of a Conservation Area may range in scale from single dwellings to commercial buildings to multi-level residential unit blocks.

Objectives

1) To ensure that new buildings are designed and sited so that they do not have an adverse impact on the heritage item and/or the Conservation Area.

Controls

a) Development in the vicinity of a heritage item and/or in the vicinity of a conservation area should be preceded by a detailed analysis demonstrating how character, scale, height, form, siting, materials, colour and detailing of the new building have been sympathetically addressed.
b) For multi-unit development a heritage impact statement must be undertaken before designing any buildings in the vicinity of heritage items and/or vicinity of a conservation area to ensure their significant attributes are protected. The design and façade treatment should be informed by the heritage impact statement.
c) New buildings may "borrow" architectural elements or design attributes from their historic neighbours, such as roof pitch and form, corrugated iron roofing and weatherboard walls may be of the time and architectural style in which it is designed and built.
d) In some instances it may be acceptable to interpret traditional design concepts in a modern way so that new development is of the time and architectural style in which it is designed and built.
e) New buildings in commercial areas should extend primary design lines from the existing to the new development and/or incorporate a modern parapet where appropriate to maintain consistency in the streetscape.

For more detail see the publication *Design in Context – Guidelines for Infill Development in the Historic Environment* available free from the NSW Heritage website.

4.6.3 Scale, Proportion and Bulk of New Buildings

The height, scale and bulk of a new building has the potential to impact on a heritage item/ Conservation Area within its vicinity. The impacts can apply not only to individual buildings but also to significant parks and open spaces.

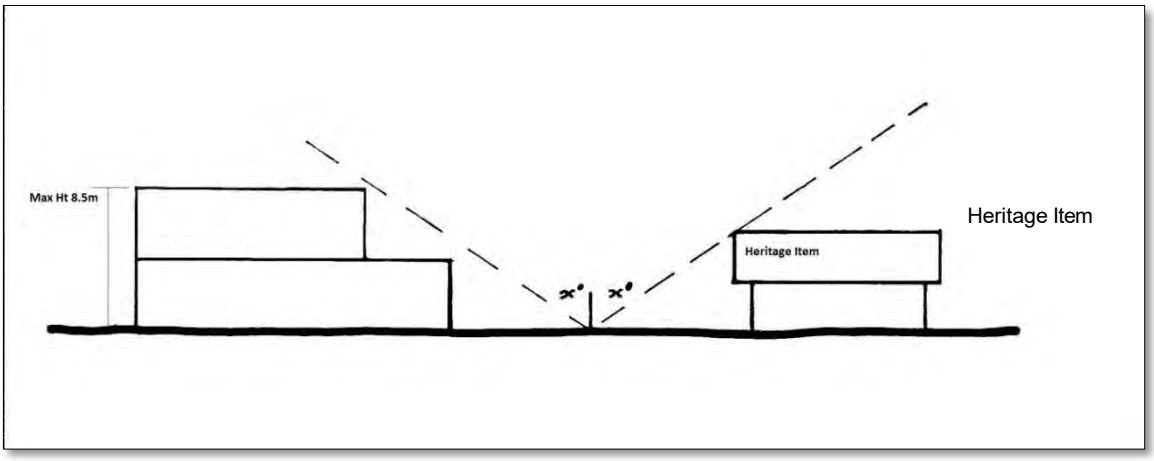
Objectives

1) To ensure that the scale and bulk of new buildings does not adversely impact on a heritage item, park, open space or Conservation Area.
2)

Controls

a) A new building in the vicinity of a heritage item and/or Conservation Area must not dominate the heritage item by virtue of its height, scale, bulk or proximity and in general will be of a similar height or less than the neighbouring heritage item.
b) The height of new buildings that are within proximity of the boundary to the listed item should be scaled down to be approximately the same as the heritage item.
c) New external brick walls shall show an appropriate change or banding at ground floor and first floor level, or alternatively at approximately window sill height, to assist in reducing the apparent scale of a proposal. Similar changes may be necessary for other surface materials.
d) Multi-unit development that is adjacent to a heritage item (i.e. where the boundaries are in common, as opposed to over the road) should be stepped back at first storey so that upper storeys do not dominate the heritage place. (Figure 19).
e) Vegetation screens are not to be used as an excuse to permit poor or unsympathetic development within close proximity of a heritage boundary.

Figure 19: Multi-storey units to be stepped back if adjacent to a heritage item



4.6.4 Setbacks of New Buildings

In managing streetscapes it is generally acknowledged that the heritage item should remain the dominant item in the streetscape and that in most instances new buildings should have a greater set back to achieve this goal.

Objectives

1) Ensure the heritage item/s remain the predominant building in the streetscape.
2) Ensure the height, scale or bulk of new buildings does not dominate a heritage item.
3) Retain historic and consistent setback patterns where relevant, such as in certain commercial areas.

Controls

a) New buildings shall not obstruct important views or vistas to buildings and places of historic and aesthetic significance.
b) In residential areas the front setback of the new building should be greater than the adjacent heritage building so that the heritage building remains prominent within the streetscape.
c) Side, front and rear setbacks of new buildings shall be increased where new development is higher than the heritage place or likely to have an adverse impact on its character, amenity or setting by virtue of its height, scale or bulk (Figures 20 and 21).

Figure 20: Taller new buildings should be located further from the boundary than lower heritage items.

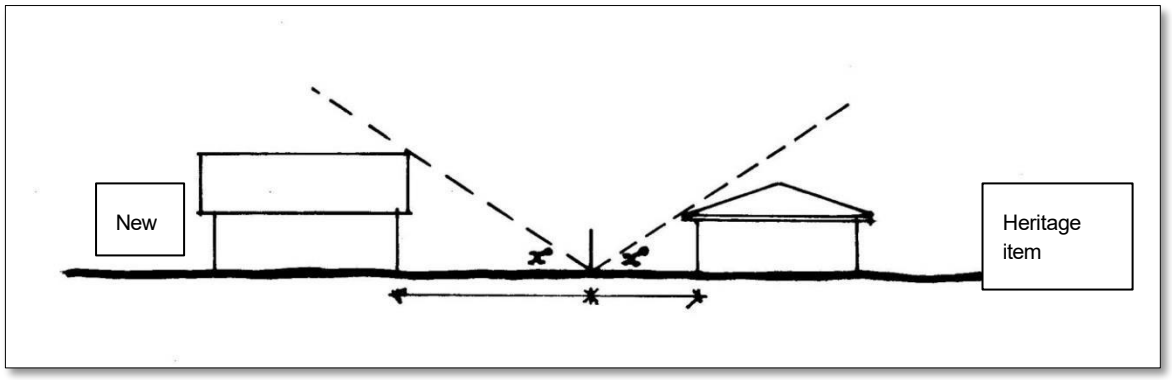
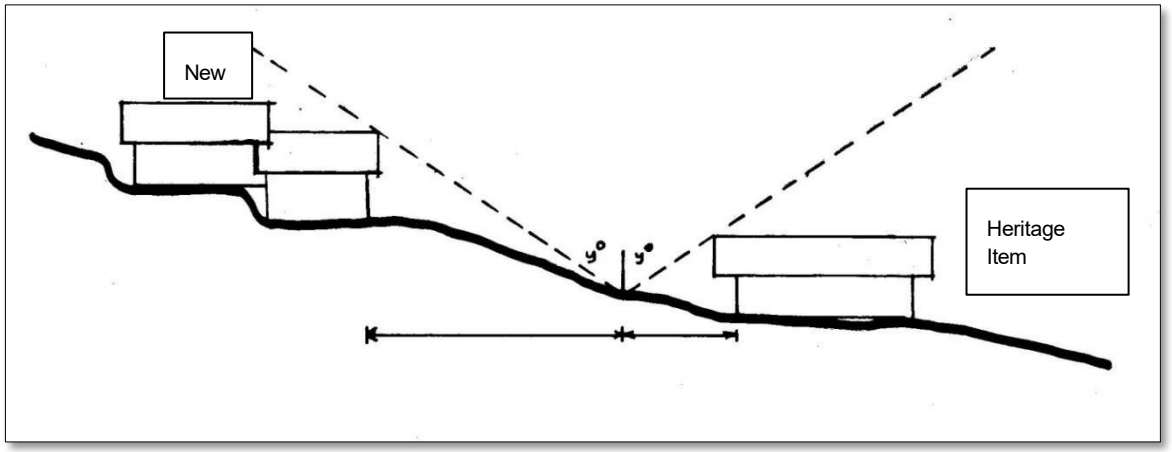


Figure 21: New buildings located higher up a slope should have a greater setback



4.6.5 New Secondary Dwellings and New Dual Occupancies

Development applications for a new building that is part of either a secondary dwelling or a dual occupancy (as defined in *QPRLEP 2022*) must consider the impact on overall heritage values where applicable.

Objectives

1) To ensure that the new buildings constructed as part of secondary dwelling and/or dual occupancy development do not compromise the heritage values of an individual place, its landscape setting or its streetscape.

Controls

In these controls "*additional dwelling*" means the new dwelling proposed as part of a secondary dwelling or dual occupancy development and may include the principle dwelling of a secondary dwelling development.

a) An *additional dwelling* should not have an adverse impact on a heritage item, its curtilage or setting including significant trees, gardens, outbuildings and other elements that may contribute to a place's overall heritage value. Note that in general, prefabricated site sheds, moveable dwellings, transportable homes, prefabricated homes, converted shipping containers and the like would not meet the objectives of these guidelines.

b) An *additional dwelling* in urban areas should avoid being readily visible from the public domain.
c) An *additional dwelling* within the Conservation Area or on the same allotment as single storey listed item shall generally be restricted to single storey.
d) An *additional dwelling* may be designed as a free-standing structure, or as a 'pavilion' that is linked back to the existing dwelling or structure.
e) An *additional dwelling* that is attached to the existing dwelling or structure shall be suitably articulated to avoid a monolithic appearance. For example, by using stepped or rebated connections, compound roof forms etc.
f) The form and style of an *additional dwelling* shall be derived from the existing dwelling or structure.
g) The scale and bulk of new building shall not dominate the existing dwelling or structure.

4.7 Demolition

Demolition of all or part of a heritage place has the potential to cause irreversible impact. At the same time, demolition of an unsympathetic part of a listed place can lead to an enhancement of heritage value.

Demolition of a contributory item within a Conservation Area also has the potential to cause negative impacts on the streetscape.

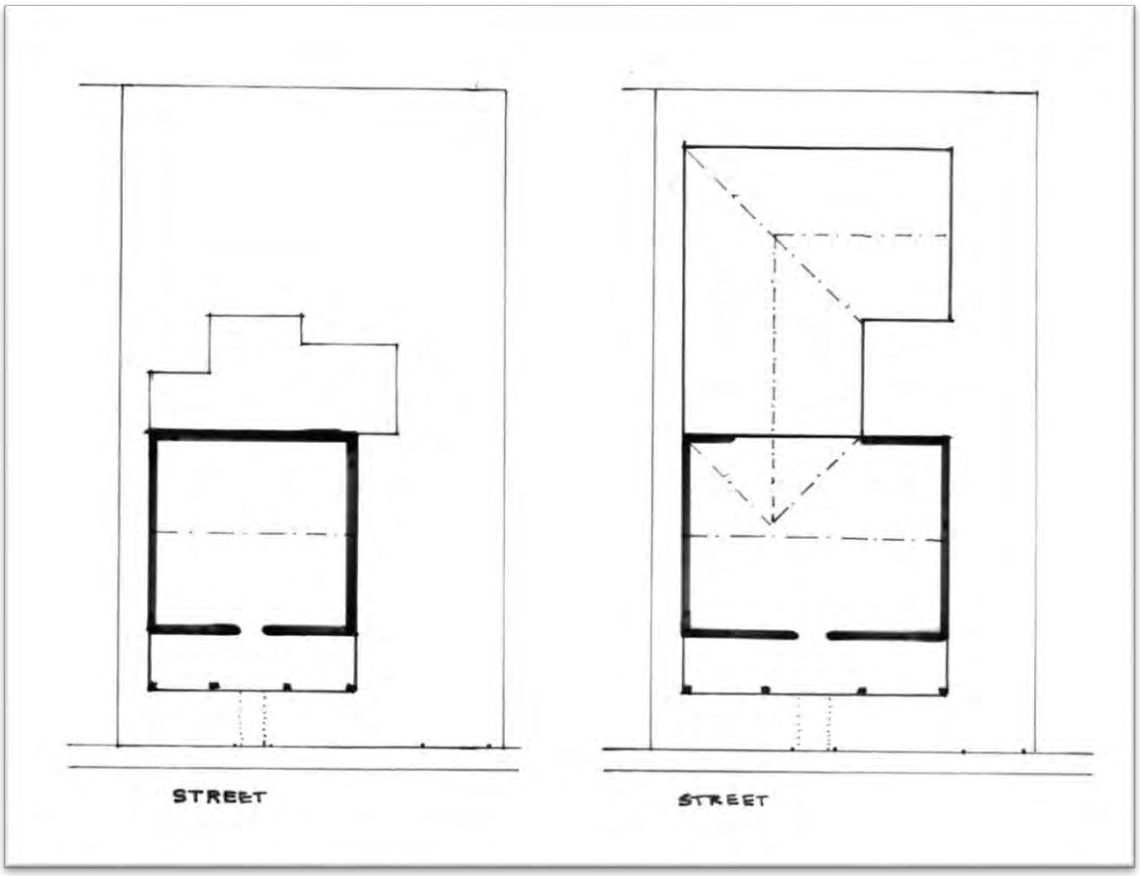
Objectives

1) To discourage full demolition of a heritage listed or contributory item.
2) To allow for demolition of a non-significant part of a place.
3) To record places of significance prior to their demolition.
4) To minimise adverse impacts arising from the demolition and replacement of heritage and contributory items.

Controls

a) Full demolition of a listed or contributory item is only appropriate where, in the opinion of Council, the building is damaged or has decayed to such an extent that its restoration is not feasible.
b) Elements of a building that do not contribute to its heritage significance may be considered for demolition. Proponents must demonstrate that partial demolition does not affect the heritage significance of the building.
c) The demolition of ancillary structures that detract from the significance of a place is likely to be supported.
d) The demolition of structures, including habitable dwellings, that are in the Conservation Area and do not contribute to the Area significance are likely to be supported.
e) Significant fabric (for example period windows, or historic bricks) that is removed in the process of permissible demolition should be set aside for use in future repairs or possible reinstatement.
f) Buildings that replace listed and contributory structures shall adopt a similar external form and appearance as the significant part of the building that is being demolished. The replacement building may be extended in accordance with this Part as if it were the existing building (Figure 22).

Figure 22: The original building footprint is shown on the left, with the verandah towards the street and some unsympathetic additions to the rear. The reconstructed building on the right adopts the same form as the original when seen from the street. However it has been built slightly wider to allow for larger rooms, and has been extended to the rear in accordance with other guidelines in this DCP.



4.8 Change of Use

In some instances a change of use can facilitate the long term conservation of a heritage item. However it is important that the new use does not require changes to the building that would adversely impact on its appearance and heritage character, or on the amenity of the surrounding area.

Objectives

1) To allow for new uses that are appropriate to the structure and will not have an adverse impact on its significance.

Controls

a) In certain circumstances Council may grant consent to certain development for any purpose of a building that has heritage significance even though development for that purpose would otherwise not be allowed by the *QPRLEP 2022*. The new use must facilitate conservation of the item, be in accordance with a heritage conservation management plan and not adversely impact on the amenity of the surrounding area. For further detail refer *QPRLEP 2022* Clause 5.10.

b) A new use that requires substantial and irreversible modification of significant fabric or setting is unlikely to meet the intention of these controls.
c) New uses should require minimal change to the external fabric of the building.
d) Changes to landscaping or car parking should not have an adverse impact on the character or significance of the item and will need to satisfy other relevant clauses in this DCP.
e) A new use should not increase the risk or likelihood of cumulative changes that could reduce the heritage significance of the item over time.

4.9 Subdivision of Land

Many heritage places were constructed on generous allotments and subsequently developed attractive gardens or settings that contribute to the place's heritage significance. Subdivision has the potential to destroy the garden or rural setting and encourage infill buildings that encroach upon the heritage item in a manner that can weaken the heritage place's special values.

Subdivision can increase the number of driveways and cross-overs and, as a consequence, have a significant adverse impact on a traditional streetscape.

Objectives

1) To ensure that subdivision does not destroy the significant setting, landscape or curtilage of a heritage place.
2) To ensure that subdivision, including the resultant parcel shape and/or size allows for infill development that does not compromise the heritage place.
3) To ensure that subdivision is consistent with, and does not compromise traditional subdivision patterns/rural landscape.
4) To ensure that subdivision does not adversely impact on streetscapes/rural landscape due to increased driveways, cross-overs or inappropriate density of development.

Controls

Subdivision boundaries should be designed so that they will not have an adverse impact on a heritage item, its curtilage or setting including gardens, outbuildings and other elements that may contribute to a place's overall heritage value.

a) Subdivision should be consistent with the predominant historic subdivision pattern in the locality or street.
b) Battleaxe subdivision is not appropriate for listed items or places within the Conservation Area as it leads to a concentration of driveways that is inconsistent with the historic subdivision pattern.
c) Subdivision in rural areas should retain a suitably sized curtilage surrounding the heritage item.
d) Subdivision should not lead to, or have the potential to result in, a degradation of the heritage values of items or streetscapes.
e) Proposed subdivision should be preceded by a heritage impact statement that identifies all heritage and landscape attributes and shows how the proposal will respect the significance of the heritage item.

Queanbeyan Development Control Plan 2012

Part 5

Rural and Environmental Zones and R5 Large Lot Residential Zones

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889891**

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Part 5 Rural and Environmental Zones and R5 Large Lot Residential Zones

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Part 5 Rural, Environmental and R5 Large Lot Residential Zones

5.1 Introduction

5.1.1 Purpose of Part

This part of the development control plan outlines the requirements for development within areas zoned RU2 Rural Landscape, C3 Environmental Management, C4 Environmental Living and R5 Large Lot Residential under *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPLEP 2022).*

Although the Jumping Creek Estate is zoned C4 Environmental Living, the subdivision is residential in character and development for the purposes of a single dwelling or ancillary development needs to meet the requirements specified in the **Queanbeyan Development Control Plan 2012 Part 3A Single Dwelling Residential Development**.

The purpose of this chapter of the DCP is to provide detailed standards and guidelines for the preparation of development applications and to assist Council in its consideration and determination of those applications.

In the development of these standards, important matters for consideration were the future quality of lifestyle in rural and environmental zones and the protection of important environmental features. This part of the DCP aims to control development which has adverse effects on the environment and the amenity of the locality whilst at the same time providing flexibility and the opportunity for individuality when carrying out development.

5.1.2 Aims of this Part

Aims of this part of the DCP are to:

a) Highlight to landowners and developers the need for full and proper consideration of environmental constraints and servicing requirements in relation to proposed development;

b) Provide guidance to landholders for the protection of biodiversity values within the LGA; and

c) Establish criteria to be applied which will determine the allotment density achievable in any area with regard to the subdivision of land.

5.1.3 Objectives applicable to the Rural and Environmental and R5 Large Lot Residential Zones

1) Ensure that development maintains the rural character of the locality and minimises disturbance to the landscape and the environment generally.

2) Ensure land use is ecologically sustainable, taking into account the environmental capabilities of the land and based on best management practices.

3) Ensure that development does not create or exacerbate soil erosion.
4) Ensure that the wider community does not bear the cost of servicing rural residential development.
5) Ensure agricultural production is not jeopardised by the intensification of development in the rural areas.
6) Encourage a flexible approach to subdivision of land where appropriate to ensure that large lot productive holdings are not unnecessarily fragmented.
7) Ensure that dwelling house lots are suitably located so as to have minimum impact on agriculture in the locality and are not clustered to the extent that they form rural residential communities in inappropriate locations.
8) Ensure that allotments created in subdivisions have a suitable building envelope taking into consideration the potential for surface and ground water pollution and the risk of damage by bushfires or flooding.
9) Ensure that all allotments created by subdivision have coinciding legal and physical access to a road maintained by Council.
10) Minimise the creation of vehicular access points to major roads.
11) Ensure that development is based on catchment management principles and does not have an unsustainable impact on surface and groundwater resources.
12) Preserve prime agricultural land for long term sustainable production.

5.1.4 Relationship with other Plans, Council Policies and the Like

There are a number of clauses in the *QPRLEP 2022* that may need to be considered when developing in the Rural and Environmental Zones. This will depend on the nature and location of the development with examples including:

- Clause 4.1 Minimum subdivision lot size
- Clause 4.1AA Minimum subdivision lot size for community title schemes
- Clause 4.1A Minimum subdivision lot size for certain strata subdivisions
- Clause 4.1C Minimum lot sizes for dual occupancies and secondary dwellings
- Clause 4.1D Subdivision of certain land in Zones RU1 and C3
- Clause 4.1E Subdivision of certain land in Zones C3 and C4
- Clause 4.2 Rural subdivision
- Clause 4.2A Erection of dwelling houses on land in certain rural, residential, mixed use and conservation zones
- Clause 7.1 Earthworks
- Clause 7.2 Terrestrial biodiversity
- Clause 7.3 Drinking water catchments
- Clause 7.4 Riparian land and watercourses

- Clause 7.5 Salinity
- Clause 7.6 Highly erodible soils
- Clause 7.7 Slopes over 18 degrees
- Clause 7.11 Development in areas near national parks and nature reserves
- Clause 7.20 Animal boarding or training establishments
- Clause 7.22 Erection of rural worker's dwellings on land in Zones RU1 and Zone C3

The *Queanbeyan Biodiversity Study 2008* provides a detailed background for the identification of Rural and Environmental zones:

https://www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Studies-Strategies

5.2 Subdivision

Subdivisions in the RU2, C3, C4 and R5 Zones ~~a~~re created for the following purposes:

a) Agricultural lots – lots created for an agricultural purpose with a dwelling house as ancillary use. These lots should be of sufficient area to allow for continued agricultural use and the subdivision should be based on the creation of productive land units. This is to be derived from an overall farm plan of the property to be subdivided.

b) Farm adjustments – Boundary adjustment for the purpose of selling land to an adjoining property owner which is then consolidated.

c) Rural residential uses – Where the predominant use of the land is for residential and other ancillary purposes.

Detailed information on the characteristics and constraints of the land proposed to be subdivided is critical to the design process to ensure that such matters can be addressed in the subdivision design ~~(Figure 2).~~ As a consequence the design process should not commence until all the relevant information is available. This information is also required to be submitted with a development application for subdivision so that Council can properly evaluate the proposal and determine the application.

Additional Requirements:

The following broad restrictions on development apply. Council may vary the restrictions or apply more specific restrictions after consideration of the environmental review and supporting documentation:

a) Mature native trees are to be protected, especially Yellow Box (*Eucalyptus melliodora*) which provide habitat for the Regent Honeyeater.
b) Council may require fencing of selected clumps of native trees to allow for regeneration.
c) Subdivisions proposals must allow for the protection of woodland and forested area and appropriate vegetated corridors.

d) Development within areas of significant vegetation communities, (particularly natural grasslands, secondary grassland or grassy woodlands), identified in the environmental review is to be restricted to light grazing (preferably with no winter/spring grazing) or restricted to low impact recreation. Buildings or roads should not be constructed within areas supporting other vegetation communities identified as significant in the environmental review (eg. wetlands and riparian environments, or native pastures). A key factor in the assessment of significance is whether the vegetation communities are of high or low ecological quality as assessed in the review.

Requirements for Jerrabomberra Creek

a) Physical development other than light agricultural grazing or low impact recreation is not to occur within 40m of Jerrabomberra Creek to protect riparian ecological communities, to minimise pollution of the creek and to prevent further degradation of the stream banks.
b) Additional riparian rights on Jerrabomberra Creek are not to be created by subdivision. A public reserve on each side of Jerrabomberra Creek extending a minimum of 10m from the edge of the undisturbed banks to be dedicated to Council.
c) The NSW Department of Planning and Environment is to be consulted regarding development proposals on land near to or containing known populations of *Swainsona recta* adjoining the Canberra-Cooma railway line and shown on Figure 1. The recommendations of the NSW Department of Planning and Environment will be considered in Council's determination of development applications.

5.2.1 Roads

Applicants for developments will be required to provide new and upgraded roads within subdivisions based on the number of lots served and the traffic that will be generated.

Applicants will also be required to address impacts of new development on the existing road(s) leading to the development. This will involve:

i. Upgrading the existing road(s) to a higher order road type when the development causes a level of extra traffic that together with the existing traffic will exceed the maximum traffic volumes allowed for the particular road type;

ii. Paying a contribution under Council's relevant Development Contributions Pan towards upgrading of access roads leading to developments where existing roads are deficient in alignment pavement, drainage or safety aspects to cater for the new development; and

iii. Sealing of sections of existing gravel roads where extra traffic generated will cause the need to address dust impacts adjacent to existing or proposed dwellings.

Applicants should also note that Council may have developed a provisional road network design for its area including for specific undeveloped rural residential and rural areas.

Where a provisional network has not been developed, it may be necessary to discuss proposals at an early stage with adjoining land owners.

Road access must be designed in accordance with the QPRC Engineering Design and Construction Specifications. Roads should be designed to avoid the need for large cut and fill and should not be located on steep slopes or prominent hilltops. Roads should not form dams across gullies, creeks or drainage lines. Any blockage to fish passage requires approval under section 219 of the Fisheries Management Act 1994. Road alignments should satisfy the principles of road design, including the acknowledgement of speed environment and design speeds as set out in the relevant AUSTROADS Guide to Traffic Engineering Practice document series standards. A road hierarchy will be established in accordance with the relevant AUSTROADS standards.

Provided the standards set out by Council are met in relation to public roads Council will accept the dedication and subsequent maintenance of the subdivision roads. For all roads legal and physical access must coincide. Council will not accept maintenance responsibility for private roads or private accesses.

The standard of each road will be determined at the time of consideration of a Development Application having regard to the potential development within the area and Council's engineering specifications. For all but very minor developments the design and construction of roads and entrances will require the engagement of professionals experienced in such works activities to represent the applicant to ensure sufficient and accurate detail and input is provided to allow expeditious assessment and approval by Council staff. Prior to the issue of a construction certificate for civil works Council will require the preparation of engineering drawings and specifications by experienced professionals in compliance with the relevant standards.

The applicant will also need to engage a principal certifier who may be Council or a registered accredited certifier to audit the system and the works and at the completion of construction sign-off that all works have been completed to the plans and specifications and conditions of approval. This will be required prior to the issue of a Subdivision Certificate. Where the subdivision road connects to a local road the intersection shall be constructed in accordance with Council's requirements based on the AUSTROADS Guide to Traffic Engineering Practice document series.

Where the subdivision road connects to a State Road or classified main roads the concurrence of Transport for New South Wales (TfNSW) ~~the NSW Roads and Maritime Services (RMS~~) is required and the design must also comply with ~~the *RMS Supplement for Guide to Road Design (2011).*~~ TfNSW – Guide to Transport Impact Assessment (as amended)

Construction of the intersection shall involve full reconstruction of the existing Council road over the extent of the intersection unless deemed otherwise by the Council. Where gravel roads adjoin sealed roads, the gravel road branch shall be sealed for a minimum of 50m along the branch and any BAR treatment required opposite the branch road shall also be bitumen sealed. Contractors or others proposing to carry out intersection works shall be experienced and pre-qualified to the Council's and/or TfNSW ~~RMS~~'s satisfaction.

Entrances to individual allotments from roads shall be constructed to Council or ~~RMS~~ TfNSW standards in accordance with the road classification. Entrances shall be limited to one (1)

per lot unless approved otherwise by Council. Unless approved otherwise the relocation of an entrance shall necessitate the complete removal of the existing entrance.

For subdivisions involving 2 or more lots along or in the vicinity of school bus routes, Council may require the provision of suitably sited and constructed bus lay-bys.

Consent is required under Section 138 of the *Roads Act 1993* before any work is undertaken on a public road. A security deposit will be required and public liability etc, insurances indemnifying Council and/or the RMS will be required before consent is given. Contractors or others proposing to carry out works on a public road shall be experienced and pre-qualified to Council's and/or ~~RMS~~TfNSW's satisfaction.

Council may require as a condition of subdivision, suitable arrangements to be made for the provision of verge tracks for pedestrians and horse riders to traverse along roadsides clear of vehicular traffic.

Council is responsible for the numbering of all lots within the rural area. Rural address numbers are allocated prior to the lodgement of any subdivision certificate when the location of driveway entrances is determined. All occupied properties shall be individually numbered. Numbers shall be displayed adjacent to the entrance driveways. Applicants for subdivisions will be required to pay a fee for Council to undertake a rural addressing exercise for the lots created.

New subdivision roads serving two or more lots shall be named at the applicant's Expense. Applicants are required to submit a suitable name or names prior to the issue of a construction certificate to allow the early commencement of the public comment phase of the road naming process.

Applicants undertaking developments will be subject to defects liability responsibility arrangements for roads constructed for six months from the date of practical completion and shall submit a bond as security under Council's policy to ensure road works have been constructed to a serviceable and durable standard.

5.2.2 On-site Effluent Disposal

A site specific investigation of land capability and hydraulic/nutrient balance (undertaken by a person with qualifications satisfactory to the Council) indicating that the land has adequate capability for on-site effluent disposal without adversely affecting water quality or adjoining land through either surface or sub-surface flows is required. The report should detail geotechnical conditions, percolation rates of soils, hydraulic and nutrient balances (where treated effluent is proposed to be irrigated) and appropriate effluent disposal options for the proposed allotments. The report must be completed in accordance with the publication Environment and Health Protection Guidelines – On site Sewage management for Single Households.

Proposed effluent disposal areas must be located away from significant native vegetation, natural springs or other waterways/bodies. The Biodiversity Study 2008 may provide initial guidance.

5.2.3 Management of Flora and Fauna

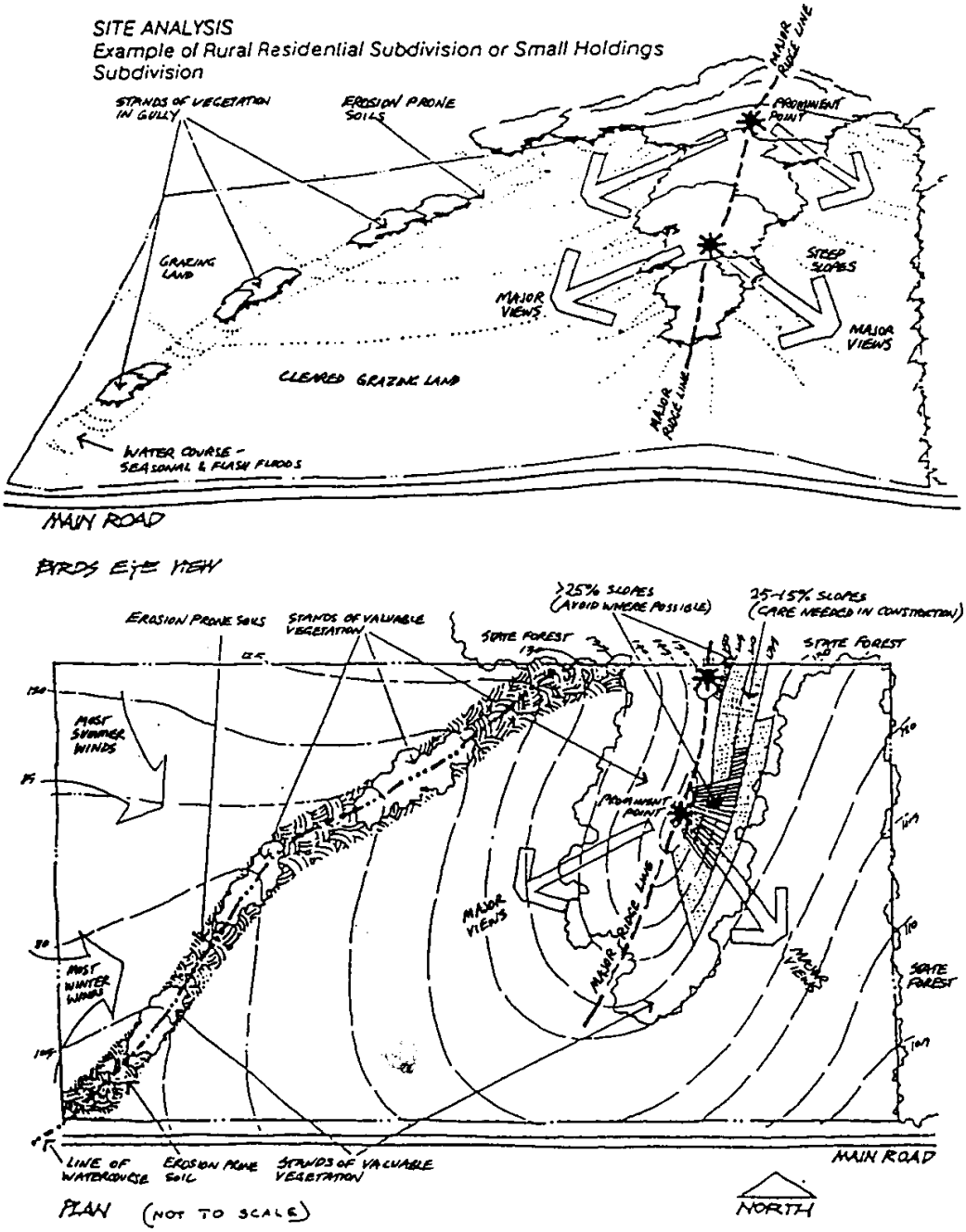
A suitably qualified person must prepare a preliminary flora and fauna report which determines whether the proposed development is likely to significantly affect threatened species, populations or ecological communities or their habitats. The report must be prepared in accordance with the provisions of ~~section 5 of the *Environmental Planning and Assessment Act 1979*~~ the Biodiversity Conservation Act 2016

For further information please see the requirements outlined by the NSW Department of Planning and Environment http://www.environment.nsw.gov.au

5.2.4 Aboriginal Heritage

The Heritage NSW is responsible for the protection and preservation of all Aboriginal objects and places in NSW. The primary piece of legislation which protects Aboriginal cultural heritage in NSW is the *National Parks and Wildlife Act 1974* (NPW Act). Under the NPW Act it is an offence to harm (destroy, deface, or damage) or desecrate an Aboriginal object or Aboriginal place, or in relation to an object, move the object form the land on which it has been situated.

~~Figure 1: Site Analysis~~



The Heritage NSW and the Local Aboriginal Land Council should be consulted before a subdivision application is made. Unless Heritage NSW advises to the contrary, a survey of the land proposed to be subdivided, conducted by a qualified archaeologist in consultation with the Local Aboriginal Land Council, must be submitted with the subdivision application.

Any subdivision involving any impact on any aboriginal object is integrated development in accordance with the *Environmental Planning and Assessment Act 1979*.

5.2.5 Bush Fire Management

A subdivision of bushfire prone land for the creation of residential living is integrated development for the purposes of the *Environmental Planning and Assessment Act 1979*. For Council to determine a development application, the NSW Rural Fire Service is required to issue a Bush Fire Safety Authority.

A Bush Fire Report must be prepared by a suitably accredited bushfire consultant in accordance with the Planning for Bushfire Protection 2019 (PBP 2019) and be supplied with the Development Application.~~A Bush Fire Safety Authority request must be supplied with the Development Application. A Bush Fire Report must be prepared in accordance with the following requirements:~~

~~1) a statement that the site is bush fire prone land,~~

~~2) the location, extent and vegetation formation of any bushland on or within 100 metres of the site,~~

~~3) the slope and aspect of the site and of any bush fire prone land within 100 metres of the site, which may determine the likely path of any bush fires,~~

~~4) any features on or adjoining the site that may mitigate the impact of a high intensity bush fire on the proposed development,~~

~~5) a statement assessing the likely environmental impact of any proposed bush fire protection measures,~~

~~6) whether any building is capable of complying with AS 3959/2009 in relation to the construction level for bush fire protection.~~

5.2.6 Areas Visible from Arterial Roads

In the case of subdivisions exceeding 2 lots if proposed building envelopes are visible from the Monaro or Kings Highways or Old Cooma Road a visual analysis must be provided with the development application.

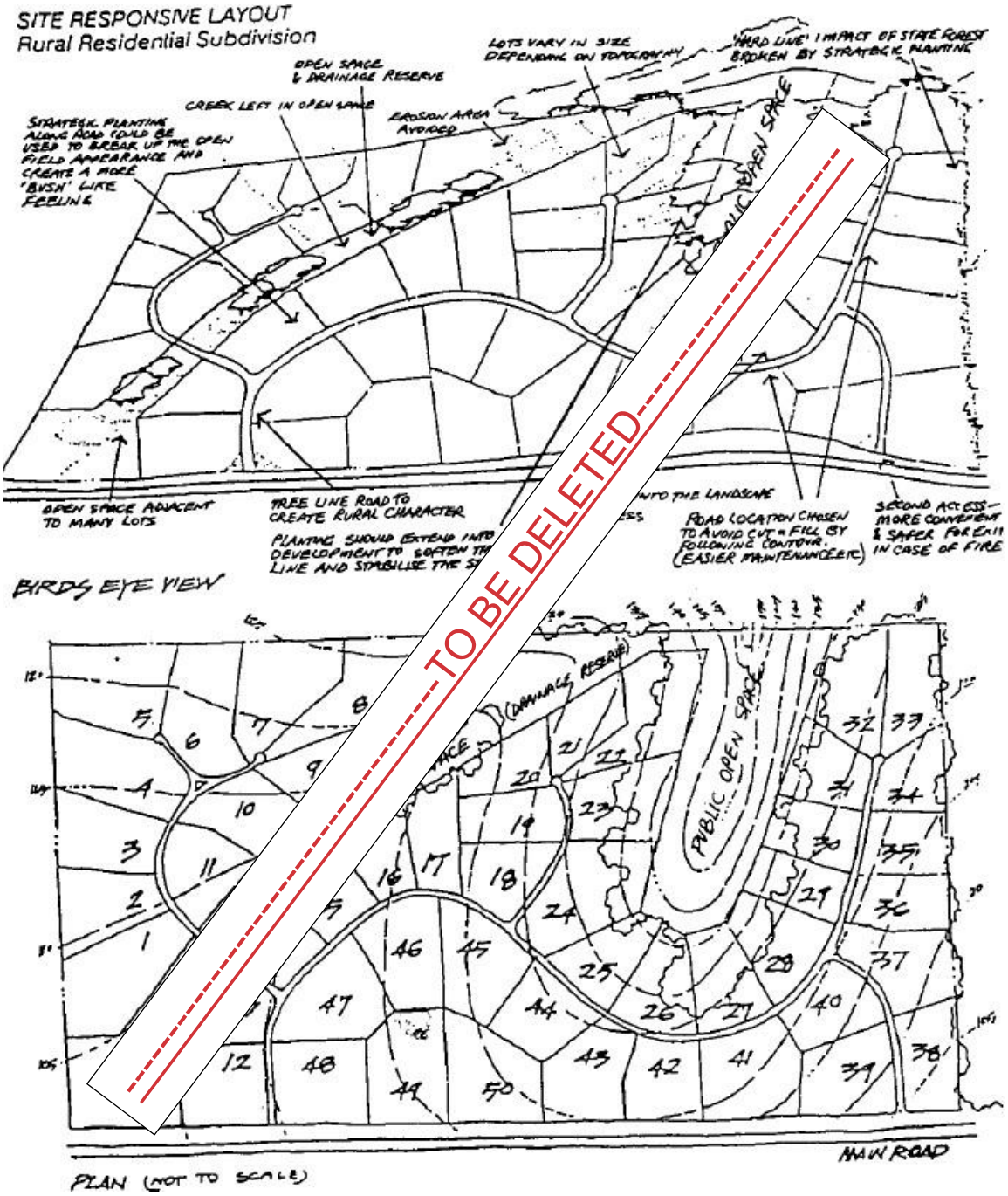
This must address:

1) degree silhouetted against skyline; and
2) nominated maximum roof line height.

5.3 Design Principles for Subdivision

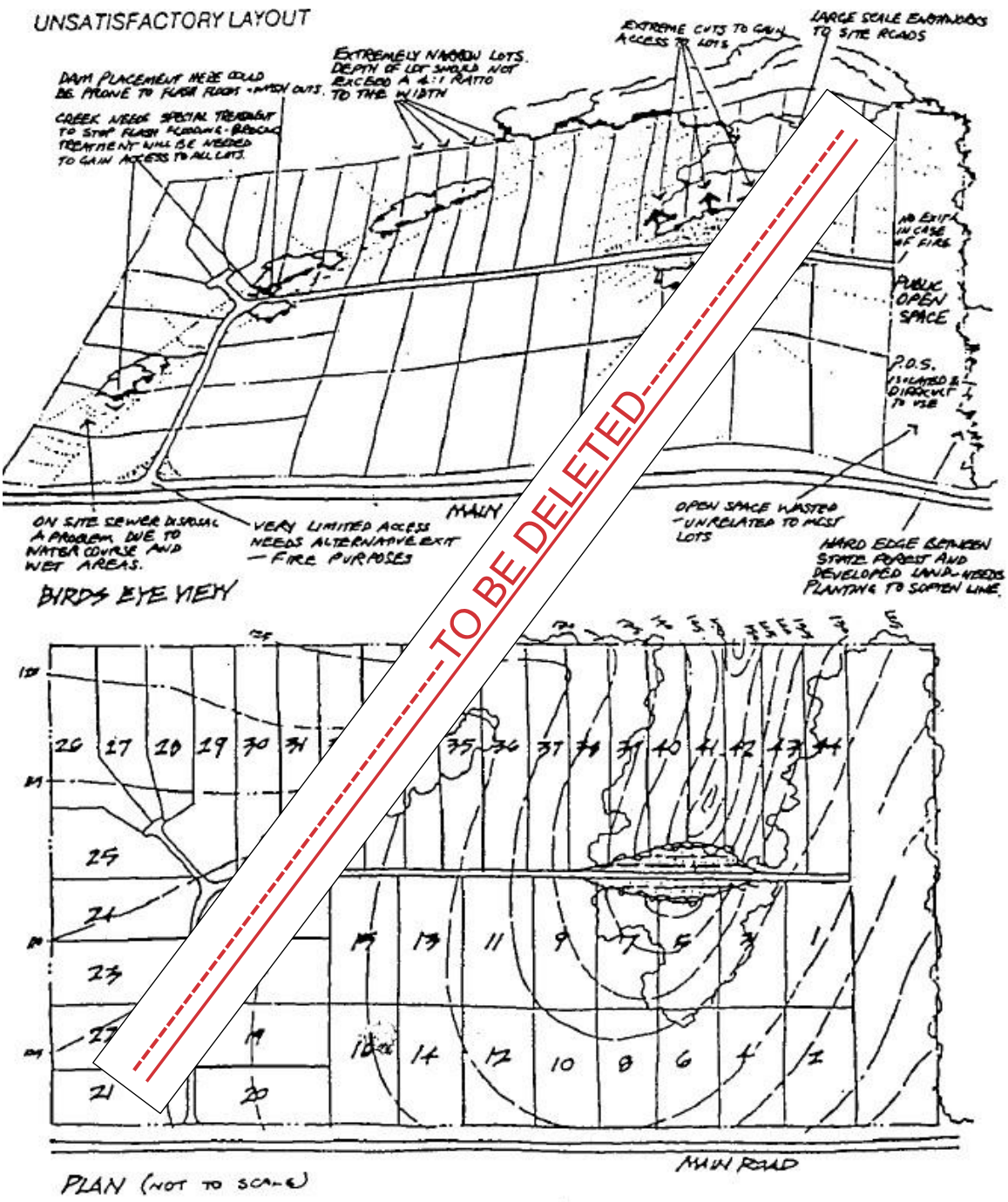
Subdivision of land is NOT a mathematical exercise in obtaining the maximum number of lots or minimum areas with straight boundaries and square corners. To create a good subdivision layout where the boundaries are determined using sound land use planning techniques. This recognises that topographic, ecological or other constraints may make the theoretical maximum lot yield unachievable. To create a good subdivision layout where the boundaries are determined using sound land use planning techniques. This recognises that topographic, ecological or other constraints may make the theoretical maximum lot yield unachievable. ~~Figure 2 provide examples of layouts that respond to the site's attributes, and Figure 3 shows an unsatisfactory subdivision layout~~. The following design practices and strategies must be followed in the subdivision design process and reflected in the subdivision plan submitted for approval.

~~**Figure 2: Site Responsive Layout**~~



TO BE DELETED

~~**Figure 3: Layout which is not Site Responsive**~~



Objectives

1) Subdivision design and density should reflect the land capability taking into account natural constraints of the site and hazards.
2) Subdivision design is consistent with and enhances the character of the locality.

Controls

a) **Natural Environment** - Wetlands, water bodies, biodiversity mapped areas and other sensitive habitats identified in the environmental review must be taken into account in the selection of building envelopes, access tracks and driveways, road locations and boundary fences. Development should be located as far as possible away from significant areas of native vegetation. The integrity of remnant vegetation areas and wildlife corridors must be preserved and enhanced where possible through fencing and/or supplementary planting.

b) **Historic Relics and Places** – Areas of Aboriginal archaeological or European heritage significance must be protected and subdivisions should be designed to accommodate the preservation of heritage sites wherever possible. If an Aboriginal relic that is known to exist on land will be destroyed, defaced or damaged, consent will be required from the Heritage NSW and the proposal will be integrated development.

c) **Visual Impact** – to minimise the visual impact of the subdivision, visually prominent locations such as scenic hilltops, escarpments, and ridges should be avoided and tree cover preserved wherever possible.

d) **Lot Design**

i. Subdivisions must be in accordance with the relevant provisions of the *QPRLEP 2022* in regard to minimum lot sizes.

ii. Lot boundaries should relate to land features such as creeks.

iii. Boundaries should be located parallel or perpendicular to the slope but not diagonally across it.

iv. Existing fences should be used for lot boundaries where this does not result in inappropriately shaped lots.

v. Long narrow lots are to be avoided. The width of the lots shall not be less than 100m and the depth of the lot shall not exceed the width of the lot by more than 4:1.

vi. Battle axe allotments should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply:

a) the maximum length of access corridor shall be 250m

b) the maximum width of access corridor shall be 15m

vii. Wedge shaped allotments are to be kept to a minimum, but when incorporated within a subdivision shall have a minimum road frontage of 15m and shall achieve a minimum width of 100m at a maximum distance of 100m from the subdivision road boundary.

viii. Each proposed lot shall be provided with legal access to a public road.

e) **Building Envelopes –** Every lot must contain at least one building envelope free of major environmental and servicing constraints and having good solar access. The location of building envelopes should reflect the findings of the various investigations carried out in the preparation of the subdivision application including the flora and

fauna and effluent disposal reports. Where possible building envelopes should be located in areas that have previously been disturbed and should be selected in the context of house sites on adjoining and nearby lots to maximise privacy and maintain the rural character of the area. Ridge tops should be avoided, as should flood plains, drainage depressions, areas with poor foundation conditions, extreme fire risk, erosion and other natural hazard areas. Building envelopes within which a house, ancillary buildings (other than animal shelters with a floor are of not more than 25m^2), and the like could be located shall:

i. be a minimum size of 2,000m^2,

ii. have a slope not greater than 15 percent,

iii. take into account the constraints identified in the environmental review,

iv. be located a minimum setback of 50m from the front boundary,

v. be located a minimum side and rear setback of 15m for lots with an area of 2-4 hectare,

vi. be located a minimum side and rear setback of 25m for lots with an area greater than 4ha,

vii. be accessible by a track which does not have a grade exceeding 15 per cent (unless it is proposed to be constructed and sealed by the applicants, in which case the grade must not exceed 20 per cent), and it does not traverse terrain with a grade exceeding 20 per cent,

viii. Properties that are identified on a bushfire prone land map will be required to satisfy the aims and objectives of *Planning for Bushfire Protection 2019*, including providing an appropriate asset protection zone around buildings.

The access track should avoid areas of significant vegetation and large waterways. The length of driveways and soil disturbance should be minimised. Where a major creek crossing cannot be avoided, the developer shall provide a stable crossing, to the satisfaction of Council. In the event that crossing a prescribed stream is necessary, the NSW Office of Water will have to be consulted as the development may be integrated.

f) **Erosion and Sedimentation** - Construction on slopes in excess of 15 per cent should be avoided. Natural drainage systems should be preserved and vegetation removal during construction must be minimised. All construction debris must be contained and disturbed areas must be stabilised and revegetated. All exposed batters and table drains must be stabilised, re-planted and/or top dressed and slope stability on all earthworks must be maintained. Council will require an erosion and sediment control plan to be submitted with the development application. Farm dams proposed to be built as part of the subdivision should be constructed in the initial stages so that they may act as sediment retention ponds during the construction phases.

g) **Greenway and Road Reserves** - Applicants should consult with the Council concerning any proposed or existing Greenway networks in the area. A Greenway may consists of a horse trail or pedestrian links etc. If applicable the subdivision

design should provide links to existing Greenways on adjoining land or provide links in accordance with the proposed future development of the network. Where not required as part of the Greenway network or for other community purposes all Crown Road Reserves within the subdivision shall be closed and consolidated with the allotments being created. Greenway areas must form part of a Community Association for the purpose of public use and not limited to resident's use only.

h) **Extension of Surrounding Developments** - Logical, efficient and environmentally sensitive extensions to electricity supply networks should be planned in consultation with relevant energy authority. Roads should be extended logically from existing roads so that development will create a road hierarchy. Conflict with major arterial and distributor roads should be avoided. Extension to existing development shall facilitate social cohesion and provide for recreation facilities in consultation with Council.

i) **Design of Effluent Disposal System** – An effluent disposal report must be prepared by a suitably qualified consultant for the development. System selection must be consistent with the findings of the effluent report. Effluent should not be disposed on areas supporting significant native vegetation or where run-off to these areas is possible. Consideration should be given to alternative treatment systems in particularly sensitive areas. Advice should be sought from ~~Council's Sustainability and Better Living Section.~~Council

Where the existing dwelling house is retained and located on new created lot as part of the subdivision, the effluent disposal report mentioned above must include the effluent disposal system and disposal area for existing dwelling to ensure compliance with the current standard.

j) **Non-potable Water Supply** - Before granting consent to the subdivision of land, Council must be satisfied that all allotments have the potential to obtain an adequate non-potable water supply. The provision of a reticulated non-potable water supply from a communal source (water storage dam or bore) represents a far more efficient use of limited surface and groundwater resources and can avoid potential groundwater contamination problems associated with the proliferation of bores in closely settled rural residential areas. The benefits of such schemes are recognised by the NSW Office of Water as well as Council. Subdivision proposals involving five or more lots must include a reticulated non-potable water supply system capable of providing 0.75 megalitres per annum to each lot at the rate of 0.5 litres per second, unless it is proven that the provision of such a system is not practical. For subdivisions creating less than five lots (or where it is proven that a reticulated system is not practical) each lot must have the potential for either:

i. a dam with a capacity of 0.75 megalitres and a catchment area of at least 8ha, or

ii. where an allotment cannot be provided with a practical dam site due to topographic constraints or the take-up of the harvestable rights for the parent property, a ground water supply with a flow rate of 0.5 litres per second providing a minimum annual supply of 0.75 megalitres.

A licence from the NSW Office of Water will be required if the dam size exceeds the harvestable right for the allotment under the NSW Farm Dams Policy, or if a bore is proposed.

Such applications will be integrated development in accordance with the provisions of the Section 91 of the *Environmental Planning & Assessment Act 1979*. The cumulative impacts of additional dams on the environmental flows in downstream creeks and rivers must be taken into account. Where bores are proposed, it will be necessary to demonstrate that there will be no adverse impacts on the groundwater resource in the area.

k) **Provision of Services** – Soil and vegetation disturbance should be minimised by coordinating the placement of driveways, telecommunications, underground electricity and other infrastructure in the one area.

l) **Fencing** – The developer shall provide a stock proof fence to all boundaries, road frontages and public open space areas to the following standard unless Council agrees to a variation prior to erection:

i. Fence height of 1.2m.

ii. Strainers spaced 100m to 120m depending on terrain.

iii. Steel post at 6m centres.

iv. Steel droppers, one at centre of span between steel posts.

v. One 2.5mm high tensile wire on top.

vi. One carry 2.5mm high tensile wire.

vii. One bottom 2.5mm high tensile wire.

viii. 8/90/30 hinged joint netting each horizontal wire tied to each post and dropper. This is not required for internal boundary fences.

ix. One standard galvanised steel farm gate with steel mesh (minimum 3.65m) at approved entrance.

x. A post and rail fence on the front boundary shall have a maximum height of 1.2m.

xi. Use of a colorbond fence as a windbreak will not be supported.

m) **Electricity** – High tension power shall be provided by the developer to the boundary of all additional lots created in accordance with the requirements of relevant energy supplier, Council may require the electricity mains to be underground where visual intrusion or public safety necessitate. If the route identified requires clearing ~~Council's Sustainability and Better Living Division~~ Council must be consulted before work commences.

n) **Dwelling houses** – Internal connections to the dwelling house site should be underground except in cases where tree removal is not required and overhead lines do not visually detract from the landscape. The relevant energy supplier should be contacted regarding the ability to service the land in an early stage of the application.

5.4 Building Setbacks and Fencing

Objectives

1) To provide setback guidelines for dwellings that protect the character and amenity of the locality.

2) To provide specific provisions in respect of Greenleigh Estate, to ensure that adequate buffers are provided between build form to maintain the bushland character of the area and to ensure that fencing is rural in type.

Controls

a) Setbacks which are prescribed as part of a building envelope prevail over any other controls set out below.

b) Building setbacks from the front boundary setback shall be a minimum of 50m. Where this cannot be achieved due to the physical dimensions or constraints of any property, the front setbacks shall be assessed on merit and having regard to the objectives of this clause.

c) Building setbacks from the side and rear boundaries shall have careful regard to the impact of proposed structures on adjoining landowners, and be consistent with the minimum setbacks set out below:

Table 1 – Minimum Setback Requirements (not including Greenleigh Estate)

Lot Size	Setback
Less than 2ha	6m
Less than 4ha	15m
Between 4ha and 80ha	25m
Greater than 80ha	50m

d) Within Greenleigh Estate the following minimum setback requirements apply:

Table 2 – Minimum Setback Requirements for Greenleigh Estate

	Front Boundary	Rear Boundary	Side Boundary
Dwelling			
Single storey	6.0m	10m	10m
Two or more storeys	~~7.5m~~6.0m	10m	10m

e) Fences within Greenleigh Estate are to be rural in nature i.e. post and wire. Barbed wire or chain mesh is not permitted within this Estate.

5.5 Height

Objectives

1) To ensure that the height of buildings complement the character of the area in which buildings are located.

2) To ensure the scenic and landscape qualities of the area are not compromised by visually intrusive structures.

Controls

a) On any land not identified on the Height of Buildings Map in the *QPRLEP 2022* the maximum height of any building shall not exceed 8.5m.

Note: Building Height is measured according to the definition within the *QPRLEP 2022.*

b) Buildings shall be designed and constructed to be consistent with the surrounding height and character of the area.

5.6 Material and Appearance

Objectives

1) To ensure the design of dwellings is of a high architectural standard that responds to and reinforces the positive aspects of the local environment and built form.

Controls

a) All structures should be designed so as to be compatible with the rural character and landscape of the locality. In this regard, particular attention should be given to building location, form, colour and materials used on construction.

Council may require the use of certain colours or materials, if in Council's opinion their usage will provide the development with an appearance compatible with the landscape. Metal clad structures (including roof) shall not be highly-reflective unless well screened from view or in an appropriate location. The use of recycled materials is encouraged by Council. Applicants should use materials that are structurally sound and appropriate to the locality of the development.

5.7 Erosion and Sediment Control on Building Sites

To ensure adequate erosion and sedimentation controls during construction applicants need to meet the requirements specified in Part 2.7 of this DCP.

5.8 Water Supply

Objectives

1) To ensure each dwelling has adequate water supply to meet the needs of residents and for fire fighting purposes.

Controls

a) **Non-potable Water** – Council considers that a suitable non-potable water supply is necessary for land management purposes. A suitable supply is one that provides a storage capacity of 0.75ML or that can deliver 0.75ML per annum at the rate of 0.5 litres per second.

b) **Potable Water** – Minimum potable water supply storage of 90,000 litres shall be provided on site for each dwelling erected on an allotment. Above ground water tanks shall be sited, coloured, and suitably landscaped so as to minimise their visual impact.

c) **Fire Fighting Resources** – With regards to fire fighting reserves ~~a minimum water supply of 20,000 litres~~ water reserves as per PBP 2019 should be maintained with an accessible location to fire vehicles. This can be in the form of:

i. Above or underground tanks;

ii. Permanent dam;

iii. Permanent creek,/river; and/or

iv. Swimming pool

Above or underground tanks used for domestic supply shall provide for the refilling of fire tankers through an access hole at least 200mm diameter. An access hole of 200mm is required for underground tanks and 65mm storz fitting is to be provided to above ground tanks.

5.9 Waste Management

Objectives

1) To minimise the generation of waste from development.

Controls

a) Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase.

Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft.~~An average household produces about one tonne of solid waste per year. Approximately one half to two thirds of domestic waste by weight is organic. Another one third is potentially recyclable. Council encourages the minimisation of waste and composting/use of worm farms to reduce the amount of household and commercial waste going into landfill. Items for recycling may be taken to the recycling areas of Council's Waste Resource Recovery facility. On site waste disposal is not permitted in the rural and environmental zones.~~

5.10 Internal Driveways

Objectives

1) To ensure internal driveways comply with the Queanbeyan Palerang Regional Council Engineering Design Specifications and Queanbeyan Palerang Regional Council Construction Specifications.

Controls

a) Internal driveways shall be constructed in accordance with the QPRC Engineering Design and Construction Specifications. A maximum grade of 1 in 10 (10 per cent) applies from the intersection with the access road to the lot boundary. Development approval is required for constructed access tracks other than access tracks on holdings having an area of 80 ha or more. Approval for the internal access should be sought at the dwelling house development application stage, unless the access was approved when the lot was created. Council should be consulted prior to any construction commencing on site.

5.11 Land Management – Dogs

Guidelines on the keeping of dogs are set out in Council's *Keeping of Animals Policy*.

5.12 Sheds

A shed does not include garage or carport structures attached to and under the same roof as the dwelling house, but includes all other outbuildings including stables and other sheds used for the housing of animals or pets and machinery and other materials but excludes **shipping containers.**

Objectives

1) To enable the erection of sheds on rural properties within the Queanbeyan Palerang Regional Council area in a manner which complements the rural and residential scale of the landscape and has minimal impact on the scenic qualities of the area.
2) To provide design principles for the erection of sheds in Rural and Environmental Zones.

Controls

a) Sheds shall be designed and constructed so as to not be visually prominent or intrude into the skyline.

b) Sheds shall be sited to minimise unnecessary disturbance to the natural environment. This includes any driveway or other works required to service the shed.

c) Sheds shall be sited to involve minimal disturbance to native vegetation.

d) Sheds shall be designed and constructed to be consistent with the surrounding height and character of the area.

e) Sheds shall be located within the property's registered building envelope or in a location permitted by a Community Management Statement for the Association in the case of community title subdivision i.e. Mt Campbell Estate, Little Burra Estate.

f) Sheds shall be located no closer to the road than the existing dwelling house on the property and meet the setback requirements in the Table below unless it is demonstrated this cannot be achieved due to topography or otherwise. ~~Where no dwelling or building envelope exists the setback shall be a minimum of 50m or located in accordance with an approved Community Management Statement for the Association in the case of community title subdivision.~~

Setbacks		**R5, C3 and C4**	**RU1**
Front	Less than 4 ha	25m	25m
	Greater than 4 ha	50m	50m
*** side and rear setbacks to be assessed on merit			

g) Where no building envelope or Community Management Statement for the Association under the Community Title exists the side and rear boundary setbacks shall be assessed on merit taking into account impacts on adjoining properties, topography and landscape setting.

h) Cut and fill shall be kept to a minimum and suitably retained. ~~Maximum cut is 1.5m and maximum fill is 1m.~~ Under no circumstances is cut and fill to take place without prior approval of Council. Such work will be considered for approval as part of the consent for the shed.

5.12.1 Size of Sheds

Objectives

1) To control the number and size of sheds so as to minimise their visual dominance and bulk in the landscape.

2) The size of sheds will reflect the rural or rural residential use of land and the size of the property.

Controls

a) On lots with an area of 16ha or less) sheds shall have a maximum total floor area of 300m² - i.e. the total cumulative floor area of all sheds on any one property shall not exceed 300m². For the purposes of this clause the floor area is to be measured under the outside perimeter of the roof.

b) Larger sheds may be permitted on lots that are greater than 16ha, provided the applicant can substantiate the rural use of the shed having regard for the size of the land and its agricultural use as well as measures taken to minimise the impact on neighbours and the locality.

5.12.2 Use of Sheds

Objectives

1) The commercial use of sheds is only permitted subject to Council's approval in accordance with the *QPRLEP 2022.*

Controls

a) Sheds may only be erected on rural and environmental zoned land and R5 Large Lot Residential land where:

   i. A dwelling house is approved and under construction;

   ii. A dwelling house is existing; or

   iii. On vacant land where the shed is demonstrated to be used for rural/agriculture purposes and meets the farm building definition under the QPRLEP 2022.

Note: The following uses do not require Council's Consent:

b) For ancillary purposes used in conjunction with the rural or rural residential use of the property i.e. farming equipment, farm storage or similar; and

c) Garaging of plant or trucks which involves the storage and maintenance of up to two pieces of plant or trucks (e.g. truck and trailer, two trucks or similar but not two trucks

and one or more trailers or the like) other than agricultural machinery, on a property where operated only by the occupier/s of the property, but does not include a truck depot.

Note: The following uses will require Council's Consent:

i. A truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like (as defined under the *QPRLEP 2022*).

ii. The use of a shed for industry (as defined under the *QPRLEP 2022*) is prohibited.

iii. The use of sheds for rural industries is only permitted with Council's consent in the RU2 Rural Landscape Zone. Rural home industries (as defined under the *QPRLEP 2022*) are only permitted with Council's consent in the RU2 Rural Landscape Zone, the R5 Large Lot Residential Zone and the C4 Zone Environmental Living under the *QPRLEP 2022.*

iv. The use of a shed and its curtilage for a resource recovery facility (as defined under the *QPRLEP 2022*) is prohibited in Rural and Environmental Zones.

v. The use of a shed for an animal boarding or training establishment (as defined under the *QPRLEP 2022*) is only permitted with Council consent in certain Rural and Environmental Zones. Refer to the *QPRLEP 2022* for details.

5.12.3 Shipping containers

Shipping containers are considered a 'building' under the *NSW Environmental Planning and Assessment Act 1979* and they will require development consent. However, in some circumstances they may be exempt development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. The purpose for which the shipping container is to be used is required to be permissible under the *QPRLEP 2022*.

Objectives

1) To maintain the amenity of the area.
2) To ensure that the use of the containers is appropriate for the location.

Controls

a) Containers must not be located over utility areas of over effluent treatment disposal areas or systems.

b) Containers must not be located any closer than one metre to any side or rear boundary.

c) Where the lot has a building envelope, the entire shipping container must be located within the building envelope.

d) Containers must be painted in neutral colours to blend with the surrounding natural environment and built structures. Details of colours are to be included with the development application.

e) Containers must not be located within any flood planning areas.

f) Containers that are proposed to be used for storage are not to be stacked.

5.12.4 Secondary Dwellings

A secondary dwelling means a self-contained dwelling that:

a) is established in conjunction with another dwelling (the principal dwelling), and

b) is on the same lot of land as the principal dwelling, and

c) is located within, or is attached to, or is separate from, the principal dwelling.

Note: The provisions of the *QPRLEP 2022* apply and may not allow the development of secondary dwellings. Refer to *Clause 4.2A – Erection of dwellings on land in certain rural, residential, mixed use and conservation zones* of the *QPRLEP 2022.* This applies to Rural and Environmental zones and requires the land to have the minimum lot size specified on the Minimum Lot Size map or Lot Averaging map if the land is identified as "Lot Averaging".

To consent to the development for the purpose of a secondary dwelling the development must:

a) Satisfy the definition of a secondary dwelling, and

b) The total floor area of the secondary dwelling (excluding any area used for parking) must not exceed whichever of the following is greater:

   i. 60m^2, or

   ii. 33% of the total floor area of the principal dwelling.

Objectives

1) Maintain and enhance the established character and amenity of the locality.

2) Ensure that the external appearance of secondary dwellings are sympathetic to the principal dwelling.

Controls

a) Setbacks which are prescribed as part of a building envelope prevail over any other controls set out below.

b) Building setbacks from the front boundary setback shall be a minimum of 50m. Where this cannot be achieved due to the physical dimensions or constraints of any property, the front setbacks shall be assessed on merit and having regard to the objectives of this clause.

c) Building setbacks from the side and rear boundaries shall have careful regard to the impact of proposed structures on adjoining landowners, and be consistent with the minimum setbacks set out below:

Table 3 – Minimum Setback Requirements for Secondary Dwellings

Lot Size	Setback
Less than 2ha	6m
Less than 4ha	15m
Between 4ha and 80ha	25m
Greater than 80ha	50m

d) Building bulk and height, scale, massing, roof form and materials should be sympathetic to existing built forms and complement, rather than detract, from the existing principal dwelling on the site.

e) Avoid a monolithic appearance created by large expanses of blank walls through the use of architectural design features, articulation and fenestration.

f) An attached secondary dwelling must feature a physical/ structural attachment with the principal dwelling on a site and include sympathetic integration with the roof structure of the principal dwelling.

g) Where a garage, carport or outbuilding is proposed to be converted to a secondary dwelling, external building materials and their colours should be compatible with the principal dwelling on site and the character of the locality.

h) No additional on-site parking is required to be provided for the secondary dwelling. However, car parking is required to be provided for the principal dwelling in accordance with Council's parking requirements.

Queanbeyan Development Control Plan 2012

Part 6

Central Business District and Other Business Zones

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889904**

Part 6 Central Business District and Other Business Zones

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Part 6 Central Business District and Other Business Zones

6.1 Introduction

6.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for development within local and commercial centre and mixed use zones ~~areas zoned Business~~ under *Queanbeyan-Palerang Local Environmental Plan 2022 (QPRLEP 2022).* The primary focus is on the Queanbeyan Central Business District (CBD) which is shown on Map 1. However it also includes provisions which are applicable to development proposed in other areas zoned Local Centre and Mixed Use~~Business.~~

6.1.2 Objectives applicable to the Queanbeyan Central Business District

In the case of the Central Business District objectives which need to be complied with include:

1) Compliance with the relevant objectives of Zone E2 Commercial Centre ~~B3 Commercial Core~~ as well as with the objectives and relevant provisions of other applicable clauses in *QPRLEP 2022.*
2) Retain the country town feel and human scale of the centre whilst maintaining and strengthening the status of the CBD as the major commercial centre for Queanbeyan and surrounding districts.
3) Implement the key planning and urban design guidelines outlined in the adopted Queanbeyan CBD Master Plan 2009.
4) Retain the streetscape qualities and retailing function of Monaro and Crawford Streets.
5) Maintain, Protect and enhance heritage buildings.
6) Acknowledge the river setting and civic precincts as part of future development.
7) Facilitate shop top housing within the CBD.
8) Maintain existing streetscape attributes and unify the built form with consistent materials and finishes.
9) Ensure that the height of buildings complements the streetscape or the historic character of the area in which the buildings are located.

6.1.3 Relationship to Other Plans, Council Policies and the Like

There are a number of clauses in *State Environmental Planning Policies* that may need to be considered when developing within the Central Business District and other Business zones.

These will depend on the nature and location of the development with examples including:

a) *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
b) *State Environmental Planning Policies (Industry and Employment) 2021*
c) *State Environmental Planning Policies (Transport and Infrastructure) 2021*
d) *State Environmental Planning Policies (Resilience and Hazards) 2021*
~~*e) State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*~~

These State Environmental Planning Policies can be found at the NSW Legislation website

at www.legislation.nsw.gov.au

There are also a number of clauses in *QPRLEP 2022* that may need to be considered when developing within the Central Business District and other Commercial ~~Business~~ zones. This will depend on the nature and location of the development with examples including:

Clause 4.3	Height of Building
Clause 4.4	Floor Space Ratio
Clause 5.10	Heritage Conservation
Clause 5.21	Flood planning
Clause 7.15	Active street frontages

There are also a number of information sheets that may be relevant and so should be referred to when undertaking development within the Central Business District and other Business zones. These can be found at Council's website.

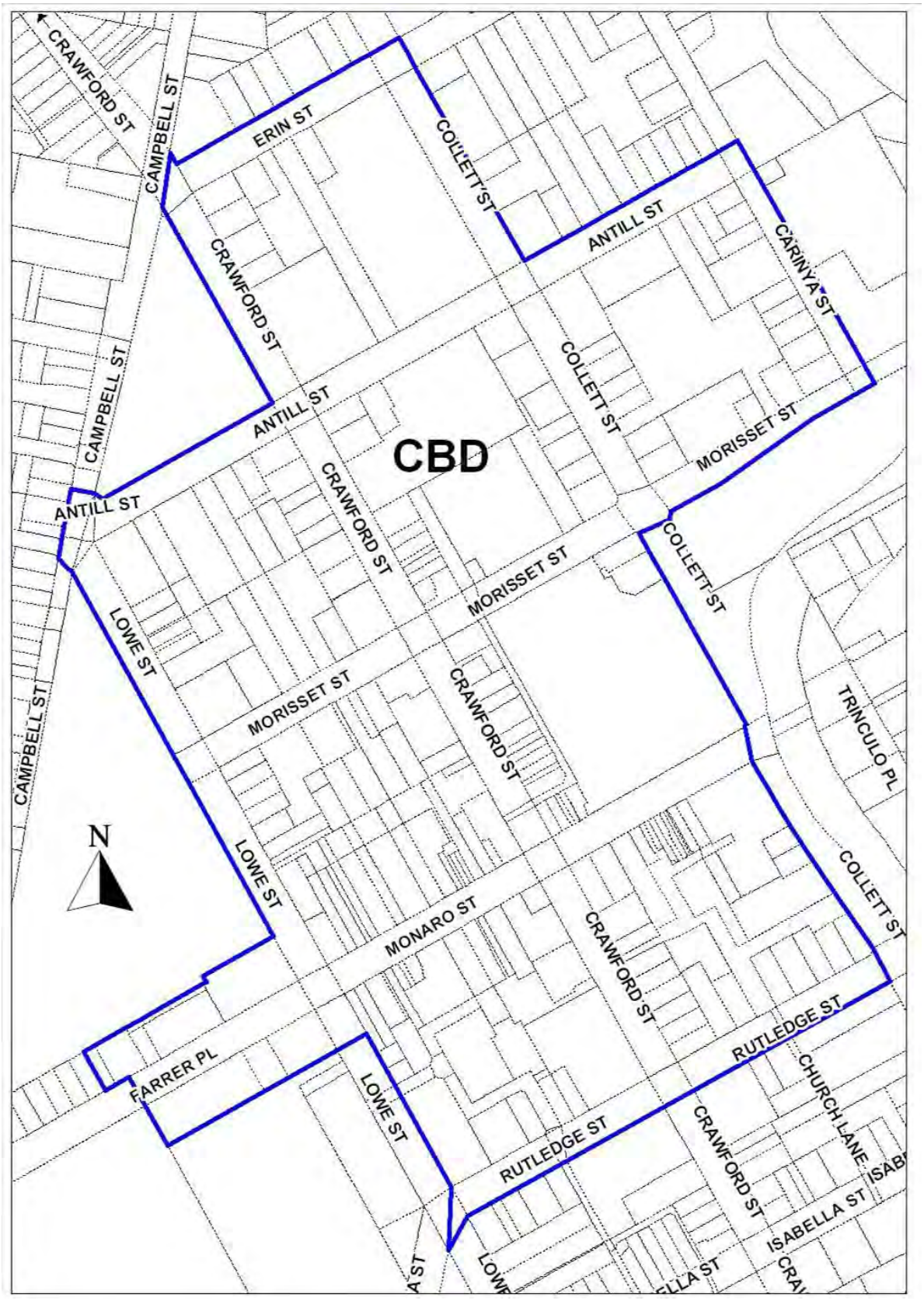
Council has adopted a number of strategies and plans relating to the development of the CBD including the Queanbeyan CBD Masterplan Refresh. These documents should also be consulted and can be found at Council's website at https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans

If developing within the Karabar Community and Commercial Precinct there is also an adopted Master Plan which applies to development within that precinct and is found at Appendix 1 of this development control plan.

It is also possible that development within a Business zone will generate what are known as development contributions. Should the development be approved these will form conditions of the development consent. In this case the relevant Development Contributions Plans and Development Services Plans for Water Supply and Sewerage can be found at Council's website https://www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Controls#section-6

In relation to all of the above plans it is strongly recommended that prior to lodging a development application you check with staff from Council to see if they will apply.

Map 1 Queanbeyan Central Business District



6.2 Building Form within the Queanbeyan CBD

6.2.1 Site Design and Sense of Place

Objectives

1) To create a distinct identity specific to Queanbeyan Central Business District.
2) To create an urban landscape that is enjoyable, legible, and comfortable for residents and visitors alike.

Controls

a) Buildings are appropriately designed to respond to their site and surroundings.

b) New development in nearby locations is to contribute to the creation of a civic precinct centred around the Council administrative centre in Crawford Street and the Queanbeyan Performing Arts Centre.

c) 'Gateway' development is provided at nominated locations at the entry points to Queanbeyan from the north, east, and west.

d) Landmark development is encouraged at key or prominent locations, including south-east corner of Lowe and Monaro Streets; north-west corner of Morisset and Collett Streets; Collett Street frontage to Rutledge Street Car Park.

e) Vehicular routes, movements, and speeds (especially heavy vehicles) are managed to support high pedestrian amenity, particularly on Crawford, Monaro, and Morisset Streets.

f) New development contributes to upgrades and updating of existing civic spaces.

g) Crawford Street (between Morisset and Monaro) and Collett Street, in addition to Monaro Street become a key focus of town activity.

6.2.2 Building Height Limits and Setbacks Design for Buildings

Objectives

1) To ensure that the height of buildings complement the streetscape or the historic character of the area in which the buildings are located.
2) To protect the heritage character of the Heritage Conservation Area and the significance of heritage buildings and heritage items.
3) To nominate heights that will provide a transition in built form between varying land use intensities.

Street setbacks:

1) To maintain the 'country town' feel of Queanbeyan buildings along the main street. Retain a human scale (2-3 storeys) with taller buildings well set back.
2) Avoid the impression of excessive scale and bulk to the street and maintain a cohesive building line.
3) Ensure incidental setback which mark entries are acceptable but not at the expense of a continuous frontage at pedestrian level.

4) Where there is no building setback, allow for a landscaping zone within the development that contributes visually to the public domain, as well as providing a privacy buffer and noise attenuation.

5) Minimise bulk and overshadowing of the street by having the upper levels/storeys setback.

6) Buildings are designed to also provide a sense of scale comfortable to pedestrians, with higher development located so as to not be visually dominant while having an inherent legibility and contributing to people's understanding of Queanbeyan.

7) Buildings do not overshadow civic spaces or residential development for long periods of time, or intrude upon residential privacy.

Boundary setbacks:

1) Provide acoustic and visual privacy and improve amenity for residents.

2) Minimise overshadowing of adjacent properties and open space.

3) Encourage the provision of open spaces for recreational uses and soft landscaping and deep soil zones for trees.

4) Maintain potential development rights between adjoining properties.

5) To provide suitable areas with adequate solar access.

Controls

a) Building heights shall comply with the relevant Height of Buildings Map of *QPRLEP 2022* as well as the following:

   a. Ground and first floor levels (floor to ceilings) have a minimum height of 3.3m for potential future changes in use.

   b. All other levels have minimum floor to ceiling heights of 2.7m.

c. Buildings in the CBD (Monaro Street and Crawford Street) maintain a visual perception of 2 storey development along the street frontages with defined podiums no higher than 2 storeys (allowing for additional roofline articulation).

d. Height and setback limits for specific areas are summarised in Table 1 and in Figures 1 to 4 below. A development site fronting two or more specified areas will be limited in height and the maximum podium level to the lesser numerical standard applying between the areas.

e. Higher structures should be set well back to avoid overshadowing and impression of bulk.

Figure 1 Monaro Street

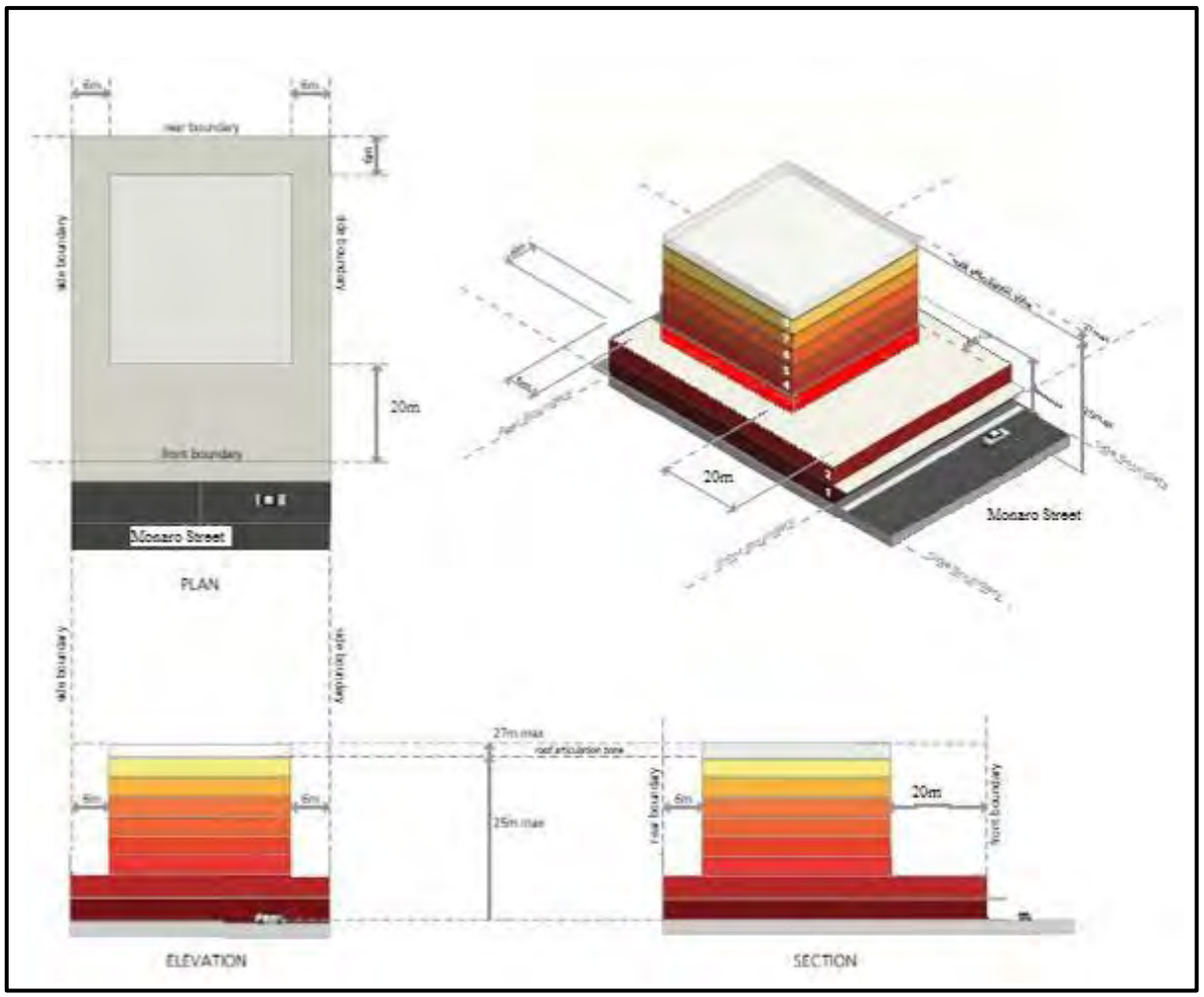


Figure 2 Crawford Street

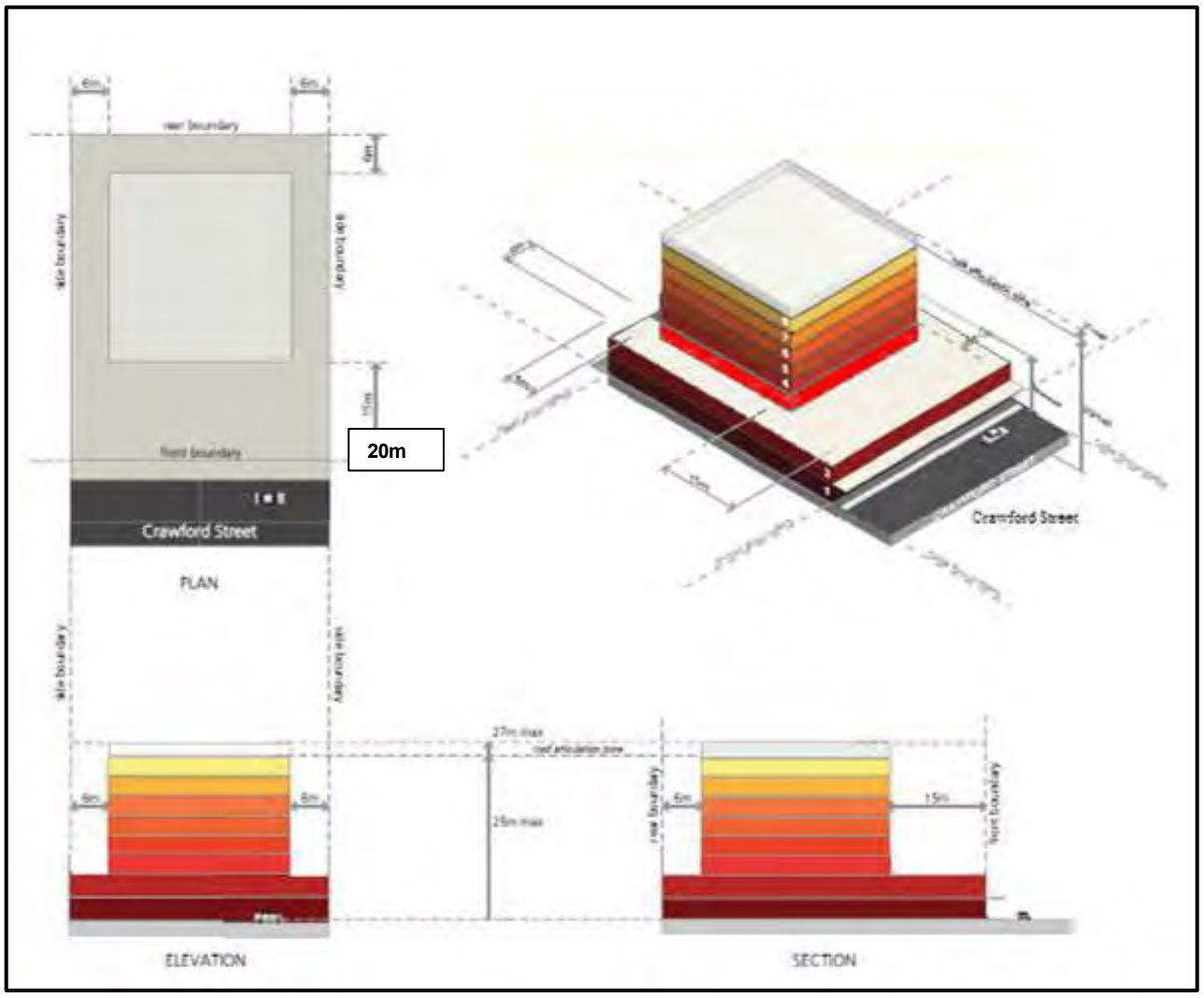


Figure 3 Morisset Street

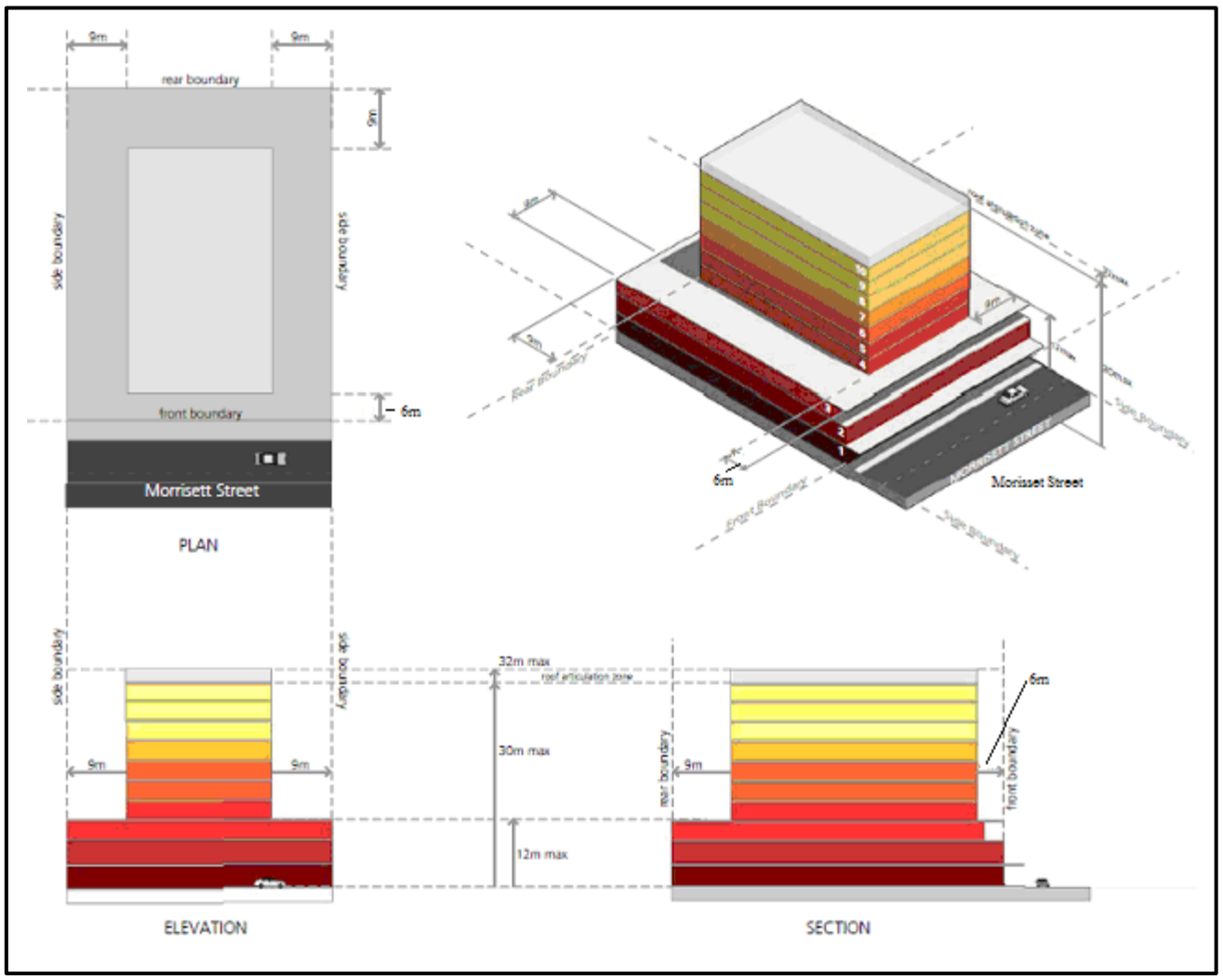
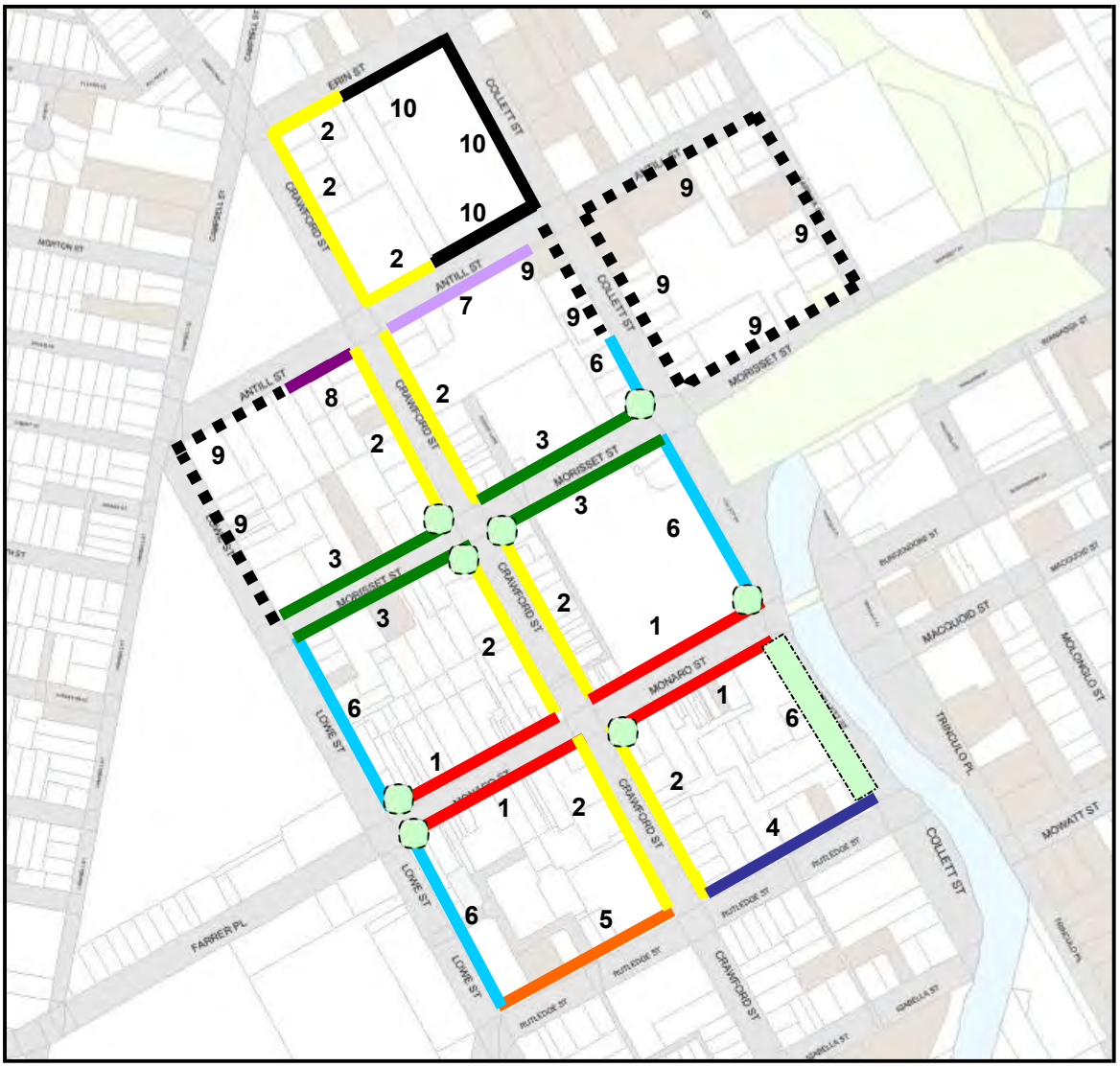


Figure 4: Building Heights and Setbacks



1. Monaro Street Setbacks and Heights
2. Crawford Street Setbacks and Heights
3. Morisset Street Setbacks and Heights
4. Rutledge Street (Collett Street to Crawford Street) Setbacks and Heights
5. Rutledge Street (Crawford Street to Lowe Street) Setbacks and Heights
6. Collett Street and Lowe Street Setbacks and Heights
7. Antill Street (Crawford Street to Collett Street) Setbacks and Heights
8. Antill Street (Lowe Street to Crawford Street) Setbacks and Heights
9. Residential Frontages – refer to Table 1
10. Queanbeyan Hospital Site

Gateway/Landmark Developments

Table 1 Summary of applicable Building Heights and setbacks*

		Street Height And Setbacks	Above Street Height	~~Maximum Height On Remainder Of Land~~
1.	Monaro Street	2 Storeys Zero (street) Zero (rear/side)	3-8 Storeys 20m (street) 6m (rear/side)	~~25 metres~~ ~~8 storeys~~
2.	Crawford Street	2 Storeys Zero (street) Zero (rear/side)	3-8 Storeys 20m (street) 6m (rear/side)	~~25 metres~~ ~~8 storeys~~
3.	Morisset Street	3 Storeys Zero (street) Zero (rear/side)	4-10 Storeys 6m (street) 9m (rear/side)	~~30 metres~~ ~~10 storeys~~
4.	Rutledge Street (between Collett and Crawford Streets)	2 Storeys 6m (street) Zero (rear/side)	3-10 Storeys 40m (street) 9m (rear/side)	~~30 metres~~ ~~10 storeys~~ ~~(Behind 40 metre setback to street)~~
5.	Rutledge Street (between Crawford and Lowe Streets)	2 Storeys Zero (street) Zero (rear/side)	3 Storey (limit) 6m (street) Zero (rear/side)	~~12 metres~~ ~~3 Storeys~~
6.	Collett Street (between Morisset and Rutledge Streets) Lowe Street (between Rutledge and Morisset Streets)	3 Storeys 6m (street) Zero (rear/side)	4-10 Storeys 10m (street) 9m (rear/side)	~~30 metres~~ ~~10 storeys~~
7.	Antill Street (Crawford to Collett Streets)	3 Storeys Zero (street) Zero (rear/side)	4-10 Storeys 6m (street) 9m (rear/side)	~~30 metres~~ ~~10 storeys~~
8.	Antill Street (between Lowe and Crawford Streets)	3 Storeys 6m (street) Zero (rear/side)	4-10 Storeys 10m (street) 9m (rear/side)	~~30 metres~~ ~~10 storeys~~
9.	Residential development such as shop top housing, serviced apartments etc	To comply with ~~clauses 3.6.3 and 3.6.4 of Part 3C of this DCP~~ Part 3 of this DCP and requirements in Schedule 9 of the Housing SEPP 2021 and Apartment Design Guide		
10.	~~10.~~ Queanbeyan Hospital ~~3 Storeys~~	3 storeys 6m (street) 3m (rear/side)	N/A	~~12 metres~~ ~~3 storeys~~

Note: 2 storeys = 8.5 metres
3 storeys = 12 metres

6.2.3 Architectural Character

Objectives

1) To promote high architectural quality (appropriate composition of building elements, textures.
2) To ensure that new developments have facades which define and enhance the public domain and desired street character.
3) To ensure that building elements are integrated into the overall building form and façade design.
4) To incorporate the design elements which complement the 'good' design elements of adjoining buildings;
5) To strengthen the relationship between the building and the street/public domain.
6) To encourage buildings which respond to the local context and environmental conditions.
7) To improve the silhouette of the Central Business District's skyline with varied, well articulated and appropriately scaled roof forms.
8) To encourage development which contributes to the existing character and identity of Queanbeyan, through maintenance of heritage, the 'country town' feel, and compact form;
9) To integrate the design of the roof into the overall façade, building composition and desired contextual response.
10) An interesting and complementary roofscape and skyline is achieved when viewed from the street and nearby buildings.

Controls

a) Horizontal elements are incorporated into the design of each level to give a sense of legible scale to the building.
b) Openings such as windows are recessed rather than being on the same plane as the main façade. This provides depth and shadowing that adds to visual interest.
c) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.
d) Materials, texture, vertical and horizontal elements, and colour are also used to complement the articulated façade.
e) Roofs are an integral part of the building design and do not appear as an 'ad hoc' addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs.
f) Sloping roofs where visible should be profiled metal, painted non-reflective. Double storey verandahs should match the existing verandahs in Monaro Street.
g) Plant equipment or other rooftop necessities are disguised within the rooftop structure and or are not visible from the street.

h) Rooftop treatments are encouraged where they are visible from nearby buildings. Such treatments may include gravel artwork and designs or green roofs.

i) Adaptive reuse of existing buildings is encouraged.

j) Building mass and bulk is appropriate to its context.

k) Blank or opaque walls of greater than 10m or 30% of the site frontage, whichever is the lesser, are not acceptable in retail streets.

l) Unsightly streetscape elements such as garage doors and other service infrastructure should generally not be visible from the street/footpath.

m) External walls should be constructed of high quality and durable materials and finishes with 'self cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.

n) Finishes with high maintenance costs, those susceptible to degradation or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.

o) Expanses of any single material is to be avoided to assist articulation and visual interest.

p) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.

q) New or infill development is modern and contemporary, but respects and reflects the established streetscape and built form, matching the prevailing scale, colours, materials, and proportions of these buildings.

r) New buildings in the Central Business District should provide for a continuous building façade which blends into the streetscape.

s) Visual interest is provided through articulation of the façade. Such architectural treatment may be provided through stepping built form, emphasised entries, separation of the façade into separate sections by means of vertical elements, or other similar architectural treatments.

t) Facades should be designed with an appropriate scale, rhythm and proportion which responds to the building's use and the designed contextual character.

6.2.4 Floor Space

Objectives

1) To ensure that the density, bulk and scale of development is appropriate for a site;

2) To ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located; and

3) To facilitate development that contributes to the economic growth of the Queanbeyan City Central Business District and the city's neighbourhood centres.

Controls

a) Floor space ratios of development need to comply with clause 4.4 and the relevant Floor Space Ratio Map of *QPRLEP 2022.*

~~b) A maximum Floor Space Ratio of 3:1 is permitted for the mixed use buildings in Zone B3 Commercial core which applies to the Central Business District.~~

6.2.5 Robust Building Design

Objectives

1) To encourage a variety of retail, commercial, community, and residential uses that add to the vitality and long-term viability of Queanbeyan.

Controls

a) Buildings are suited to their purpose, but are designed so as to accommodate a variety of different uses over time, particularly at ground and first levels.

b) Adaptive re-use of buildings is encouraged.

c) A proportion of residential dwellings have layout and access that adapts to changing needs of residents over time.

6.2.6 Corner Sites

Objectives

1) Corner sites are particularly important to the CBD as they often have the potential to define entry points and should therefore address the corner and be well articulated and constructed of high quality materials.

Controls

~~a) Architectural features emphasise the corner, and building height may be increased up to an additional 4m at the discretion of Council.~~

~~b)~~a) The building is built to boundary but also provides a truncation or 'cutoff' (generally at a 45 degree angle) at pedestrian or ground level to ensure safe and comfortable movement and sight lines.

~~c)~~b) Building setbacks on corner sites may be varied to enable enhancement of and to retain prominence of street corners.

~~d)~~c) Buildings are to be designed to address both frontages with entries and active frontages, or a single main entry being provided at the corner.

6.2.7 Awnings and Verandahs

Objectives

1) Pedestrian comfort and shelter, streetscape continuity, and legibility is provided by awnings.

Controls

a) Continuous street frontage awnings are to be provided for all new developments.

b) Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street and to provide for all weather cover.

c) Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material.

d) As an indicative standard, where no awning line has yet been established, awnings should be a minimum of 3.3m above ground level (consistent with minimum ground floor height) and minimum setback of 600mm from the curbline. They should match the existing proportions of the existing verandahs in Monaro Street.

e) Two storey verandahs are appropriate where suitable to the proposed building use and location.

f) Posts used to support the lightweight elements are not dominant, and may consist or profiled metal or timber. Other materials may be acceptable where they appear as lightweight features within the overall streetscape. The second storey balcony/verandah may not be permanently or fully enclosed, except by temporary and transparent materials if required for weather protection.

g) Provide under awning lighting in a consistent manner and/or overall scheme to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted into the building.

6.2.8 Active Street Frontages

Objectives

1) To promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core.

2) Active street frontages are encouraged through pedestrian activity and movement promoted by non-residential ground floor uses such as shops, cafes, and recreation.

Controls

a) The ground floor design of new development within parts of Morisset, Crawford and Monaro Streets is to comply with clause 7.15 Active Street Frontages and the relevant Active Street Frontage Map of the *QPRLEP 2022*.

b) Active street frontages can be achieved by a combination of the following at street level:

   i) Entries to retail/commercial uses;

   ii) Well designed shop fronts;

   iii) Glazed entries to residential lobbies on the ground floor associated with shop top housing occupying less than 50% of the street frontage;

   iv) Café or restaurant if accompanied by an entry from the street;

   v) Active office uses such as reception if visible from the street; and

   vi) Public buildings if accompanied by an entry.

c) Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.

d) Roller doors, security grills and other similar devices which obscure shop fronts on either a temporary or permanent basis will not be supported.

e) Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street.

f) Where car parking is proposed at ground level for new development, it is located behind active uses such as shops, or is disguised by means of screens, landscaping, artwork, or architectural articulation.

g) Vehicular entrances are minimised and pedestrian safety and awareness of it are promoted through appropriate designs.

6.2.9 Colour and Materials

Objectives

1) Detailing is of fine grain, especially at pedestrian level, and echo historical colours and patterns.

2) Buildings are of high architectural quality, with durable and easy-to maintain materials and finishes.

3) Highly reflective materials are not encouraged above ground level.

Controls

a) Use colours and materials already found in the streetscape.

b) Favoured materials and colours: render lighter neutral colours, darker reveals, strong accents.

c) Strong primary colours should be limited to accent and highlight.

d) Avoid sombre brown/beige colours.

e) Materials not favoured include: metal siding, heavy timber frame, exposed concrete, manganese and klinker brick.

6.2.10 Private Open Space

Objectives

1) Efficient use of unbuilt land within private curtilage.

Controls

a) Unused land in private title should where appropriate be utilised as an effective part of the public realm. Such spaces should be visible, accessible, sheltered and well lit.

b) Private open space as part of service areas or staff/resident amenity should be minimal in area and screened from public view.

c) Private open space intended for public use should meet the guidelines for meeting places and allow for surveillance from public places.

d) All private open space to be addressed and treated according to its public access, e.g. visual and/or physical and/or other use.

6.2.11 Open Space and Civic Spaces

Objectives

1) To encourage passive recreational opportunities within the Central Business District.

Controls

a) Opportunities for passive and active recreation are to be provided.

b) Civic areas are designed at selected intervals throughout the City, and are connected by clear links.

c) A Town Square or equivalent space is proposed by the Central Business District Master Plan along Crawford Street, immediately south of its intersection with Monaro Street. Where this is achieved, recognition of contribution to the public purposes may be provided at the discretion of Council, and there may be relaxations to contributions or design provisions as long as the overall and overriding urban design outcomes (such as 'country town' character) are achieved or not compromised.

d) Public open space areas are to be designed to encourage events such as markets, sports, cultural fairs, or community gatherings.

e) Overshadowing of open space areas is to be minimised, particularly private open space for residential premises.

f) Rooftop areas may be utilised for recreation and open space for employees or residents, but must not be in a form that constitutes GFA or habitable space. Rooftop structures are not to be enclosed and be lightweight in form, and are not to be visible from the street.

6.2.12 Streetscape and Frontage Works

Objectives

1) To ensure a satisfactory finish to the adjoining public roadway and footpath areas.

Controls

a) Provide replacement or construction of a full width footpath of suitable finish and in accordance with Councils nominated design materials.

b) Provide kerb and gutter along the total road frontage of the site, including road shoulder construction where necessary.

c) Provide heavy duty vehicle crossing/s where vehicle access is provided.

d) Before any demolition or construction work is carried out on site Council may require security for the payment of the cost of making any good any damage caused to any Council property as a consequence of the implementation of the consent.

e) Street tree planting is to be provided and not impeded by any structure such as awnings.

f) Significant tree plantings and boulevards are maintained and protected from new development.

g) Streets are designed to be safe, with minimal obstacles unless for safety purposes.

h) Existing mature street plantings in Rutledge, Crawford, Lowe and Morisset Streets are to be retained.

6.2.13 Advertisements and Signage

~~**Definitions:**~~

~~**Advertisement** means a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.~~

~~**Building identification sign** means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.~~

~~Note: Building identification signs are a type of signage.~~

~~**Business identification** sign means a sign:~~

~~(a) that indicates:~~

~~(i) the name of the person or business, and~~

~~(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and~~

~~(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.~~

~~Note: Business identification signs are a type of signage.~~

~~**Signage** means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:~~

~~(a) an advertising structure,~~

~~(b) a building identification sign,~~

~~(c) a business identification sign,~~

~~but does not include a traffic sign or traffic control facilities.~~

This section applies to advertisements and signage which do not meet exemption requirements under the following environmental planning instruments:

- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *Queanbeyan-Palerang Regional Local Environmental Plan 2022*

Prior to reading this section, please refer to the relevant section/s of the above planning instruments to determine if your proposal for advertising or signage meets the relevant exemption criteria. If the proposal for advertising or signage does not comply with the relevant exemption criteria, development consent will be required from council.

Objectives

1) To ensure the design and content of signage is compatible with the character of the surrounding locality.

2) To ensure the design and content of signage is compatible with the character of the building to which it is affixed or associated.

3) To ensure that new signage does not lead to visual clutter by contributing to a proliferation of signs.

4) To ensure signage does not create a hazard to motorists and pedestrians by interfering with the operation and effectiveness of traffic control signs and signals.

Figure 5: Location and Types of Signage

Controls

a) Compliance with the relevant requirements of *State Environmental Planning Policy No. 64 – Advertising and Signage* for all advertisements and signage other than building identification signs and business identification signs.

Note: *State Environmental Planning Policy No. 64 – Advertising and Signage* sets out a number of requirements for advertisements and signage which must be adhered to. Please refer to the relevant section/s of this planning instrument when preparing a development application.

b) Signage shall be designed in a manner which is compatible with architectural style of the building to which it is affixed or associated.

c) Signage shall be designed in a manner which is sympathetic to character of the streetscape.

d) Signage affixed or associated to a building listed as a heritage item in a relevant Local Environmental Plan shall compliment the character of the building and not result in any alteration to significant elements of the building including colours and materials.

e) Signage shall not obscure or detract from a building's architectural features.

f) Signage shall accurately reflect the lawful use of the site.

g) Signage shall be designed in a manner which is distinct from traffic control signs and signals.

h) Signage shall be located in areas which do not create a hazard to motorists and pedestrians.

i) Where possible, existing signage shall be rationalised to avoid visual clutter caused by a proliferation of signs.

j) Pole or pylon signs (erected on a pole or pylon independent of any building or other structure):

- Shall be limited to one per premises.
- Shall not project over a road alignment.
- Shall have a maximum overall height of 6m and a minimum overall height of 2.6m.
- Shall have a maximum area of $6m^2$.
- Shall not be supported in the following areas:
  - Along Crawford Street between Morisset Street and Rutledge Street.
  - Monaro Street between Lowe Street and Collett Street.
  - Rutledge Street between Lowe Street and Collett Street.
  - Collett Street between Monaro Street and Rutledge Street.

The following types of signs are prohibited (see Figure 5):

a) Signs that contain additional advertising promoting products or services not related to the approved use of the premises (such as logos or brands of products e.g. soft drinks, brewers etc are prohibited),

b) Roof Signs,

c) Above awning signs, and

d) Projecting wall signs.

6.2.14 Heritage Sites

Objectives

1) To conserve the environmental heritage of Queanbeyan.

2) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

3) To conserve archaeological sites,
4) To conserve Aboriginal objects and Aboriginal places of heritage significance.
5) The heritage of Queanbeyan is celebrated and recognised.
6) Buildings of heritage value are preserved and conversions utilise earlier elements
7) Infill development adjacent to a heritage building to be sympathetic to the significance of the item in both scale and design.

Controls

a) Compliance with the requirements of clause 5.10 – Heritage conservation of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* *and relevant requirements under Queanbeyan DCP Part 4 – Heritage and Conservation*~~.~~
b) Buildings that are listed as items of environmental heritage are to be protected.
c) New architecture should be of good quality contemporary design, but should reflect old elements where possible such as scale, parapet and roof shapes or detail.
d) In the case of redevelopment, the significant fabric (e.g. façade, window awnings) should be retained and sympathetically incorporated into the new development.
e) Important landscapes should also be protected.
f) Preserve the "Tree of Knowledge" and incorporate into streetscape enhancement in that area.
g) Heritage Impact Assessment to be submitted with a Development Application for demolition or partial demolition where ~~buildings are built prior to 1960.~~development involves a heritage item or is located in the heritage conservation area
h) New development should respect the scale and architectural themes of nearby or adjacent heritage buildings, while still being modern and contemporary.
i) The traditional grid pattern of Queanbeyan streets is to be maintained in the urban pattern and maintained for connectivity, whether vehicular, pedestrian, or combined.
j) Views to Queens Bridge are to be maintained or facilitated wherever possible.
k) Local monuments and statues are to be retained in locations that maximise their relevance to the public (whether resident or visitor). New development should not adversely affect their significance, whether by impeding views, causing overshadowing, or other amenity impacts such as increased noise.

6.2.15 Connectivity

Objectives

1) Where permanent public links cannot be provided, create attractive landscaped pedestrian links, through or beside private developments, linking main streets to car parks.

Controls

a) 24 hour access is preferred but lockable arcades etc are better than no links.
b) Links should "look" as public as possible.

c) Desirable, direct, mid-block connections are to be provided and are to be maintained to achieve permeability and 24 hour public access between key landmarks and civic spaces or buildings within Queanbeyan, including the Q, the Showgrounds, the River, and Queanbeyan Park.

d) New mid-block connections are to have a minimum width of 3m, have active frontages, and are to be designed for safe and secure usage.

e) New mid-block connections are particularly encouraged east-west between Lowe and Collett Streets.

f) All existing connections and pathways through sites are to be maintained or replaced.

g) Activity along the links is welcome to add interest, generate pedestrian numbers, (a reason to be there) and provide safety.

h) Clear lines of sight, active frontage, access to natural light and short length.

i) Allow for surveillance from public places, through well lit, sheltered and the use of other devices to discourage anti social and/or criminal behaviour.

j) Boulevard planting encourages pedestrian movement towards and along the River and is to be pursued on sites where this is appropriate.

6.2.16 Safety and Security

Objectives

1) Comply with the applicable objectives of clause 2.9 of this DCP.

2) To create an environment in which people feel safe to walk during the day and night.

Control

a) Compliance with the applicable provisions of clause 2.9 of this DCP.

6.2.17 Buildings Near Public Places

Objectives

1) No building to be treated a “rear end” where visible to the public**.**

Controls

a) As the main off-street car parks are major pedestrian generators, there should be active uses fronting these areas where possible, but not at the expense of primary frontage to the main street.

b) Service areas delivery and entering/storage including waste service areas should be screened from public view.

c) Buildings and open spaces are designed to face or have views to the Queanbeyan River, Queanbeyan Park, or distant mountain ranges, where achievable. In particular, development on Collett Street and Morisset Street maximises its relationship to the River including the use of terraces and open plazas.

d) Buildings adjoining or facing public open space are stepped in height to transition between the land uses.

e) Sunlight access to public spaces is protected and enhanced.

6.2.18 Hazards

Objectives

1) To ensure any potential hazards affecting the land are considered and taken into account in the design of the development.

Controls

a) **Flooding** – Where the land is identified as flood prone on the relevant map of *QPRLEP 2022* design compliance is required in accordance clause 5.21 of *QPRLEP 2022* as well as in accordance with clause 2.5 of this development control plan. A Flood Risk Report (which identifies proposed measures to evacuate and protect goods, property, equipment and electrical outlets) may need to accompany an application showing compliance with Council's standards.

b) **Geotechnical** – A preliminary geotechnical assessment undertaken by a qualified consultant may be required for certain developments to determine foundation suitability.

c) **Contamination** – Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with clause 2.4 of this development control plan, provisions of the *Contaminated Land Management Act 1997*, *State Environmental Planning Policy (Resilience and Hazards) 2021* and ~~Managing Land Contamination Planning Guidelines 1998 by Department of Urban Affairs & Planning & Environment Protection Authority~~Contaminated Land Management Regulation 2022. Contaminated land may be required to be remediated prior to development proceeding on site. Remediation shall involve the treatment, mitigation, remediation and validation of the contaminants. You will need to submit with your application information to identify any past or present potentially contamination activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation. A preliminary investigation is not necessary where it can be demonstrated that the past and present use of the site is unlikely to have resulted in contamination.

6.2.19 Solar Access and Overshadowing

Objectives

1) To maximise direct penetration of sunlight to pedestrian areas and windows and balconies.

Controls

a) Development is to minimise any overshadowing of public or civic spaces such as outdoor eating areas.

b) Development is to maximise solar exposure of windows in new buildings.

c) New structures should not cast a shadow on pedestrian main street footpaths or other public areas for more than 4 hours on June 21 (winter solstice) unless such locations are already in shadow at that time.

6.2.20 Acoustic and Visual Amenity

Objectives

1) To ensure a high level of amenity by providing adequate acoustic and visual privacy for residents, both within the building or in private open spaces.

Controls

a) Provide adequate building separation to maximise acoustic and visual privacy between buildings on site and adjacent buildings.

b) Design building and internal layout to reduce noise within and between dwellings;

c) Locate windows and walls away from noise sources or use buffers where separation cannot be achieved;

d) Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.

e) Provide suitable screening structures or plantings to minimise overlooking from proposed dwellings to the windows, balconies or private open space of adjacent dwellings or those within the same development.

f) Provide visual separation between non-residential use and dwellings.

g) Arrange dwellings within a development to minimise noise transmission between units.

h) Development fronting Monaro or Crawford Street must incorporate noise mitigation measures in accordance with *Environment Protection Authority – Environmental Criteria for Road Traffic Noise 1999*.

i) Building design mitigates acoustic issues where possible through strategic location of non-habitable spaces, unless habitable rooms are desirable in that location due to overriding considerations such as casual surveillance, amenity, views and outlook.

j) Where building design cannot mitigate acoustic impacts, soundproofing is provided in accordance with the *Building Code of Australia*, and may include double glazing and insulation.

k) New residential development is not to have an adverse amenity effect upon existing non-residential uses. For example, new residential development should not occur nearby to existing high noise-generating uses unless sufficient evidence is provided to demonstrate that the new residential building can sufficiently mitigate noise impacts.

l) New non-residential uses with longer operating hours (i.e. café or restaurant) establishing near residential development shall incorporate acoustic measures to ensure no adverse impact upon residential amenity. An acoustic report may be required to be provided to document and prove this mitigation as part of the development application.

6.2.21 Landscaping Acoustic and Visual Amenity

Objectives

1) Provide useable areas of outdoor space (including roof gardens) that can be used by the residents and leisure.
2) Provide a buffer between buildings.
3) Allow light to penetrate between buildings.
4) Contribute to streetscape and amenity.
5) Ensure that landscaping and planting is sustainable and appropriate for the site.

Controls

a) Comply with the general principles outlined in clause 2.6 of this DCP whilst using low maintenance trees and shrubs.
b) Provide for deep rooted tree planting along side boundaries.
c) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.
d) Provide appropriate landscaped areas by roof terraces, balconies etc;
e) Use planting to create a buffer against cold winter winds or to direct cooling breezes in summer in to living spaces and outdoor recreation and leisure spaces.
f) Design front gardens/planting zones that will soften and complement the view of the buildings from the street;
g) Use landscape and planting to define dwelling entries in a way that does not obscure them;
h) Plant new trees where possible to complement the streetscape.
i) Provide opportunities for deep planting onsite where screening car parking, or for street trees and these deep planting zones are to be protected as part of the development.
j) Use planting to create favourable microclimate conditions and to reduce required energy use through heating or cooling.
k) Apply selective use of vegetation to provide screening for privacy purposes and to mitigate and soften hardscape areas and/or to provide desirable shade.
l) Protect existing mature trees and their canopies as part of the development.

6.2.22 Amalgamation and Staging of Development

Objectives

1) Where lots are amalgamated as part of redevelopment consider the impact on public domain elements (such as pedestrian walkways and open space) and the building type and scale (including footprint size and building articulation at street level).
2) Consideration shall ensure that new development blends into the streetscape and expresses/reinforces the characteristic subdivision pattern of the area in the built form detail.

Controls

a) Development shall not leave isolated sites unable to be developed in the future (due to limited access, narrow frontage – less than 20m, etc) unless the longevity of the remaining isolated building can be demonstrated (i.e. heritage building). If the isolated site cannot be integrated, documentation must be provided to demonstrate attempts to purchase and integrate the site, as well as identifying how the isolated development could develop in the future.

b) Redevelopment shall consider the need for integration with adjoining future development, including access. A structure plan or concept plan may be required for initial development sites to ensure that appropriate consideration has been given to future development potential and this DCP or related Central Business District Master Plan.

c) The commercial reality of the side boundary setbacks outlined above means that amalgamation of sites less than 30m in width is effectively rewarded by means of achievable height and floor space. On sites less than 20m in width, feasible tower development cannot be achieved within the required setbacks.

d) Any further subdivision of existing allotments in the CBD should be discouraged for the reasons outlined above, rather consolidation is encouraged. Any such proposal will be considered upon merit.

6.3 Car Parking, Access and Servicing

6.3.1 Required on Site Car Parking

Objectives

1) Comply with the relevant objectives in clause 2.2 of this DCP.

Controls

a) Compliance with the relevant controls in clause 2.2 of this DCP.

6.3.2 Vehicular Access and Loading/Unloading

Objectives

1) Comply with the relevant objectives in clause 2.2 of this DCP.

Controls

b) Compliance with the relevant controls in clause 2.2 of this DCP.

6.3.3 Change of Use

Objectives

1) To encourage continued use and reuse of existing commercial premises in the CBD to make it more financially viable for prospective lessees, landowners and purchasers to establish their proposed business and to promote continued commercial uses and avoid empty premises.

2) To encourage establishment of a vibrant Queanbeyan commercial centre.

Controls

a) Where the use of an existing building is to be changed Council will require that additional car parking (if any) be provided on the basis of the difference between the requirements for the approved/authorised existing use and the proposed use.

b) Notwithstanding the above control nothing in this plan shall be applied to require that additional parking is required for the change of use of existing lawful commercial premises within the CBD (where there is no increase in floor space proposed) to:

   i. Business premises

   ii. Food and drink premises

   iii. Restaurants

   iv. Retail premises

   v. Takeaway food & drink premises

   vi. Kiosks

   as defined under the Standard Instrument

c) Car Parking will not be required by Council for the establishment of footpath cafes within the CBD.

6.3.4 Pedestrian Access and Mobility

Objectives

1) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition whilst also contributing to the vitality and vibrancy of the public domain.

2) To ensure buildings and places are accessible to people with a disability.

3) To provide a safe and accessible public domain.

Controls

a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.

b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the *Disability Discrimination Act 1992* (as amended).

c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.

d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.

e) The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain.

f) Pedestrian access ways, entry paths and lobbies shall use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.

g) Any new development providing basement car parks shall make provision for access for persons with a disability.

6.3.5 Site Facilities and Services

Objectives

1) To ensure that site facilities (such as clothes drying areas, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning units and communication structures) are effectively integrated into the development and are unobtrusive.

2) To ensure that site services and facilities are adequate for the nature and quantum of development.

3) To establish appropriate access and location requirements for servicing.

4) To ensure service requirements do not have adverse amenity impacts.

Controls

a) Mailboxes

i) Provide letterboxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance of the development. They should be integrated into the wall where possible and be constructed of materials consistent with appearance of the building; and

ii) Letter boxes shall be secure and large enough to accommodate articles such as newspapers.

b) Communication structures, air conditioners and service vents

i) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures to be:

- Away from the street frontage;
- Integrated into the roofscape design and in a position where such facilities will not become a skyline feature at the top of any building; and
- Adequately setback from the perimeter wall or roof edge of buildings.

ii) A master antenna/satellite dish shall be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas.

c) Waste and Recycling Storage and Collection General (all development)

i) All development is to adequately accommodate waste handling and storage on site. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council.

ii) Waste storage areas are to be designed to:

- Ensure adequate driveway access and manoeuvrability for any required service vehicles;
- Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments; and
- Screened from the public way and adjacent development that may overlook the area.

iii) The storage facility must be well lit, easily accessible on grade for movement of bins, free of obstructions that may restrict movement and servicing bins or containers and designed to minimise noise impacts.

d) Location requirements for Waste Storage Areas and Access

iv) Where waste volumes require a common collection, storage and handling area, this is to be located:

- For residential flat buildings, enclosed within a basement or enclosed car park;
- For commercial, retail and other development, on site in basements or at ground within discrete service areas not visible from main street frontages;
- Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided; and
- Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions:

Vehicle length	10 metres
Vehicle height	4 metres
Ramp width	4 metres
Turning circle	AUSTROADS template for HRV R=12.5m, Speed=5kph
Axle height	9 tonne/axle

6.4 Residential Development Controls

All residential housing such as shop top housing, serviced apartments etc. must comply with Part 3 C and 3D of this DCP.

6.5 Other Business Zones (excepting those in South Jerrabomberra and Googong)

6.5.1 Objectives and Planning Controls Applicable to Development within the Karabar Community and Commercial Precinct

Objectives

1) Comply with the objectives of relevant zones ~~Zone B1 Neighbourhood Centre~~ of *QPRLEP 2022.*

2) Provide guidelines for redevelopment that are appropriate in scale, form and design, which enhance the townscape/streetscape of the Precinct.

3) Formulate urban design solutions which will enable the expansion of the Karabar Community and Commercial Precinct in a way which enhances the Precinct.

4) Improve vehicle, pedestrian and bicycle traffic and access (including access points) within the Precinct and integrate it with existing transport nodes (public transport).

5) Address the physical and social inter-relationship between the Precinct's redevelopment and the surrounding community which it serves.

6) Ensure that the density, bulk and scale of development is appropriate for a site.

7) Ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located.

8) Facilitate development that contributes to the economic growth of the city's neighbourhood centres.

Controls

a) Compliance with the provisions of ~~Zone B1 Neighbourhood Centre~~relevant zones of *QPRLEP 2022*

b) Building heights shall comply with the relevant Height of Buildings Map of the *QPRLEP 2022.*

c) Floor space ratios of development need to comply with clause 4.4 of the *QPRLEP 2022* and the relevant Floor Space Ratio Map of the *QPRLEP 2022*. ~~A maximum Floor Space Ratio of 1:1 is permitted for the mixed use buildings in Zone B3 Commercial core which applies to the Karabar Community and Commercial Precinct.~~

~~d) Compliance with the provisions of Option 2 of the adopted Karabar Master Plan (see Page 44) or an amended plan as approved by Council as well as the relevant provisions of the supporting report. In the event of any inconsistencies with the provisions of *QPRLEP 2022* then the provisions of the latter shall prevail to the extent of any inconsistency.~~

~~e)~~d) Expanses of any single material is to be avoided to assist articulation and visual interest.

6.5.2. Objectives Applicable to Development in Other Business Zones

The broad objectives of these provisions for development proposed in all other Business zones are to:

1) Compliance with the objectives of the applicable zone as well as with the objectives and relevant provisions of other applicable clauses in *QPRLEP 2022.*

2) Good quality development which has regard to adjoining development in minimising any adverse impacts.

6.5.3 Planning Controls for Development in Other Business Zones (excepting Karabar)

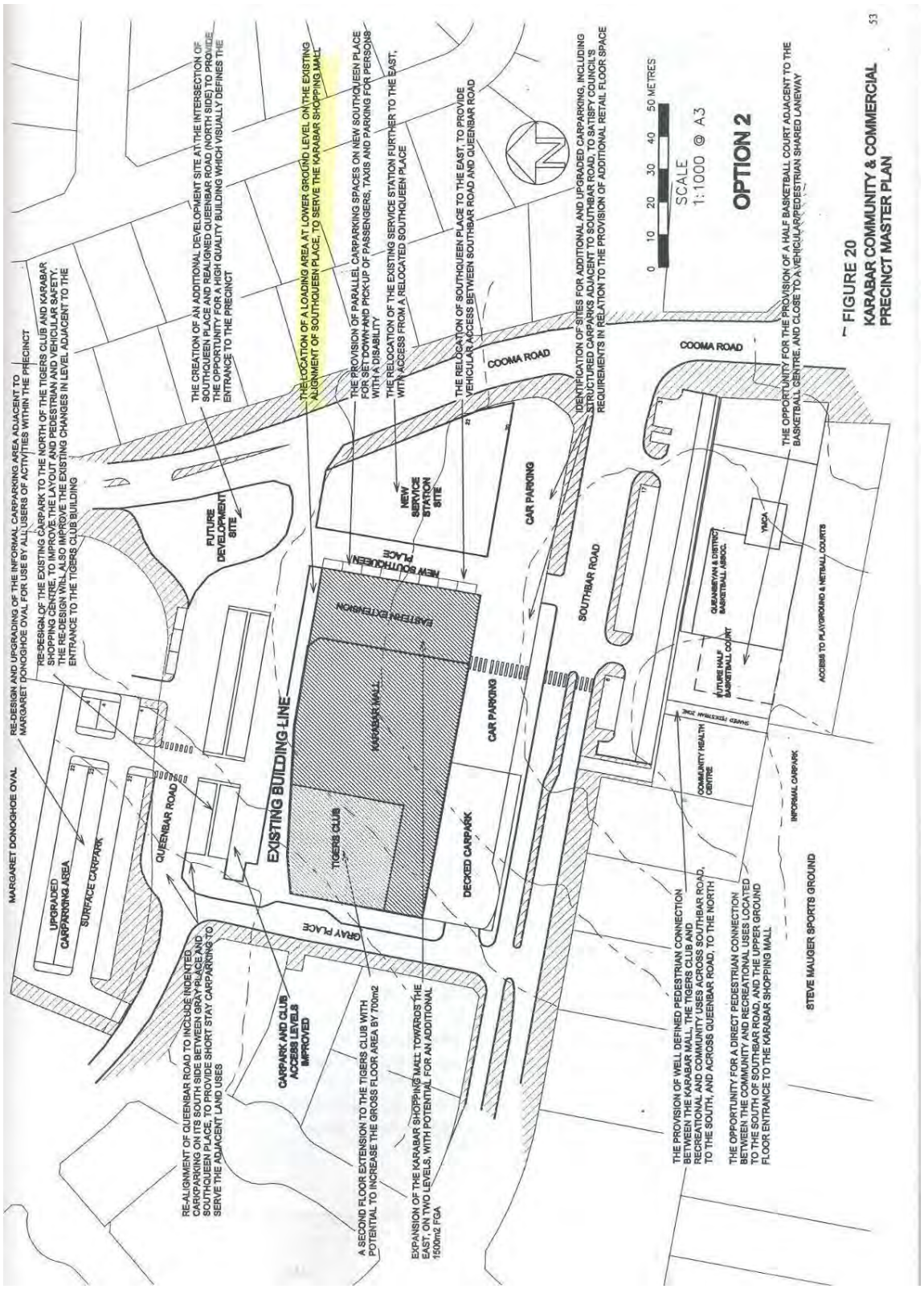
Objectives

1) Comply with the objectives of applicable clauses of *QPRLEP 2022.*
2) Comply with Part 3D of this development control plan in Business zones where shop top housing is permitted with consent.

Controls

a) Compliance with the objectives of applicable clauses of *QPRLEP 2022.*
b) Compliance with the relevant controls of part 3D of the development control plan in Business zones where shop top housing is permitted with consent.

Appendix 1 – Karabar Master Plan



Queanbeyan Development Control Plan 2012

Part 7

Industrial Development

Principal Plan Adopted by Council:	**12/12/2012**
Document ID:	**889977**

Part 7 Industrial Development

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Part 7 Industrial Development

7.1 Introduction

7.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for industrial and other development types of a similar impact.

7.1.2 Overall Objectives for Industrial Development

1) Provide development guidelines for industrial development.
2) Protect the amenity of existing residences within and close to industrial development.
3) To prevent incompatible land uses being located in proximity to one another.
4) Encourage best practice in environmental management.
5) Ensure development has a visually appealing appearance to the street.

7.2 General Controls for Industrial Development

7.2.1 Setbacks

Objectives

1) Provide adequate land for landscaping, parking and vehicle circulation.
2) Provide flexibility in building location and design.
3) Provide buffers to adjoining land uses to reduce adverse impacts on surrounding land.
4) To preserve residential amenity of adjoining land uses.

Controls

a) The setback requirements listed below apply to all development. In established industrial areas where existing setbacks may be less than those prescribed, the setback should be consistent with existing setbacks along the street.

Table 1 Setback Requirements

Street Frontage	Building Line Setback	Minimum Landscaped Width	Other Requirements
Main Street frontage	7.5m	7.5m	~~Landscaped with no parking.~~ minimum 2 m wide landscape strip to be provided along the front boundary, parking permitted behind 2m wide landscape strip
Secondary Street frontage	3m	3m	~~Landscaped with no parking.~~ minimum 2 m wide landscape strip to be provided along the front boundary, parking permitted behind 2m wide landscape strip
Side and rear boundaries	From zero	Not applicable	Walls and openings are fire rated as per National Construction Code requirements.
Queanbeyan East			
Faunce Street	10m	10m	Landscaping with high canopy, native species of trees. No parking.
Australis Place, Cooper Place and Dominion Place	6m	6m	~~Landscaped with no parking.~~ minimum 2 m wide landscape strip to be provided along the front boundary, parking permitted behind 2m wide landscape strip
Queanbeyan West			
John Bull Street	7.5m	3m	Car parking behind the landscaped area.
Crestwood			
Kendall Avenue North	10m	5m	Car Parking behind the landscaped area.
Lorn Road	6m	6m	~~Landscaped with no parking.~~ minimum 2 m wide landscape strip to be provided along the front boundary, parking permitted behind 2m wide landscape strip
Morton Street	8m	8m	~~Landscaped with no parking~~. minimum 2 m wide landscape strip to be provided along the front boundary, parking permitted behind 2m wide landscape strip
Adjoining Residential Zone	12m	12m	A landscape buffer is required to protect the amenity of adjoining residential properties

Note: Setbacks are also dependent on access width and service requirements needed for development, the location of Council's services and the requirements of the *National*

Construction Code – Refer Part 2 of the DCP and the required *National Construction Code*.

7.2.2 Building Design

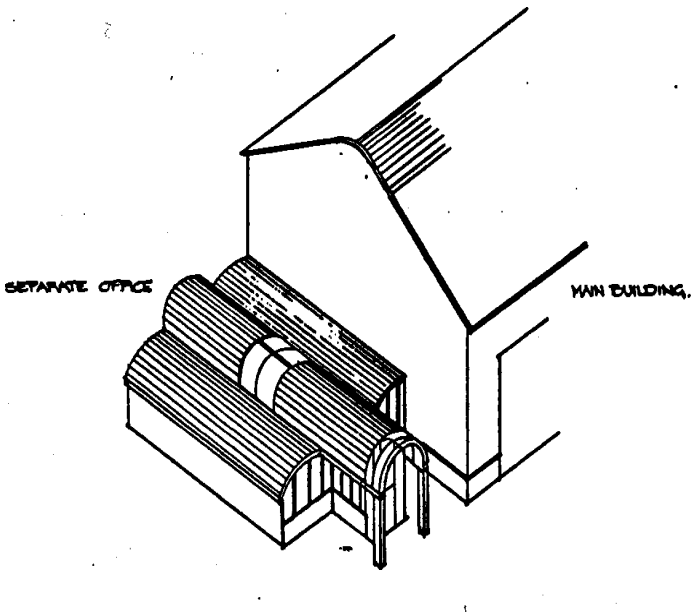
Objectives

1) Promote buildings that enhance the quality of the streetscape.
2) Encourage innovative, contemporary and sustainable building design.
3) Encourage design that is compatible with the type, scale, height, bulk and character of surrounding industrial development, and which enhances the streetscape
4) Ensure noise emissions are is mitigated.
5) Protect and enhance the visual amenity of entry points into Queanbeyan.

Controls

a) The façade of buildings facing the street should be of a high design quality. Monotonous facades consisting of one plain colour are to be avoided.
b) Buildings in John Bull Street are to be of brick or non-reflective cladding including roof.
c) Office accommodation for industrial development should be located at the front of buildings to ensure that blank facades are broken up (i.e. office style windows and access). The office area should be positioned as an attached structure to the main building to give identity and point of entry to the overall development form. (See Figure 1)

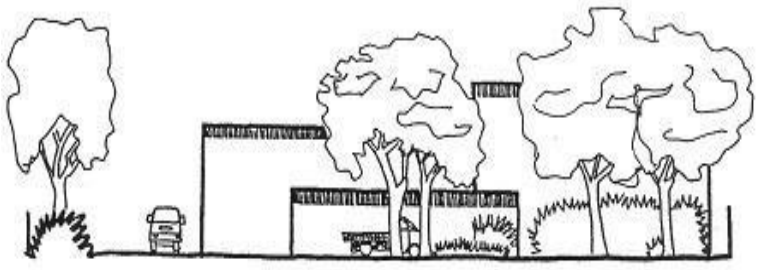
Figure 1 - Example of Office Accommodation



d) Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported.
e) New materials for construction are to be used. New industrial buildings should be constructed from low maintenance materials and incorporate energy efficient design principles.
f) The extensive use of reflective glazed windows will not be supported.
g) The appearance of industrial sites, when viewed from nearby residential areas should be addressed through the location of plants and trees that break up the mass of

buildings and reduce the potential for glare. This will generally be achieved by a landscape buffer zone between residential and industrial areas and the provision of a wall for noise attenuation. See Figure 2 over as an example.

Figure 2 – Example of Vegetation Planting to Reduce Glare



7.2.3 Site Works

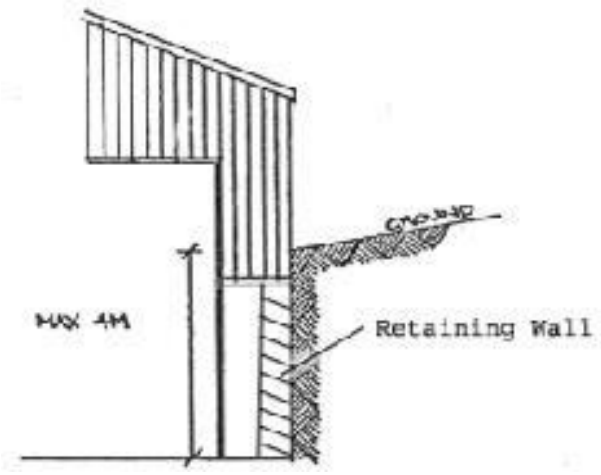
Objectives

1) Restrict and control excessive earthworks in order to preserve as much as is practicable the existing topography and amenity of the locality.
2) Prevent siltation of materials and erosion of land.
3) Ensure building design is appropriate for site conditions (stability and privacy).

Controls

a) ~~The maximum permissible cut and fill to accommodate any building or associated structure is limited to 2m, except in those circumstances referred to below.~~ All exposed cut and fill is to be suitably retained to structural engineers detail or battered.
b) Council will consider, in case of particularly undulating sites, a cut of up to 4m in depths where the abutting wall of the buildings serves the purpose of a retaining wall. This provision is subject to the wall of the building satisfying the National Construction Code requirements in regard to structural integrity and drainage (see Figure 3).

Figure 3 – Example of Abutting Building Wall as Retaining Wall



c) Excavation and filling of the site, except to accommodate building platform, car parking, driveways and storage areas is to be kept to a minimum. On steeper allotments, the tiering of car parks and external storage areas is recommended.
d) All batters are not to exceed a gradient of 1:4 and shall be suitably stabilised with vegetation.

Note: Site works, including clearing of existing vegetation, cut and fill, retaining walls, batters and the like require the written consent of Council except for development that is exempt under the *State Environmental Planning Policy (Exempt and Complying Development Code) 2008*.

Note: Development is to be carried out in accordance to erosion and sediment control measures. Refer to Part 2 of the DCP (2.7 Erosion and Sediment Control).

Note: Any retaining wall greater than ~~1m~~ 600mm in height is required to be designed by a structural engineer in accordance with the Building Code of Australia.

7.2.4 Materials Storage

Objectives

1) Avoid unsightly or visually intrusive development.
2) To minimise the impact of materials storage when viewed from the street.

Controls

a) All efforts should be made to avoid external storage areas being visible from the street or when viewed from strategic locations throughout Queanbeyan.
b) Storage areas that can be seen from the street and neighbouring areas shall be screened.
c) Designated outdoor storage areas are to be indicated on the Site Plan submitted to Council as part of the Development Application.
d) The use of storage units/facilities will be required in order to keep storage areas in a tidy state. The type of storage unit/facility to be provided will be dependent on the materials to be stored. Typical provisions may include:
    i. Racking devices for timber and steel products; or
    ii. Storage bins for soil and mulching products.
    iii. In some instances, roofing of storage areas may be required to lessen the visual impact on surrounding land uses and/or the visibility from elevated areas outside the estate.
e) Where storage is located to the front of the building, screen fencing or vegetation is to be used to improve the streetscape. High continuous solid fencing should be softened by appropriate planting and indentations of the fence. High solid fences should have open elements above 1.2m to maintain surveillance.
f) Storage areas are not to impede exit doors/paths from the building.

Note: Car spaces and designated driveway areas shall not be used for storage of materials.

7.2.5 Fencing

Objectives

1) Improve safety and security of the site.
2) Improve visual amenity.
3) Enhance the streetscape.

Controls

a) All fencing is to begin behind the landscaped area along the street frontage. ~~Fencing is not generally permitted along the front boundary of allotments.~~
b) The preferred type of fencing is a galvanised or PVC coated wire mesh, not less than 1.8m above ground level and anchored into concrete footing.
c) Electric fences shall not be supported unless council is satisfied the development or proposed development requires this type of fencing. Council may require additional information which demonstrates the need for an electric fence.
d) Barbed Wire fences shall not be supported unless council is satisfied the development or proposed development requires this type of fencing. Council may require additional information which demonstrates the need for a barbed wire fence.

7.2.6 Pollution Control

Objectives

1) Ensure that the use of land does not create offensive noise.
2) To ensure adequate protection against environmental degradation due to pollution discharge.
3) Minimise interference to existing and future amenity.
4) Ensure satisfactory measures are incorporated to alleviate negative environmental impacts associated with industrial land uses.

Controls

a) Waste

i) Provision shall be made for the storage and disposal of all trade waste, refuse, etc., that can be adequately accessed by service vehicles, so that it is not exposed to public view or likely to create a health nuisance.
ii) A written Waste Management Plan is to be submitted with the Development Application.

Note: A Waste Management Plan should address the following matters:

- The quantity and type of waste generated by the ongoing use of the development,
- How the generation of waste will be minimised and how recycling/reuse will be maximised,
- How waste and the reusable and recyclable components are to be separated and stored,
- The accessibility and use of waste storage and recycling areas by the occupants,
- The collection/servicing of waste containers,
- The ongoing use, maintenance and general management of the waste facilities:

- The size of bin storage areas, indicating the number of bins to be accommodated, means of ventilation and cleaning, and paths of travel for collection points.

b) Noise and Vibrations

i) Buildings shall generally be designed to prevent noise from plant machinery and operations associated with the development exceeding 5dBA above the background noise level at any time, measured at the boundaries of the site.
ii) All machinery shall be installed to ensure that no vibration is transmitted beyond the development site.
iii) Council may require ~~acoustic information~~ a report prepared by suitably qualified consultant to be submitted with a development application in order to assess the potential noise impacts of a proposal on surrounding uses and residential areas.

Note: Council may impose restrictions to mitigate potential noise impacts (Refer Part 2 of the DCP).

c) Emissions

Note: Industrial activity must comply with the relevant pollution control legislation administered by the Environment Protection Authority and Council, such as the *Protection of the Environment Operations Act 1997.*

d) Trade and Effluent Wastes

i) No sewerage, sullage or trade effluent shall be permitted to flow into Council's stormwater system, or any other water way.
ii) Formal approval must be obtained from Council for the disposal of trade effluent into Council's sewer from industrial premises. Depending on the composition of the effluent entering the Council's sewer, conditions may be imposed to ensure prior treatment before discharge (i.e. Plate Separator or other traps).
iii) Council's consent to discharge trade effluent to Council's sewer is conditional upon the applicant obtaining all other necessary approvals from the relevant statutory authorities.

e) Storage of Hazardous or Toxic Material

i) To ensure hazardous and toxic materials are not a threat to the environment, they must be stored in accordance with Workcover Authority requirements.
ii) All tanks, drum and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious material and shall be of sufficient size to contain 110% of the volume of the largest tanks plus the volume displaced by any additional tanks within the bunded area.

f) Drainage

i) A plan shall detail methods of stormwater collection and control, including all downpipes, drains and pits, site levels and nearest Council main. An interlot drainage easement will be required over adjoining properties where necessary. Adjoining owners consent will need to be submitted with your application where such easement does not exist.
ii) All stormwater generated on-site is to be discharged to the kerb and gutter or Council's stormwater main to the satisfaction of Council's Development Engineers.

iii) Appropriate facilities are to be provided and maintained by the developer/owner on site to contain and treat spillage, including washing and surface water, harmful to stream or sub-surface water quality.
iv) Council will encourage, where appropriate, the use of porous surface material and soakage pits to reduce stormwater loads.

g) Contaminated Land

i) Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with the provisions of the *Contaminated Land Management Act 1997* and *State Environmental Planning Policy (Resilience and Hazards) 2021.*
ii) Contaminated land may be required to be remediated prior to development proceeding on site. Remediation shall involve the treating and or mitigation of the contaminants.
iii) An application on potentially contaminated land must identify any past or present potentially contaminating activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.
iv) Refer Part 2.4 Contaminated Land Management

7.3 Special Land Use Controls

7.3.1 Waste or Resource Management Facility

Objectives

1) To ensure waste or resource management facilities are designed and maintained to contribute positively to the streetscape and amenity of the surrounding area.

Controls

a) Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase.

Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft.

~~a) Solid fencing shall be erected around the full perimeter of a Waste or Resource Management Facility. This fencing is to be:~~

~~i) Between 1.8 and 2.4 metres high.~~
~~ii) Constructed of non-reflective cladding metal or timber palings (corrugated iron will not be supported).~~
~~iii) Dark in tone.~~

~~b) Where the Waste or Resource Management Facility has an ancillary office or workshop with street frontage, the solid fence is to be setback to a position behind the building line of the office or workshop. High solid fences should have open elements above 1.2m to maintain natural surveillance.~~
~~c) Customer parking is to be provided in front of the associated buildings and fences.~~
~~d) Fencing should be softened by appropriate planting. A planting bed 2m wide (minimum) in front of the section of the fence with street frontage is to be provided.~~
~~e)~~b) ~~The stacking of car bodies and other material to a height above the fence will not be~~ permitted.

~~f) Car bodies and other material may have to be screened with roofing if in direct view from surrounding land uses and vantage points within and outside the locality.~~

7.3.2 Vehicle Sales and Hire Premises

Objectives

1) To ensure vehicle sales and hire premises are designed and maintained to contribute positively to the streetscape and amenity of the locality.

Controls

a) Fencing in front of the building line will be supported if it is:

   i) Constructed of steel.
   ii) No higher than 1.8m.
   iii) Painted in a dark tone.

b) A 2m, low level landscaping strip is to be in front of any fencing to soften its appearance.
c) The area used for parking and display of cars is to be suitably paved.

7.3.3 Landscaping Materials Supplies

Objectives

1) To ensure landscaping materials supplies are designed and maintained to contribute positively to the streetscape and amenity of the locality.

Controls

a) The storage of all materials such as soil, sand and gravel are to be within designated storage bays.
b) Adequate loading and unloading facilities for customers and suppliers are to be provided so that it does not affect the circulation of other vehicles within the development.
c) Parking is to be provided for all plant and equipment used in the business.
d) An Environmental Management Plan (EMP) is to be submitted with the Development Application for review and approval by Council. The EMP is to address:

   i) Bin storage of materials.
   ii) Dust controls through sprinkler systems etc.
   iii) Hours and days of operation.
   iv) Loading/Unloading on the site.
   v) Customer car parking.
   vi) Stormwater/drainage controls.
   vii) Screening of unsightly activities.
   viii) Plant/machinery/equipment/amplified telephones.
   ix) Any water recycling initiatives.
   x) Ongoing monitoring of EMP.
   xi) Complaints register.

7.3.4 Sex Services Premises and Restricted Premises

Objectives

1) To ensure sex services and restricted premises are located away from places frequented by children.
2) To ensure the scale and design of these premises is compatible with the area.
3) To ensure any advertising associated with these premises does not interfere with the amenity of the locality.
4) To ensure these premises are operated in a manner that does not interfere with the amenity of the locality.

Controls

a) Must be located at least 200m from the nearest boundary of any allotment developed, or proposed to be developed, for a place of public worship, school, dwelling, a place frequented by children, or from the nearest boundary of Yass Road or Canberra Avenue.
b) Adequate reception/waiting areas are to be provided so as to prevent clients loitering outside premises.
c) Any new building or refurbishment of an existing building to function as a sex services or restricted premises is to be designed so as to be compatible with the built form of adjoining premises.
d) Any advertisement for a sex services or restricted premises must comply with the following:

i. Include the words "RESTRICTED PREMISES" in capital letters being no less than 100mm and not exceeding 150mm in height.
ii. Include the name of the person who conducts the business at those restricted premises or the registered name of the business carried out on those restricted premises.
iii. There is no more than one advertisement erected, displayed or exhibited to public view in a window or an entrance of the restricted premises or in, outside or directly above the door to the premises.
iv. Not illuminated by flashing lights, changing images or the like.

Note: Council may initially limit any development consent for a sex service and restricted premises to 12 months as well as limit the hours of operation. Operation of the premises will be reviewed at that time especially in relation to any complaints received.

Note: *A restricted premises* means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

7.3.5 Railway Lands – Oaks Estate

The following additional controls apply to the section of railway lands located within Queanbeyan-Palerang LGA (and adjacent to Oaks Estate in the ACT) currently zoned E3 Productive Support ~~IN2 Light Industrial~~ as shown on Figure 3.

The purpose of this section of the DCP is to acknowledge the unique nature of Oaks Estate, particularly its heritage value. The controls seek to ensure that any development is undertaken in a manner that has regard to potential impacts on the Oaks Estate community.

It should be noted that any development of this land needs to be compatible with the nearby residential uses at Oaks Estate and must comply with all relevant parts of this DCP, not just this clause. Accordingly, applicants should ensure that all relevant parts of this DCP have been considered when preparing any application.

Objectives

1) To ensure development contributes to the social, economic and environmental qualities of Oaks Estate.
2) To ensure development has regard to the *Oaks Estate Master Plan* adopted by the ACT Government in December 2014 and any other relevant ACT Government Policy.
3) To ensure that development of land in the vicinity to any heritage items listed under the ACT Heritage Register is undertaken in a manner that has regard to the significance of the heritage item, particularly its setting and context.
4) To ensure development does not compromise the heritage qualities of Oaks Estate (consistent with Part 4 of this DCP).
5) To ensure any development does not have an adverse impact on the setting and views to the Queanbeyan Railway Station Precinct.
6) To ensure the scale and design of any development is compatible with the existing Oaks Estate area.
7) To ensure any development is undertaken and operated in a manner that does not interfere with the amenity of the locality.
8) To promote development that enhances the quality of the site and surrounding streetscape.

Controls

a) Any development of these lands must be consistent with other relevant controls set out in this DCP, in addition to those set out below.
b) The ACT Government and the Oaks Estate Resident's Association are to be notified in respect of any proposed development on these lands.
c) Any development must consider and address potential impacts on any heritage items located in Oaks Estate as listed under the *ACT Heritage Act 2004.*
d) Buildings are to be of brick or non-reflective cladding including roof. Storage areas are to be screened.
~~e) The height of any development is to be restricted to a maximum height of 9 metres consistent with the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.~~
~~f)~~e) In considering development applications, Council shall have regard to the visual impacts of any proposed development when viewed from Oaks Estate.
~~g)~~f) Any light industrial uses on the land are to be limited to operating between 7.00am and 6.00pm on Monday to Saturday with no activity to be carried out on Sundays or public holidays, except where otherwise approved by Council.
~~h)~~g) Any access to the lands shall ensure the existing traffic function of Railway Street is not compromised.
~~i)~~h) Lighting associated with any development is to be designed so as not to create any light spill on residential development in Oaks Estate.
~~j)~~i) Sex Service Premises and Restricted Premises are not supported on the land.
~~k)~~j) Industries other than Light Industries are not permissible on the land consistent with the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.
~~l)~~k) Any new development will require appropriate arrangements for pollution control and stormwater management.
~~m)~~l) Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported.
~~n)~~m) The extensive use of reflective glazed windows is not permitted.

~~o)~~n) New materials for construction are to be used.

~~p)~~o) Scale and proportion of a development can be influenced (reduced) by appropriate planting. In general large, bulky buildings will be visually reduced to the human scale by using larger plants (trees). Similarly, large expanses of hardstand areas e.g. car parks, can be broken down by the use of shade trees.

~~q)~~p) The appearance of industrial sites, when viewed from nearby residential areas should be addressed through the location of plants and trees that break up the mass of buildings and reduce the potential for glare. This will generally be achieved by a landscape buffer zone between residential and industrial areas and the provision of a wall for noise attenuation.

Figure 3: ~~IN2 Light Industrial Land~~ E3 Productive Support land opposite Oaks Estate

Googong DCP

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Principal plan adopted by Council:	**13 October 2010**
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Googong DCP

Parts 1 and 2

Preliminary, Context and Amendment Schedule

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Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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W: www.qprc.nsw.gov.au

Amendment Schedule

Amendment No.	Area subject to Amendment	Purpose	Resolution to exhibit	Adopt	Notification	Effective From
PRINCIPAL PLAN – Googong DCP SF 080579	Googong Township	Introduce Development Controls for the new township of Googong	Council 14 July 2010	13 Oct 2010	10 November 2010	9 December 2010
1 SF 080579	Googong Township	Minor amendment to controls for single dwellings and changes to format and structure	PDRC 10 April 2013	12 June 2013	18 June 2013	18 June 2013
2 SF 130026/01	Googong Neighbourhood 1B and Talpa	Neighbourhood Structure Plans added for Neighbourhood 1B and Talpa	PDRC 24 September 2014	12 Nov 2014	18 November 2014	18 November 2014
3 SF 140266	Googong	Includes controls for small lots and studio dwellings	PDRC 10 Dec 2014	8 April 2015	17 April 2015	9 November 2015
4 SF 150204	Bunyip	Neighbourhood Structure Plans for Bunyip (44 & 64 Googong Road) added	PDRC 13 May 2015	8 July 2015	24 July 2015	24 July 2015
5 SF 150408	Neighbourhood Centre 1	Neighbourhood Structure Plans for NH 1 added & Part 10 amended	PDRC 9 Sept 2015	11 Nov 2015	13 Nov 2015	13 Nov 2015
6 SF 160113	Googong Neighbourhood 2	Neighbourhood 2 Structure Plans added	26 Oct 2016	14 Dec 2016	20 Dec 2016	20 Dec 2016
7 SF 180210	Googong	Minor amendments and updates Neighbourhood Structure Plans for Sunset Estate	10 Oct 2018	28 Nov 2018	11 Dec 2018	11 Dec 2018

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

Amendment No.	Area subject to Amendment	Purpose	Resolution to exhibit	Adopt	Notification	Effective From
8	Googong Neighbourhoods 3 to 5	Neighbourhood Structure Plans added for NH 3 to 5 Minor amendments and updates	11 March 2020	13 May 2020	27 May 2020	27 May 2020
9	Updated relevant Parts to update references to *Queanbeyan-Palerang Regional Local Environmental Plan 2022*	Update to reflect *Queanbeyan-Palerang Regional Local Environmental Plan 2022*	10 June 2020	9 Sept 2020	14 November 2022	14 November 2022
10	Part 10 Town Centre and Neighbourhood Centres	Update Structure Plans and controls for the Town Centre and Neighbourhood Centres	22 March 2023	24 May 2023	25 May 2023	25 May 2023
11	Throughout	DCP Housekeeping	TBC	TBC	TBC	TBC

Part 1 - Preliminary

1.1. Introduction

This Googong Development Control Plan (GDCP) provides a framework to guide future development of the new township of Googong. The document specifies natural area and built form controls for the various areas and elements of the new town. It sets in place urban design guidelines to achieve the vision for Googong as a vibrant community and as a place to live, work and visit.

This GDCP is broadly based on the Googong Master Plan, prepared by Queanbeyan City Council based on the CIC Australia Master Plan.

This GDCP has been prepared in accordance with the requirements of Clause 6.3 of the *Queanbeyan-Palerang Regional Local Environment Plan 2022 (QPRLEP 2022)* which requires that Council must not grant consent to development of land in Googong unless a Development Control Plan has been prepared providing the detailed objectives and controls for the development of the area.

Amendments to this DCP will be ongoing by Council in the future to ensure that timely growth is accommodated through approval of further Neighbourhood Structure Plans and any changes required to accommodate longer term development in the town/neighbourhood centre/s.

1.2. Citation

This Plan may be cited as the Googong Development Control Plan (GDCP).

1.3. Land Covered by this DCP

This Plan applies to the land identified on Map 2 of Googong Locality Map at the end of Part 1 of this GDCP.

1.4. Development within Googong

This GDCP applies to all development illustrated in Map 2, with the exception of development listed as either Exempt or Complying under the *QPRLEP 2022*, Part 3 and Schedule 2 and 3. The Queanbeyan Development Control Plan 2012 also applies to Googong development where the GDCP is silent, for example secondary dwellings.

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies. The Code identifies development which may be carried out as complying development. For more detailed information refer to the NSW Legislation website https://legislation.nsw.gov.au/browse/inforce#/epi/title/s

1.5. Date of Approval and Commencement of this DCP

The Principal Plan was adopted by Queanbeyan City Council on 14 July 2010 and came into effect on 9 December 2010. This document is subject to constant review and update.

1.6. Aims and Purpose of this DCP

This document is a Development Control Plan prepared under Division 3.6 of the *Environmental Planning and Assessment Act 1979*, and in accordance with the relevant Regulations to the Act and Clause 6.3 of the *QPRLEP 2022*. The purpose of this DCP is to provide background, objectives, and controls and design criteria to achieve desirable development outcomes in line with Council's vision for the new town of Googong.

1.7. Variation to this DCP

The controls contained in this DCP should be complied with. However, there may be outstanding circumstances (context or site specific) where a minor variation in development standards may be justified.

Council may consider variations to developments standards where it is demonstrated that the objectives of the DCP and the objectives of the particular development standard can be achieved without detriment.

Any applicant wishing to vary a standard in this DCP must request a variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

1.8. Relationship to Other Planning Instruments and Policies

This DCP supports the *QPRLEP 2022* which came into effect on 14 November 2022. This DCP provides further detailed objectives and design guidelines and controls for the development of the new town of Googong.

Accordingly, it shall be read in conjunction with the *QPRLEP 2022* and other relevant planning instruments and policies that are current at the time of submission of a development application.

The following provisions of the *QDCP 2012* are adopted by the Googong Development Control Plan:

Part 1 Section 1.8

Part 2 Sections 2.1, 2.2 with the exception of Clause 2.2.5(1)(c), 2.3, 2.4, 2.5, 2.6, 2.7, 2.9 and 2.12.

Part 3B – Secondary Dwellings in Residential Zones

You can find out the relevant instruments that apply to your site by obtaining a Planning Certificate from Council or by visiting Council's offices. The onus is on any prospective applicant to check with Council if there are any relevant additional or updated documents relating to the town that shall be considered when making a development application.

1.9. How to use this DCP

Each Part of this DCP must be read and understood to guide applicants in the preparation of any development applications in the new township of Googong. A summary of the purpose of each Part is shown below.

Part 2 – Context

Part 2 of this DCP contains a background and contextual analysis of the study area. It is intended to show the user of the document, the basis on which the development controls in the DCP were formulated.

After considering the relationship between the development site and its broader urban context, applicants are to use Parts 3 to 10 of this DCP to determine the controls that apply to the site.

Part 3 – The Master Plan

Part 3 provides the framework for the development of Googong. This is done with the Master Plan providing the overarching structure for the town, the Staging Plan then details when the land is to be released for development and the Neighbourhood Structure Plan sets out the detailed layout for each new release area.

This Part describes the objectives for future development, the vision for housing diversity and walkable neighbourhoods, public open space systems, community facilities, new centres, movement networks, essential infrastructure, neighbourhood plans and sustainability targets.

Part 4 – Subdivision Controls

This Part incorporates design principles and controls for subdivision. It also contains design requirements for the provision of a range of residential uses, including large rural residential sites.

Part 5 – Design Guidelines and Controls for the Public Domain

This Part of the DCP identifies the various public domain elements to be incorporated into the new township and includes visions and guidelines for street hierarchies, public transport and cycle networks, street types and streetscapes, parks and open spaces, public domain advertising and signage and public art.

Part 6 – Single Dwellings, Alteration/Additions

This Part contains development objectives and controls that apply generally to single dwellings, alterations/additions within Googong and includes the streetscape and building design, cut and fill, solar access, site facilities, privacy, design requirements for car parking and garages, safety and security and waste management.

Part 7 – Small Lots, ~~Studio Dwellings~~, Multi–Dwelling Housing, Dual Occupancies and Residential Flat Buildings

This Part contains additional built form controls that apply to small lot housing of 130-330m^2, ~~studio dwellings and~~ multi dwelling housing, dual occupancies and residential flat buildings.

Part 8 – Environmental Management

This Part includes objectives and controls in relation to general environmental management issues to apply to all development at Googong.

Part 9 – Advertising Signage

This Part contains objectives and development controls for advertising signage at Googong.

Part 10 – Googong Town Centre and Neighbourhood Centres

This Part contains objectives and controls for the 'focal points' within the new township such as the Googong Town Centre and Neighbourhood Centres.

Appendices 1 & 2, 3, 4, 5, 6, 7, 8, 9 and 10

These Parts contains the appendices such as glossary of terms and Master Plan Maps and Neighbourhood Structure Plans.

1.10. Pre DA Process

Discussions with Council are encouraged at an early stage in the development proposal process to formulate and agree on the overall design approach before a detailed design is developed.

Council's Development Coordination Review (DCR) Panel meets every fortnight and you are invited to contact Council to discuss your proposal and if required, to book an appointment for a DCR meeting where you can present your concept.

You will need to provide as a minimum the following information prior to your DCR meeting:

1) Detailed site and site analysis plans (A3 or A4 format)
2) Floor plans including setbacks (A3 or A4 format)
3) Elevations including orientation (A3 or A4 format)
4) Calculations of the site coverage and floor space ratio
5) Demonstration that you have considered the design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 ~~*State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development*~~ (where relevant)

1.11. Development Application Submission Requirements

Queanbeyan-Palerang Regional Council is the consent authority with respect of approvals to develop land (except complying development where approval may be obtained from Council or an accredited certifier).

You should enquire with Council staff to check whether your proposal requires Council's development consent.

Consent is not required for certain development prescribed as Exempt Development under Schedule 2 of the *QPRLEP 2022* or Exempt Development under *State Environmental Planning Policy (Exempt and Complying Codes) 2008.*

1.12. Development Application Forms

All development applications must be accompanied by a completed application form for Development Consent. The development application must be accompanied by the following information:

1) Owners Consent

The consent of all owners of the property must be lodged with the development application. If the owner is a company or owners corporation, its Common Seal must be stamped over the signature/s, otherwise the Managing Director must sign and clearly indicate the ACN.

A fax copy followed up by an original owners consent letter is acceptable. Where you have recently purchased the land evidence of settlement of your land (not exchange of contracts) is required from your solicitor if Council records do not record your name as the owner. Please check with Council's Rates Section prior to lodgement.

2) Development Application Fees.
   All relevant fees must be paid upon lodgement of the development applications.
3) Disclosure of Political Donations and Gifts Statement to Council.
   The reference on the development application form referring to 'Disclosure of Political Donations and Gifts Statement to Council' is to be completed by ALL applicants and owners.
4) Information Required for a Development Application.
   A site analysis plan is required to accompany all development applications for multi dwelling housing.

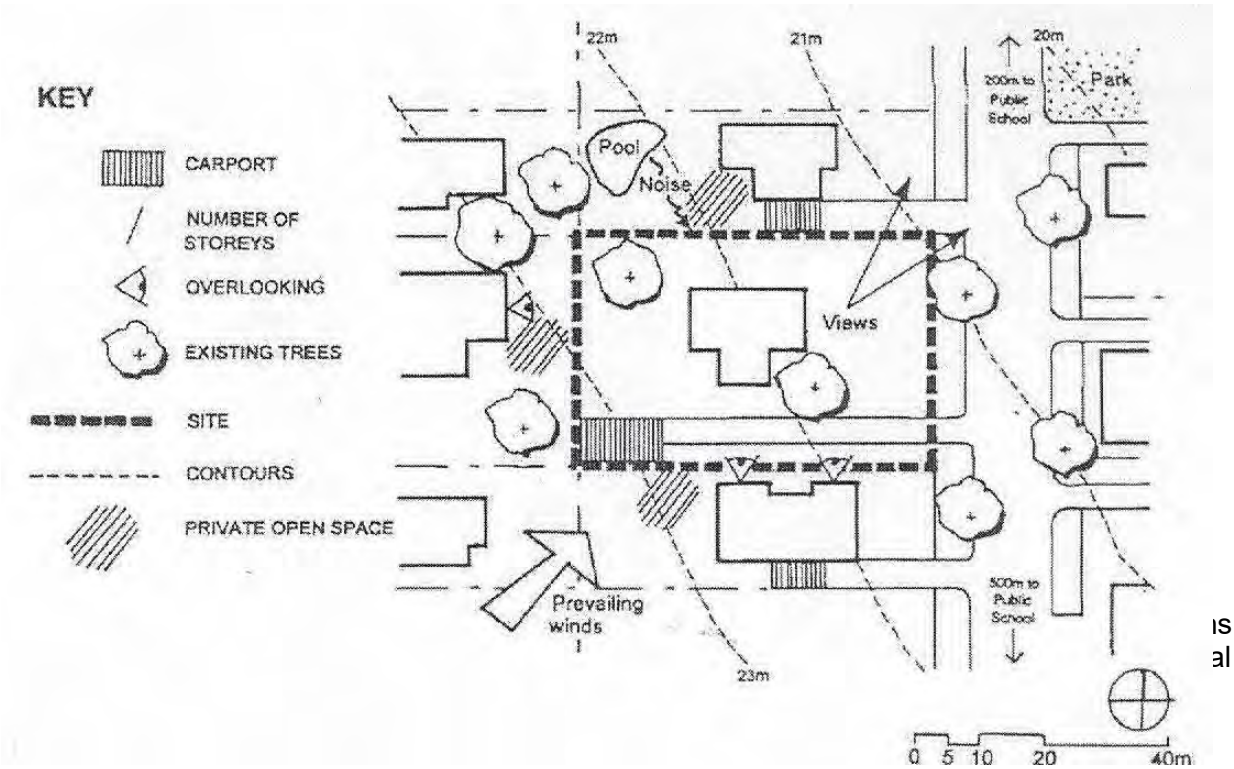
A site analysis is the process of examining and recording the opportunities and constraints to the potential development of the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality.

A site analysis should form the basis for the design of any development proposal to ensure that the best possible design for a site is achieved.

The amount of information required for a site analysis will vary depending on location, scale and complexity of the proposal.

Each application is required to demonstrate that site analysis has been undertaken. The preferred means to demonstrate that a site analysis has been undertaken is to provide an annotated diagram and if appropriate, commentary within an accompanying statement of environmental effects.

Figure 1: Example of a Site Analysis Plan



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- Details how the neighbourhood fits into the overall Master Plan
- Neighbourhood boundary outline
- Staging within the neighbourhood
- Road layout and hierarchy
- Public transport, pedestrian and bicycle network and connections
- Location of schools/educational establishments and community facilities
- Location of Public Open spaces
- Identification of drainage reserves and riparian corridors
- Opportunities for Water Sensitive Urban Design (WSUD)
- Location of any commercial centres
- Location of any major infrastructure
- Location of proposed small lot housing development
- Location of cultural heritage sites, threatened species, bushfire prone land and buffers
- Statement of compliance with commitments in applicable VPA
- Dwelling Lot Yield

1.14. Checklist for Subdivision Applications

The following plans and details are required:

- Site Analysis Plan (refer to Figure 1 above)
- Proposed Layout Plans – (three copies)

These plans shall:

1) Be prepared in not less than A4 and no greater than A1 in size.
2) Be of suitable scale 1:500 or 1:000 wherever possible). In cases where there is more than one sheet an overall plan at 1:4000 shall be submitted to illustrate the overall layout.
3) Include existing boundaries and lot or portion numbers in broken lines/lettering.
4) Show proposed boundary lines.
5) Show proposed dimensions and areas.
6) Show proposed lots consecutively numbered and include any easements and restricted development areas.
7) Show widths of all existing roads.
8) Show footpath and pavement widths of all proposed roads, proposed road widening and corner splays.
9) Show all proposed roads consecutively numbered.
10) Show the position of all intersecting adjoining property boundaries, existing roads or property boundaries of land on the opposite side of all existing roads adjoining the site.
11) Show all vegetation and trees on the subject property (separate plan).
12) Show contours in one metre intervals at Australian Height Datum.
13) Show all existing buildings, watercourses, drains, dams, swamps, easements, right-of-ways, structures or permanent improvements, heritage items.
14) Show all services.

1.15. Controls and Objectives

The objectives and controls for each matter are listed below. The controls are general statements of the means of achieving the objectives. They are not limiting in nature, and provide designers/applicants with opportunities to develop a number of different design solutions that achieve the objectives of the relevant matter.

1.16. General Design

Objectives

1) Subdivision design and density reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development

Controls

a) Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.

Land should not be divided:

i. In a manner which would prevent the satisfactory future division of land, or any part thereof;
ii. If the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;
iii. Unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;
iv. Unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets. Where connection to sewer is not possible, the allotment shall be suitable for on-site effluent disposal without adverse effect on ground or surface water quality.
v. If the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
vi. Where the land is likely to be inundated by floodwaters;
vii. where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose; and
viii. If the division and subsequent use if likely to lead to the clearance of one or more significant trees.

Where any lot being created in a subdivision is of mixed title, the land held under Old System Title within that lot shall be brought under the Real Property Act.

1.17. Lot Size and Design

Objectives

1) To provide subdivisions which are generally compatible with the urban suitability and capability of the land on which it is to be carried out on.
2) To provide layouts which encourage development compatible with the maintenance and enhancement of the existing urban and scenic character of Queanbeyan-Palerang Regional Council LGA.
3) To design subdivision layouts which maximise the potential use of public transport and non-residential uses.

Controls

a) The density of allotments should maintain and promote the residential character of the area for infill subdivisions.
b) Lot sizes should be compatible with the character of the surrounding area and are to comply with Clauses 2.6, 4.1, 4.1AA, 4.1D, 4.1E, 4.2, 7.24 and 7.25 in the *QPRLEP 2022* and the minimum area requirement as specified on the Lot Size Map.
c) Lot sizes and lot layouts in urban release areas should take account of the environmental constraints of the area and be designed to conserve agricultural productive land (where applicable) and the retention of any significant natural features of the site.
d) Lot sizes and lot layouts in urban release areas which increase potential resident density shall be sited in close proximity to public transport nodes and to commercial/community facilities.
e) Lot size and lot layouts should reflect the servicing capacity of the area.

1.18. Flora and Fauna

Objectives

1) To encourage subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and which has a minimal impact on them.
2) To encourage subdivision design which recognises the value of native vegetation, particularly existing remnant trees and which provides measures to conserve and enhance it where practicable.
3) To encourage subdivision which comply with all applicable legislative requirements.

Controls

a) Submission to Council of a biodiversity development assessment report which complies with the *NSW Biodiversity Conservation Act 2016*.
b) Application of any measures or amelioration measures identified in the *NSW Biodiversity Conservation Act 2016.*
c) Implementation of design and construction measures to achieve the relevant provisions of the *QPRLEP 2022.*
d) Native vegetation, particularly existing remnant trees which adds to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal.

1.19. Natural Hazards

Objectives

1) To design and construct subdivisions which minimises the exposure of future residential development, residents and users to natural hazards such as slip, bushfire and flood.
2) To design and construct subdivisions which comply with all applicable legislative requirements.

Controls

a) Application of measures which minimises risks to future development and users from slip, bushfire, flood and other natural hazards.
b) Implementation of design and construction measures designed to achieve and comply with the relevant provisions of the *QPRLEP 2022*.

1.20. Contamination

Objectives

1) To require subdivisions which minimise the risk of contamination to future residents.

Controls

a) Where required Implementation of measures designed to remediate land to a standard suitable for occupation.
b) Implementation of measures designed to achieve and comply with the relevant provisions of the applicable local environmental plan.

1.21. Stormwater Management and Drainage

Objectives

1) To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand.
2) To ensure that subdivisions in new release areas have stormwater and drainage systems that maintain or improve pre-development flows in terms of quality and volume.

Controls

a) Stormwater and drainage systems shall be designed and engineered to meet the Objectives.

1.22. Aboriginal and European Heritage

Objectives

1) To ensure that subdivisions respect and do not compromise heritage items, archaeological site, potential archaeological deposits or sites within identified heritage conservation areas.

Controls

a) Subdivision layouts which respect the heritage significance or heritage items or sites within heritage conservation areas.
b) Subdivisions which are designed to preserve archaeological sites or potential archaeological deposits by siting them in future public areas away from works likely to adversely affect them.
c) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

1.23. Roads, Traffic (vehicles, cyclists, pedestrians) and Access

Objectives

1) To minimise the establishment of traffic generating development along main and arterial roads.
2) To provide safe and convenient access to all residential subdivisions and all allotments within a residential subdivision.
3) To provide safe facilities for pedestrians.
4) To provide safe facilities for cyclists.
5) To provide facilities for users of public transport.

Controls

a) Subdivisions designed so that allotments along a main and arterial road have access from a local or secondary road.
b) Subdivisions designed to maximise the safety of pedestrians using the road reserve.
c) Subdivisions which are designed to comply with any applicable legislative requirements.
d) Provision of footpaths in accordance with the *Queanbeyan City Council Section 94 Contribution Plan (Googong) 2015.*
e) Provision of an off road cycleway where required in accordance with the *Queanbeyan City Council Section 94 Contribution Plan (Googong) 2015.*
f) Compliance with the design and engineering requirements applicable to roads, crossings, footpaths, cycleways, bus shelters and the like.
g) Provision shall be made for coinciding physical and legal access to all proposed lots.

1.24. Solar Access and Lot Orientation

Objectives

1) To provide good solar opportunities internally and externally for future development and residents.

Controls

a) Subdivision blocks and allotments which are orientated and have lengths and widths which provide opportunities for maximum solar efficiency when developed.

1.25. Service Provision

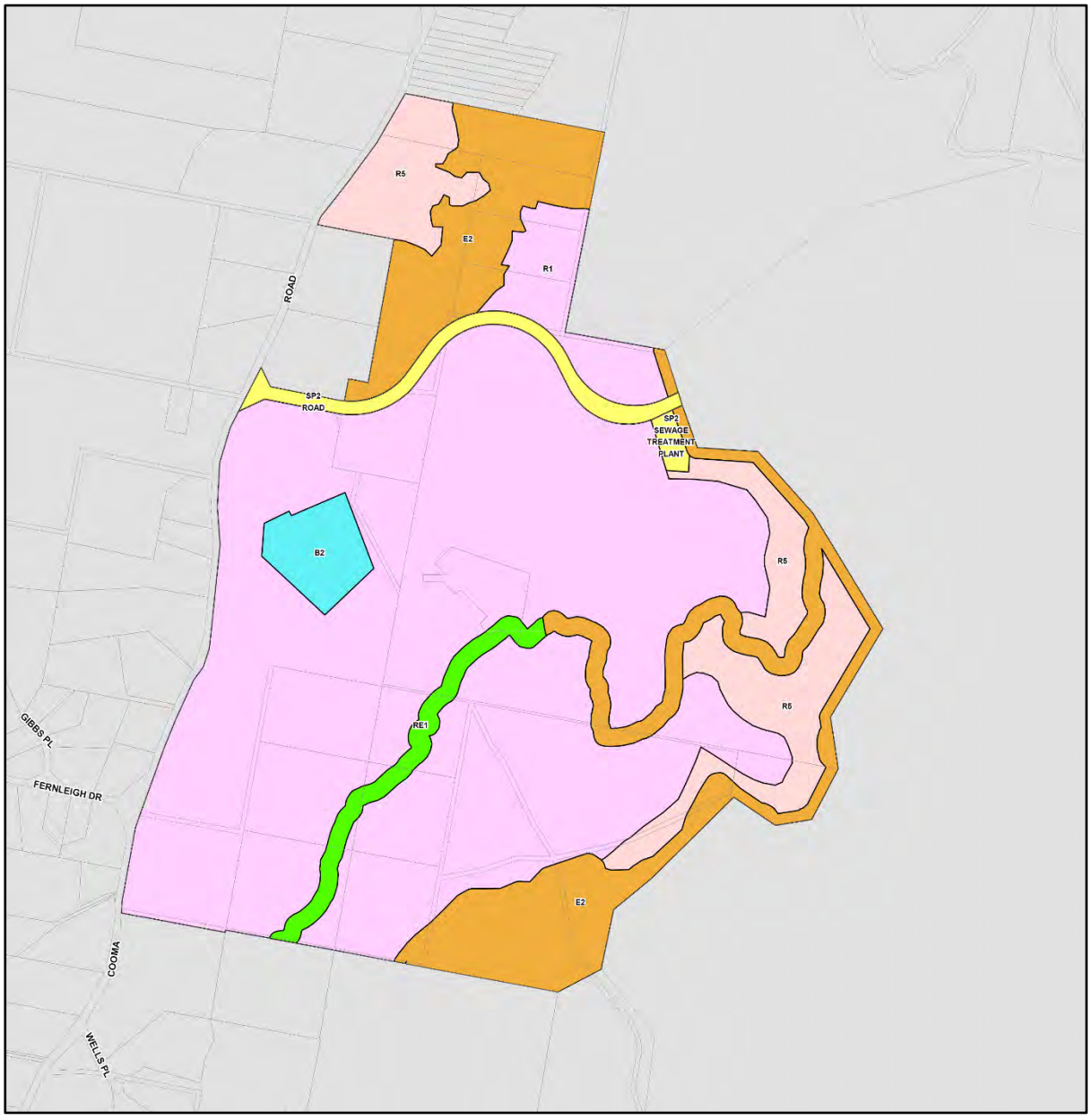
Objectives

1) To ensure adequate services are available to cater for future development and peak demand.
2) To encourage subdivisions which are serviced by infrastructure designed to achieve sustainable outcomes.

Controls

a) Provision of all essential services including facilities for stormwater and sewerage disposal.
b) Use of shared trenches.
c) Use of infrastructure which reduces greenhouse gas emissions.
d) Use of infrastructure which reduces water consumption.

Map 1: Map of Googong Township
Source: GLEP2009



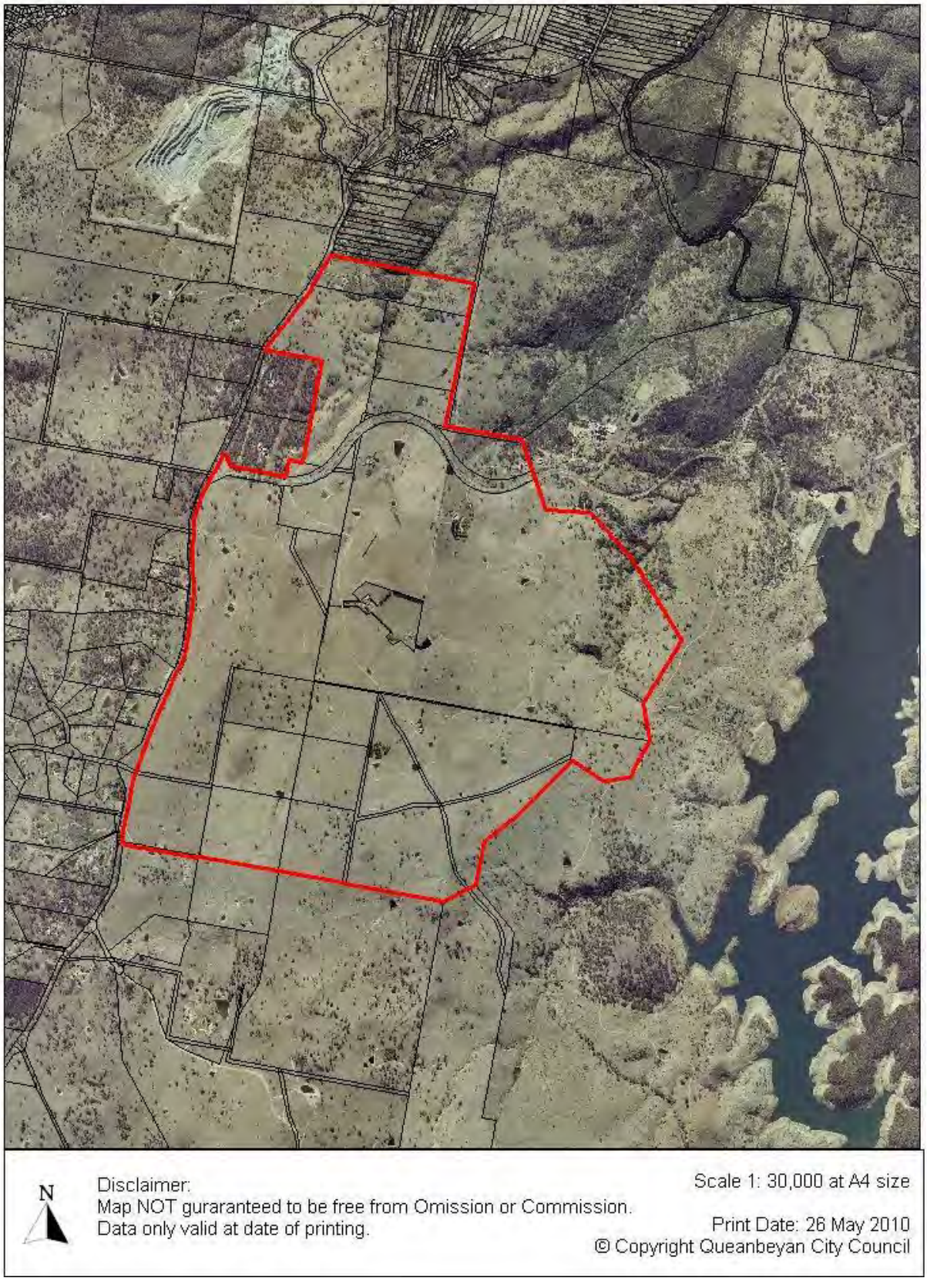
Zone

B2	LOCAL CENTRE
E2	ENVIRONMENTAL CONSERVATION
R1	GENERAL RESIDENTIAL
R5	LARGE LOT RESIDENTIAL
RE1	PUBLIC RECREATION
SP2	INFRASTRUCTURE

Cadastre

	CADASTRE - DEPT OF LANDS

Map 2: Googong Locality Map
Source: QCC 2010



Part 2 - Context

2.1. Regional Planning Context

Googong is located approximately 10 kilometres south of Queanbeyan. Queanbeyan is a regional centre and was identified as such in the Sydney-Canberra Corridor Regional Strategy.

Queanbeyan has experienced one of the highest growth rates in the region and, due to its strategic location adjacent to Canberra, is earmarked for significant additional growth over the next 25 years.

The Strategy aims to accommodate an extra 46,350 people in the region over the next 25 years. The Southern subregion of the Region has a current population of 61,400 and is projected to grow by 26,100 to 87,500.

The Strategy also stresses the importance of careful management of the environmental impacts of new settlements.

After Canberra City, Queanbeyan is the main employment centre for the southern subregion. Assessment of demand for employment lands carried out as part of the Strategy identified the need for an additional 130 hectares of new employment lands in the LGA over the next 25 years.

Queanbeyan City Council in 2006 prepared the Queanbeyan Residential and Economic Strategy at the request of the Minister of Planning. The purpose of this document was to prepare a long term residential and employment lands strategy to accommodate up to 25 years of residential and employment growth. In detail the purpose of the strategy was to:

- Outline a 25 year residential and economic land use strategy for Queanbeyan.
- Provide a framework for ongoing growth and prosperity of Queanbeyan whilst protecting key environmental attributes.
- Input into the Department of Planning's Sydney-Canberra Corridor Regional Strategy.
- Provide a basis for the future Queanbeyan Strategic Plan / Local Environmental Study and Local Environmental Plan.
- Give effect to the relevant key directions and strategies of the Queanbeyan Tomorrow Community Vision 2021.

The Strategy was endorsed by the Minister of Planning in April 2007 subject to a number of alterations to land uses in South Jerrabomberra and conditions relating to transport and infrastructure.

The Strategy had a target of 10,000 dwellings from release areas in Queanbeyan over the next 25 years and part of this need will be met by the Googong urban area.

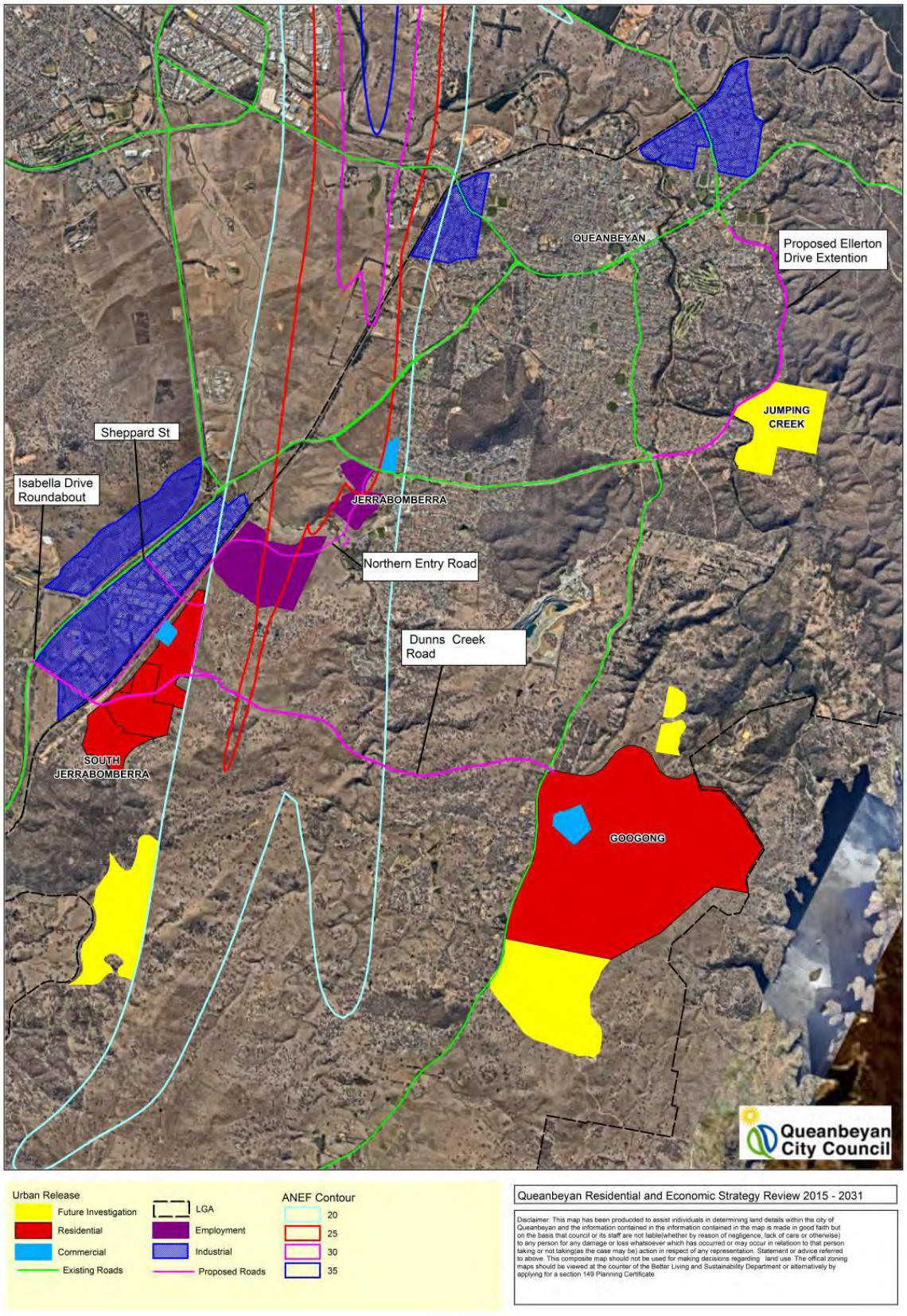
The new town of Googong was identified as an excellent opportunity to provide a significant portion of this requirement.

The Strategy also recognises the growing importance of Queanbeyan as a location for government services and facilities, as evidenced by the recent decisions to construct a new hospital and state government office block.

The strategy was comprehensively reviewed in 2015 and a revised Strategy, known as the 'Residential and Economic Strategy 2015-2031 was adopted by Council on 9 December 2015

and endorsed by the NSW Department of Planning and Environment on 24 July 2016. The revised strategy confirmed the previous target of 10,000 new dwellings within a 25 year time frame and established that there will be a sufficient supply of housing up to 2031.

Map 3: Queanbeyan Residential and Economic Strategy 2015-2031



Map 4: Regional Plan
Source: NSW Department of Planning, Sydney-Canberra Corridor Regional Strategy, Residential and Economic Strategy 2031 – Addendum Report – December 2008.

2.2. Googong Today

The entire site in 2010 was pastoral land, with rolling hills and valleys, typical of the Monaro Region. The total site area is 1,339.5 hectares. It is currently undeveloped and comprises grazing land. The site is approximately 10 kilometres south of the Queanbeyan CBD, 4km south-east of Jerrabomberra and 23km from Canberra.

Aerial Regional Context
Source: Googleearth.Com/Queanbeyan Council

Images of Googong

Googong DCP

Part 3

The Master Plan

Principal Plan adopted by Council:	**13 October 2010**
Document ID:	**891008**

Offices: 144 Wallace St, Braidwood
10 Majara St, Bungendore
256 Crawford St, Queanbeyan

Contact: **Bungendore/Braidwood:**
Ph: 1300 735 025
E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

PART 3 - THE MASTER PLAN

3.1 Vision

Googong is a new beginning – a new township nestled within a unique rural landscape where innovation, a sustainable way of living and true sense of belonging will be created.

3.2 Elements of the Vision

The elements of the Vision are to:

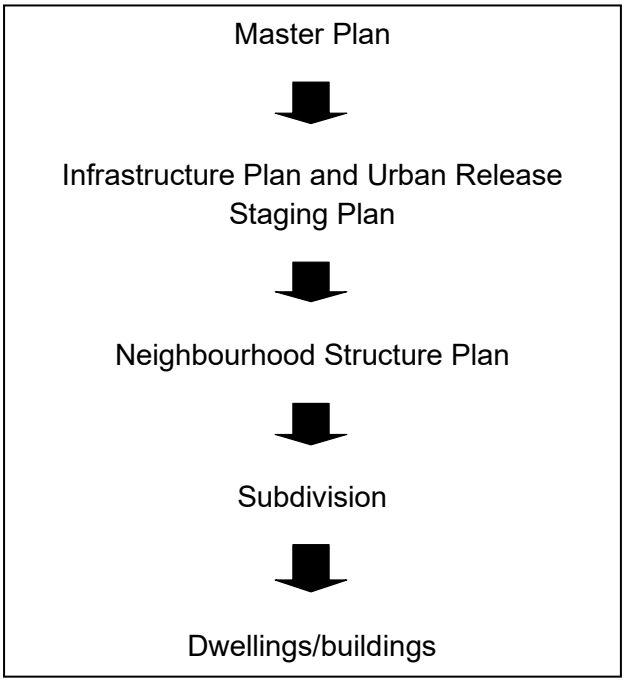
- Create a sense of place
- Capture the “essence” of the Monaro
- Deliver genuine social, environmental and economic sustainability
- Establish a high quality and accessible public realm
- Provide housing choice and intergenerational living
- Foster environmental stewardship
- Celebrate the township’s environmental and cultural heritage

3.3 Master Planning for Googong Township

As Googong is a new beginning this DCP is structured to start at the broad scale of the whole Googong Township, it then goes into more detail with the structure for each of the seven neighbourhoods making up the township.

From this subdivision designs can be drafted for each stage in the Neighbourhood Structure Plan and finally down to the scale where development on each allotment can occur.

The diagram below outlines the Master planning and development process for Googong.



The Googong Master Plan prepared by Council (Map 1) broadly establishes the ultimate development outcomes for Googong, which are embodied in this Development Control Plan (DCP).

The purpose of the Master Plan is to guide the orderly and sequential development through the next 25 years, providing the community with information on the facilities and neighbourhoods to be developed. This is supplemented with the Staging Plan and an Infrastructure Plan.

The Master Plan features five walkable neighbourhoods surrounding a central parkland, the "Googong Common" and two low density neighbourhoods, north of Googong Dam.

It sets out the general location of commercial centres, schools, the open space and movement networks.

The neighbourhood development pattern and character within Googong will generally be a transition from the lower density edges of the new township to the denser urban areas of neighbourhood activity centres and the highly urban environment at the heart of the town centre.

This transition of character will be the basis for organising the urban form elements including buildings, lots, land use, streets and open spaces.

3.4 Master Plan Objectives

The Googong Master Plan is the expression of the following objectives:

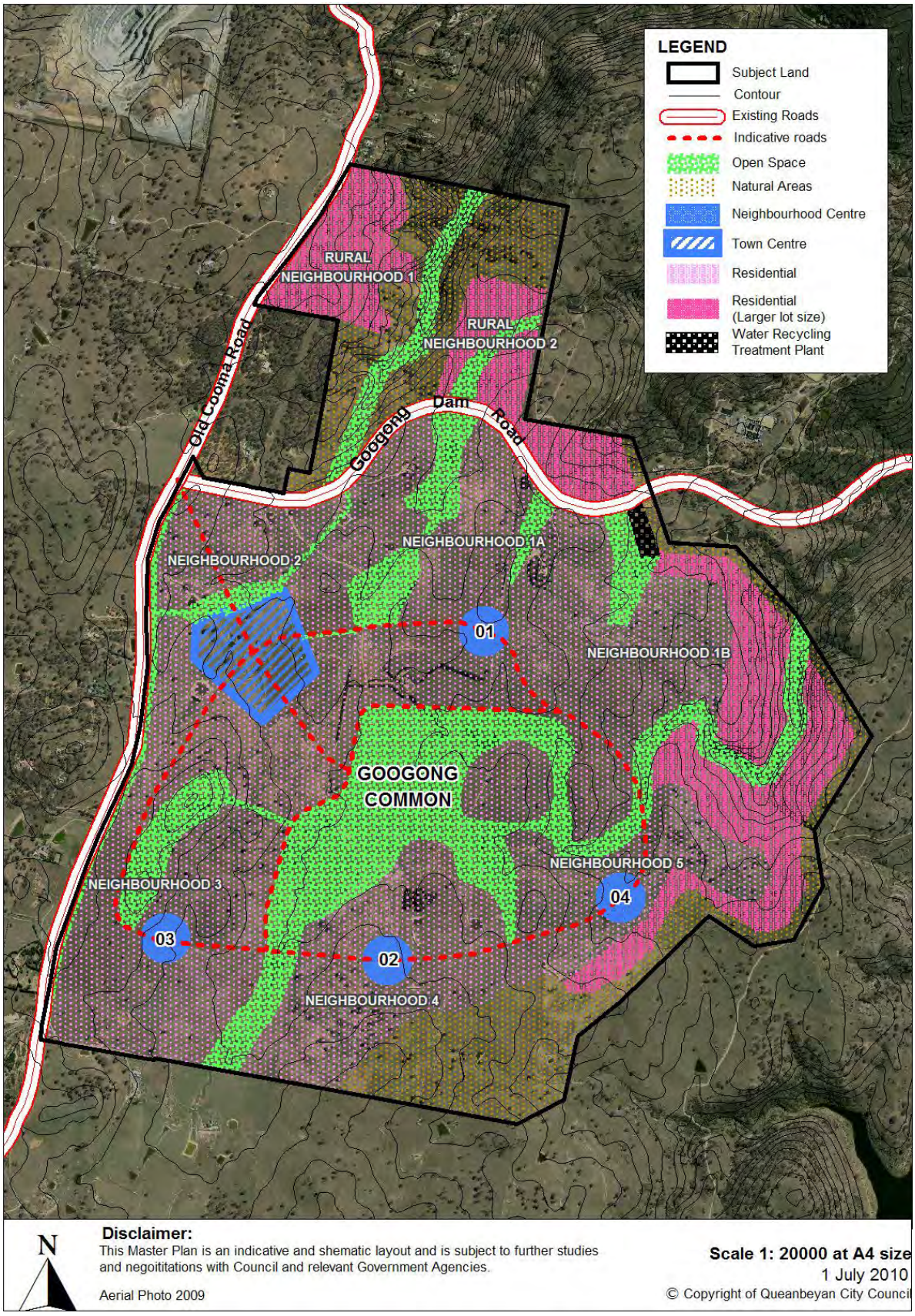
- Establish high quality liveable neighbourhoods within a sustainable township.
- Create a transition from lower density residential fringes to urban mixed use centres.
- Promote interconnectivity within and between neighbourhoods through safe and legible pedestrian paths, cycle ways and streets.
- Focus each neighbourhood around a 'neighbourhood centre' which is to be a hub of community, commercial and retail activity.
- Create a connected open space network catering for all ages with a range of civic, active, passive and civic spaces.
- Provide opportunities for future residents and visitors to meet their social, cultural and economic needs.

3.5 Controls

Development is to be generally in accordance with the Master Plan and other controls in this DCP.

A variation to the Master Plan must demonstrate that it is consistent with the vision and the applicable objectives of this DCP and can only be amended as part of a neighbourhood structure plan.

Map 1: The Master Plan
Source: Googong Master Plan (QCC), 2009



3.6 Staging of Development in Googong

The land rezoned for Googong Township provides a land supply for the next 25 years. The orderly and efficient development of this land relies on the effective staging of subdivision and development for each Googong neighbourhood over the next 25 years.

The Master Plan also shows the staging and sequence in which Googong is to be developed to ensure orderly and efficient development and infrastructure provision is achieved.

3.7 Staged Release of Land

It is recommended that the land be generally developed in accordance with the following sequence:

1) Neighbourhood area No.1 being the first stage (comprising Stages 1A and 1B) with Neighbourhoods 2, 3, 4 and 5 following in logical sequence.
2) The Googong Neighbourhoods located north of Googong Dam Road identified in the Master Plan, adjoining to the east and west of the urban areas of Googong, may be developed at the same time as Neighbourhood 1a as the main arterial services required to service that Neighbourhood could also service the rural neighbourhoods.

3.8 Controls for Releasing Land for Development in Googong

The following factors are to be addressed in releasing land for the next stage of development.

Orderly Expansion of Googong

The release of land shall:

- Progress sequentially as outlined on the Googong Master Plan.
- Not occur until a Neighbourhood Structure Plan has been approved for the area by the Queanbeyan-Palerang Regional Council.

Population Forecasts

The following planning statistics underpin the Urban Release Area of Googong. The site constitutes an area of approximately 1,340 hectares.

Release of land shall support achieving the forecasts:

- To provide a mix of dwelling types including affordable housing, commercial centres, community facilities, open space and infrastructure including roads and a sewerage treatment plant.
- That by 2035 a total of 5,550 dwellings will be provided.
- That by 2035 the population of Googong will be approximately 16,000 people.

Timing of Infrastructure Provision:

The site is currently ‘greenfield’ un-serviced land and requires the infrastructure of roads, water, sewer, energy (gas, electricity and or solar) and information technology cabling.

Clause 6.2 of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* states that development consent must not be granted until Council is satisfied that any public utility

infrastructure that is essential for the development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

Release of land shall:

- Minimise infrastructure costs.
- Have regard to and be supported by market demand.
- Have regard to the capacity in existing zoned areas at Googong.

Neighbourhood Structure Plans:

The Neighbourhood Structure Plans (Appendices) provide direction for the next land release in Googong and set out the broad development pattern for each neighbourhood.

3.9 Neighbourhood Structure Plan Design Process

For each neighbourhood the following planning design processes are recommended:

Step 1 – Identification of non-developable areas based on environmental constraints, topography, sites of cultural importance and vistas and views of merit.

Step 2 – Design of transport routes, including the hierarchy of roads and associated bicycle tracks.

Step 3 – Design of utilities to service the site, including water, stormwater, sewer, energy (natural gas, electricity and or solar power) and information technology cabling. In addition the provision of utilities for the entire area is required, for example a water recycling plant to service the Googong Township. A Part 3A application will be required to the Minister of Planning in this regard.

Step 4 – Design of open space networks and connections

Step 5 – Design of housing diversity

Step 6 – Design of viable commercial/retail centres and facilities to service the township.

3.10 Neighbourhood Structure Plan Approval Process

Neighbourhood Structure Plans will form part of the DCP where approved. This requires the DCP to be amended in accordance with the Act and Regulations.

3.11 Process for Approval

1) Submission of Structure Plan as a DCP amendment
2) Assess under DCP requirements
3) Exhibition
4) Consideration of Submissions
5) Approval/adoption

3.12 Neighbourhood Structure Plan Submission Requirements

A scaled and detailed Neighbourhood Structure Plan(s) together with accompanying statement and evidence of compliance with the controls set out below. Neighbourhood Structure Plans shall be submitted to council as a DCP amendment. The Neighbourhood Structure Plan will be assessed and considered under the DCP requirements for structure Plans.

The Structure plan is then exhibited as part of the DCP amendment and any comments received considered. Council can then adopt the Neighbourhood Structure plan as part of the DCP amendment, with or without changes.

Objectives

1) Provide for the orderly development of Googong by establishing the broad structure of each Neighbourhood within the context of the Master Plan and Staging Plan.

Controls

a) Neighbourhood Structure Plans shall be generally consistent with the Googong Master Plan.
b) Neighbourhood Structure Plan shall demonstrate compliance with VPA commitments.
c) Neighbourhood Structure Plans are to detail the indicative lot yield of each stage of the neighbourhood.
d) Neighbourhood Structure Plans shall be consistent with Chapter 4 Subdivision Controls.
e) Each Neighbourhood Structure Plan is to be approved by Council as a DCP amendment prior to lodgement of any development application. Approved Neighbourhood Structure Plans are contained in the Appendices.
f) Development in each Neighbourhood is to be carried out generally in accordance with the Neighbourhood Structure Plan.
g) Development may occur in a Neighbourhood before a Neighbourhood Structure Plan is prepared and approved by Council, provided that development:
    i. Is required to facilitate orderly or efficient development in a neighbourhood that already has a Neighbourhood Structure Plan approved by Council and meets the requirements of the *QPRLEP 2022,* relevant sections of this DCP and all other relevant policies and standards, or
    ii. has landscaping, essential infrastructure or environmental management works, and such works as are consistent with relevant sections of this DCP and all other relevant legislation, policies and standards

3.13 Additional Design Controls for Neighbourhood Structure Plans

Flooding

Objectives

1) Neighbourhood Structure Plans shall provide safe access/egress for residents in times of flooding.

Controls

a) Neighbourhood Structure Plans shall ensure that residential land is flood free for the 100 year ARI event. The 100 Year Flood level in Googong has been mapped and is included in Appendix 2.

Bushfire

Objectives

1) Consider bushfire protection and management issues in land use planning to provide a safer environment for the community.

Controls

a) Neighbourhood Structure Plans shall identify bushfire prone areas and ensure buffers and development controls in *Planning for Bushfire Protection* can be accommodated in any subdivision design.

3.14 Biodiversity

A 7 part test under section 5A of the *EP&A Act 1979* carried out by Willana Associates investigated the flora and fauna significance of the site for the new township and concluded that the properties within the lands to be rezoned:

1) "…predominantly comprise non-native vegetation and have little value for threatened fauna in the region. The types of habitat within these areas are likely to be widespread throughout the region and are of low conservation value".
2) A portion of the site, adjacent to Old Cooma Road was identified in the LES as having native grass land.

An investigation by Biosis Research indicated the possibility of the presence of one Endangered Ecological community, five threatened flora species and 30 threatened and/or migratory fauna species, or their habitats within Neighbourhood NH1A and the Googong Dam Road corridor.

Applicants are advised to consult with Council with regard to relevant studies that are available on the existing flora and fauna habitats within the Googong.

Objectives

1) To conserve the diversity of native vegetation communities, including their component species and genes throughout the identified natural bushland areas in the Queanbeyan-Palerang LGA.
2) To minimise the impact of development on the biodiversity of the identified natural reserves, parks, creeks and other open spaces in the new township and its rural surroundings.

Controls

a) Neighbourhood Structure Plans shall allow for subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and will minimize any impact on them.
b) Encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.
c) Neighbourhood Structure Plans shall safeguard the natural environment through the protection of the natural corridors along Montgomery Creek and the main watercourse to the north of Googong Dam Road.

3.15 Contamination

Objectives

1) To ensure that the land to be developed is not subject to any contaminants that may cause harm to the future population of Googong.

Controls

a) Any sites identified by the *Preliminary Environmental Site Assessment – Coffey & Partners 2004* and the Fieldwork and Testing by Agsol Pty Ltd 2009 shall be identified on the respective Neighbourhood Structure Plans. Sites of Environmental Concerns have been mapped and are included in Appendix 2.
b) If land is identified as being potentially contaminated, remediation measures shall be outlined and put in place to ensure that the land is suitable for its intended purpose.

3.16 Cultural Heritage

Objectives

1) To celebrate and interpret the 'essence of the Monaro' in the design of the new town and its precincts.
2) To protect and enhance the sites or items of cultural significance within Googong.

Controls

a) Neighbourhood Structure Plans shall ensure that development respects and does not compromise heritage items, archaeological sites, potential archaeological deposits or sites within identified heritage conservation areas.
b) Neighbourhood Structure Plans shall integrate elements of cultural heritage into the future development in appropriate circumstances.
c) Neighbourhood Structure Plans shall identify and conserve sites of European and Aboriginal Heritage as appropriate.

3.17 Access and Movement Network

Objectives

1) Streets in Googong are to be designed to facilitate legible, safe and efficient pedestrian, bicycle, public transport and private car movement.
2) A network of pedestrian and cycle paths in Googong are to provide good access to key destinations such as the town centre, neighbourhood centres, parks and community facilities.
3) The Main Avenue is to connect the five neighbourhoods and provide an identifiable public transport route. Vehicular access to Googong will be from Googong Dam Road and Old Cooma Road.

Controls

a) The Neighbourhood Structure Plan must:
    i. Provide for a street hierarchy that reflects the function and character of each street and forms part of a legible network. The indicative street network is shown in Appendix 2.
    ii. Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout the township and connections to the established network. The indicative pedestrian and cycle network, proposed public transport route and walkable neighbourhoods are shown in Appendix 2.
    iii. Make provision for a public transport route through Googong.
    iv. Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network.
b) Street design is to accord with the typical street design requirements specified in the QPRC Design Specifications.

3.18 Essential Services

The Master Plan and this DCP adopt the objectives and controls for the location and provision of essential utilities contained in QPRC Design Specifications.

Objectives

1) Ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting will be available to cater for future development and peak demands.

2) Ensure all development is serviced by infrastructure designed to achieve reasonable sustainable outcomes.
3) Locate services so that they reduce environmental impact, are not visually obtrusive and do not compromise community safety.
4) Provide public utilities in a timely, efficient and cost effective manner.

Controls

a) Neighbourhood Structure Plans shall ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting are available to cater for future development and peak demands.
b) Neighbourhood Structure Plans shall encourage subdivisions which are serviced by infrastructure designed to achieve reasonable sustainable outcomes.
c) Neighbourhood Structure Plans shall locate services so that they reduce environmental impact, are not unreasonably visually obtrusive and do not compromise community safety.
d) Neighbourhood Structure Plans shall optimise opportunities for shared trenching to allow for the provision of landscaping in road reservations.
e) Neighbourhood Structure Plans shall provide a sustainable, reliable, safe and efficient supply of potable water to meet the long term needs of the development including fire fighting requirements
f) Neighbourhood Structure Plans shall optimise opportunities for water recycling and reduce the unnecessary use of potable water for non-potable residential uses such as toilet flushing and watering of gardens.

3.19 Drainage Reserves

The site for the new Googong township is a natural environment with a system of natural drainage lines that must be preserved and enhanced to cater for the urban runoff to ensure that no significant detrimental impact occur to the existing hydrology of the area. These areas have been mapped and are identified by the DCP. (Appendix 2)

Objectives

1) Ensure that all development within Googong incorporates stormwater management, reuse, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.

Controls

a) Neighbourhood Structure Plans shall protect and enhance creek corridors, in particular Montgomery Creek.
b) Neighbourhood Structure Plans shall ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.
c) Neighbourhood Structure Plans shall encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.
d) Neighbourhood Structure Plans shall recognise the environmental sensitivity of Montgomery Creek and two zonings reflecting the increasing sensitivity as is approaches the north eastern boundary of Googong.

3.20 Water Sensitive Urban Design (WSUD)

Queanbeyan-Palerang Regional Council fully supports the application of Water Sensitive Urban Design (WSUD) principles in the development of the new township of Googong.

Objectives

1) Incorporate Water Sensitive Urban design (WSUD) in the planning of the Neighbourhood Structure Plan layout and design of all development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
2) Provide WSUD measures in a timely, efficient and cost effective manner.

Controls

a) Neighbourhood Structure Plans shall ensure that subdivisions incorporate stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
b) Neighbourhood Structure Plans shall incorporate Water Sensitive Urban design (WSUD) in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
c) Neighbourhood Structure Plans shall integrate Water Sensitive Urban Design (WSUD) into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters.
d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.

3.21 Water and Energy

Objectives

1) To adopt the principles of sustainable development in terms of the overall usage of water and energy within the neighbourhood.

Controls

a) Neighbourhood Structure Plans shall achieve water savings of between 50 – 70% with a current target of 62% by providing an integrated water cycle system (and in particular a water recycling system for the entire town).
b) Neighbourhood Structure Plans shall reduce demand on potable water by ensuring connection is available to a recycled water service for non-potable uses.
c) Neighbourhood Structure Plans shall reduce energy consumption by precinct and site specific initiatives such as optimisation of street and block orientation.
d) Neighbourhood Structure Plans shall reduce demand for energy and carbon footprint by encouraging a largely self-contained township.

3.22 Housing Diversity

Googong will accommodate a diversity of housing types including single dwellings, multi dwelling, attached and detached homes (such as terrace; townhouse; villa and duplex), residential flat buildings, studios over garages and seniors housing.

Googong will also cater for low density semi-rural housing on Zone R5 land on lots which are no less than 1.5ha. Higher density housing types such as apartments and housing on lots between 170m^2 and 330m^2 will be located on land that is located less than 200m from any land in Zones B2 or on any land within 200m of a neighbourhood centre.

These higher density housing types and housing on lots between 170m^2 and 330m^2 are to be near and within the town and neighbourhood centres to take advantage of the proximity to facilities, services and public transport and to provide affordable purchase opportunities for moderate income earners.

Objectives

1) Provide a mix of housing types that will cater for different types of households (i.e. young, old, families, single households) with different incomes.

Controls

a) The Neighbourhood Structure Plan shall address how the desired future character and function for residential areas as outlined in Table 1 will be achieved.
b) Each Neighbourhood is to have a range of housing types.
c) 10% of total housing in Googong is to be provided as Affordable Housing (in the form of "Affordable Home Packages" as defined and indexed at a price determined within the current Voluntary Planning Agreement (VPA).
d) Higher density housing is to be located in neighbourhood centres and sites adjacent to open space and along public transport routes.

Note: Every three years, reconciliation is to be done by the Googong development Corporation and its successors to track the progress of the delivery of Affordable Home Packages against the 10% target.

3.23 Town and Neighbourhood Centres (Activity)

Activity centres at Googong will provide a mixture of uses such as retail, commercial, community, civic, residential, seniors housing, recreation + amenity.

There will be two levels of Activity Centres in Googong. There are four neighbourhood centres and the higher order town centre. It is envisaged the neighbourhood centres will take on a village character and the town centre the qualities of a modern rural market town.

Objectives

1) Promote prosperous and vibrant mixed use town and neighbourhood centres to assist in creating a high level of containment for Googong.
2) Ensure the characteristics of the centres are achieved over time in an efficient, orderly and commercially viable manner.
3) Encourage higher density living in close proximity to facilities, services and transport.
4) Ensure that the centres hierarchy in the Master Plan is reflected in Googong.

Controls:

a) The Neighbourhood Structure Plan shall address how the desired future character and function for the centres as outlined in Table 1 will be achieved.
b) Combined retail and commercial uses within the Neighbourhood Centres, which are not to exceed the following gross floor areas:
    i. Neighbourhood Centre 1 – 3,000 square metres
    ii. Neighbourhood Centre 2 – 2,500 square metres
    iii. Neighbourhood Centre 3 – 1,000 square metres
    iv. Neighbourhood Centre 4 – 1,000 square metres

3.24 Community Facilities

High quality community facilities are required to meet the social, cultural, health, recreational, religious and community needs of the new community.

Facilities are to be generally located in attractive, vibrant and safe environments that can be easily accessed by foot, bicycle or public transport and be co-located with other community or open space facilities in order to create a community hub and allow sharing of ancillary facilities such as parking.

Objectives

1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout Googong.
2) Encourage the co-location of appropriate services and facilities adjacent to school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
3) Encourage the design of education and community buildings that are accessible to all and that provide a high level of amenity, health and well-being for users. Ensure community facilities including schools and recreation spaces are appropriately distributed across Googong as shown on Appendix 2.
4) Encourage, as far as practical, the co-location of compatible facilities and services in or adjacent to neighbourhood centres to promote safety, security and efficient use of resources.

Controls

a) Community Facilities at Googong will be provided generally in accordance with the Section 2 Community Facilities of Schedule 1 of the current Googong VPA.
b) Neighbourhood Structure Plans shall detail appropriate spatial locations for community facilities capable of meeting the objective and development controls outlined in Parts 4 and 5 of this DCP.

3.25 Public Open Space

Open spaces in Googong have a recreational and aesthetic role for the community as well as supporting ecological systems. The provision of open space in Googong aims to provide an appropriate distribution of quality open space throughout the township. Table 1 sets out the desired future function and character of open space areas within the township.

Objectives

1) Ensure that public open space in Googong is of appropriate quality and quantity to meet the needs of the community.
2) Provide open space that caters for a wide range of users and is well distributed throughout the township.
3) Ensure connectivity between public open spaces to create an accessible network.
4) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of Googong.
5) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
6) Establish attractive walking and cycling links throughout.

Controls

a) The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in Table 1 will be achieved.
b) The Landscape and Open Space at Googong is to be provided generally in accordance with the Part 1 Local Open Space of Schedule 1 of the Googong VPA and generally in accordance with the *Googong Landscape and Open Space Strategy dated 10 July 2009.*
c) The Neighbourhood Structure Plan shall detail appropriate spatial locations for Open Space that will capable of meeting the objectives and controls in Parts 4 and 5 of this DCP.
d) The Street Tree Neighbourhood Structure Plan shall be generally consistent with the Street Tree Master Plan (Appendix 2 Master Plan documents).

Note: The above controls include 'preferred plant species' to provide applicants with certainty about the selection of plants to be used in landscaping throughout the township.

Map 2: Integrated Water Cycle Plan

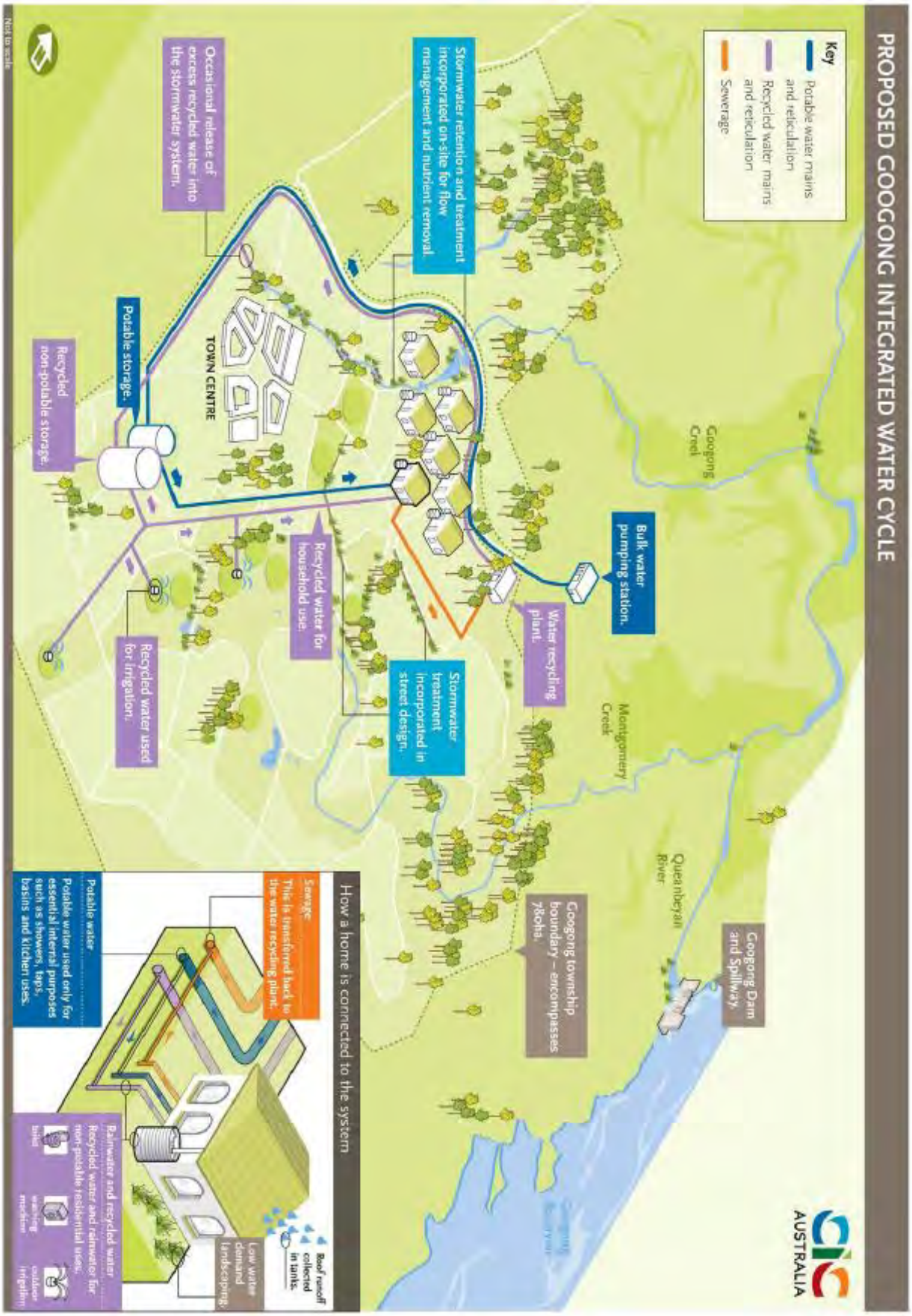


Table 1: Centre Hierarchy

Centre	Desired Future Character and Function
Neighbourhood Centres	The retail, commercial and community focal point for their respective neighbourhood are intended to take on a 'village' character. Cater for the daily needs of residents and provide uses such as convenience retail, local services businesses, cafes and the like to create lively and interesting centres. Function as transport nodes higher density residential development forms. Incorporate civic open space, located within each centre to create neighbourhood identity and allow for active and passive recreation and/or spill out zone from adjoining retail or other uses. Buildings will have minimal front setbacks and active street frontages with main streets designed to add character and create safe and pleasant pedestrian environments.
Town Centre	The town centre is the most active and urban part of Googong and is intended to reflect the character of a modern rural neighbourhood. It will occupy approximately 16.5 hectares and form the civic, commercial and cultural heart for both its immediate Neighbourhood and the entire Googong township. The town centre will provide for a higher order town, interpreting its location within the area of the Monaro. It will provide retail, commercial, community and entertainment uses for residents and visitors. It will also function as the transport node for its immediate neighbourhoods and town as a whole. A civic open space will be located within the centre to create township identity and allow for active and passive recreation and/or spill out zone from adjoining retail or other uses and a place for celebrations. Buildings in the town centre will be up to four storeys and mixed use and apartment living will be encouraged.
Residential	The residential areas of Googong will encourage a diversity of sustainable housing products to suit different households, incomes and lifestyles. High quality designed dwellings are required that provide innovative housing solutions that are compatible with the desired character of the surrounding residential area. The quality of the residential community will be supported by the built form, which shall be of a coherent and appropriate character, with opportunities for diversity. Such diversity is achieved by combining single and double storey elements and including features such as entry porticos, balconies, terraces, pergolas and sun-shading devices.
Googong Common	Googong Common is located at the centre of the site. It will combine recreational, environmental and cultural activities as well as accommodate water quality control measures. The Common is to embody the character and environmental attributes of the Monaro landscape. It is to contain sports fields, active sports facilities, amenity facilities, car parking, trails, boardwalks and pathways, shelters, passive recreation areas, pedestrian bridges over Montgomery Creek, water bodies and wetland ponds, public art and heritage interpretation, BBQs, children's play areas and other compatible facilities.
Open Space in Neighbourhood 3 (Hill 800)	Located at the highest point in the township, visible from most of the Googong site and enjoying 360 degree views from its summit, it is important that this important landmark be carefully designed.

Centre	Desired Future Character and Function
	As part of the integrated water management strategy a series of water reservoirs are required to be located on Hill 800 within the saddle and directly at its summit. It is intended that these structures be celebrated as iconic features rather than attempt to buffer or camouflage them.
Neighbourhood Parks	Neighbourhood parks are the largest individual parks located within each neighbourhood. They provide accessible and safe kick-about and play areas for children and passive recreation spaces. Neighbourhood parks are generally to be located to ensure most of the community are within a 800m radius, and will in some cases provide additional benefits to either water management, retention of heritage items/landscapes or key views. These parks should provide strong linkages connecting to other larger open space areas.
Local Parks	Local parks can provide critical amenity if suitably located well and designed into the streetscape. They provide a moment of respite within the suburban street form. They are critical in developing a sense of place and orientation within the neighbourhoods. Local parks will provide for an appropriate level of passive recreation, including playgrounds, seating and shade structures and integrate with stormwater management and environmental strategies. These parks should provide strong linkages connection to other larger open space areas.
Sports fields	The bulk of Googong Township sports fields and courts are located within Googong Common forming the central open space hub / spine for this new community. A sports field will also be located in the west of Neighbourhood One and one will be located in the east of Neighbourhood One.
Linear Parks and Drainage Reserves	Linear parks and drainage reserves are similar in that they are both lineal open space elements. Their function is to provide transmission and connectivity. Often flanked by a road to both sides they are well defined and controlled areas, but provide a critical functional and aesthetic role. A linear park may run along a ridgeline whilst a drainage reserve will typically run down a valley. The following principles apply: Maximise ecological functionality through planting of endemic species Celebrated within streetscape profiles to enhance character and perception of open space Linear parks shall where possible provide physical links to neighbourhood and local parks and other key community focal points into the continuous open space network Facilitate overland flow requirements Integrate non-vehicular circulation to increase safety and connectivity.
Civic Spaces	The Town Centre / Neighbourhood Centres include a variety of open spaces which will be the main focus of identity and community gathering for the whole Googong Township and each neighbourhood. They will provide open space for informal and formal gatherings and provide a spectacle in the form of public artwork or water features. They will maintain a strong connection to Googong Avenue and will function as a transport node within each neighbourhood.

Table 2: Street Hierarchy

Street Type	Role and Character
Sub - Arterial Road AV1	To link the commercial centres within Googong as well as the Googong development to the external network and Queanbeyan. Its main function is to provide the convenient and safe distribution of traffic generated by the development. These streets are designed to accommodate public transport, cars, cyclists and pedestrians.
Bus Route ST1	To accommodate the bus route, other than Googong Avenue / Sub - Arterial Road.
Residential Streets ST2, ST3, ST4, DR1 and DR2	These streets are the most common street type in Googong. They are to be designed to meet the typical conditions of residential areas and provide for on street parking.
Laneway LA6	To provide access to the side or rear of lots for access to residential garages, studios above garages and to parking for activity centres.

Googong DCP

Parts 4 and 5

Subdivision and Design

Principal Plan adopted by Council:	**13 October 2010**
Document ID:	**891023**

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PART 4 - SUBDIVISION CONTROLS

4.1 Introduction

This section sets out the objectives and controls for the subdivision design at Googong. This is supplemented by the QPRC Engineering Design and Construction Specifications and development standards contained in the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (*QPRLEP 2022):*

Subdivision design should be based upon:

- Community building
- Neighbourhood creation
- Safety
- Accessibility
- Solar orientation
- Maximising views and amenity

It is important to ensure that the road network creates legibility and contributes to a sense of place.

4.2 General Objectives

1) Create a legible subdivision pattern that maximises the 'sense of neighbourhood' and promotes walking and cycling over private car uses.
2) To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public domain.
3) Optimise views and the amenity of residential allotments in regard to views, solar access and proximity to community facilities, open space and public transport.
4) Ensure each neighbourhood within the township has a range of densities and housing choices to cater for the various needs of the community.
5) Provide good solar access opportunities for future dwellings and residents and ensure that the lot layout responds to and optimizes solar access.

4.3 General Controls

a) Subdivision design shall be generally in accordance with the Neighbourhood Structure Plan.
b) Subdivision lot sizes shall comply with the minimum lot sizes as specified in the *QPRLEP 2022* (refer to *QPRLEP 2022* Lot Size Map).
c) Neighbourhoods are to be centred on a focal point of a town or neighbourhood centre with retail, commercial or community facilities that are generally within a 5 – 10 minute walk from all dwellings. 'Walkable communities' are developments where urban design focuses on pedestrian comfort between key destinations (mixed use centre, school, open space), including shade, shelter, surveillance, attractive surroundings, activity, visual interest and land uses.
d) Neighbourhood pattern is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles.

e) Pedestrian and bicycle connectivity within each residential neighbourhood is to be provided between the residential areas and public open space areas, public transport nodes, education and community / recreation facilities.
f) Street blocks are to be generally a maximum of 250m long by 70m wide. Block lengths and widths in excess of 250m may be considered by council where connectivity objectives are achieved.
g) Each new allotment has sufficient building area on it, being land with a slope of less than 20%.

Where the land in the opinion of the Council is unstable, a geophysical report on the stability of land is to be prepared by consultants acceptable to the Council and the report is to indicate which part of the land is suitable for development or appropriate measures that need to be taken to stabilize the area proposed for development.

4.4 Lot Orientation

Lot layout and orientation must be considered from a number of angles, including maximising energy efficiency, creating a sense of place and attractive streetscape, supporting community interaction and safety, and housing choice.

Although north-south orientation is considered optimal by a number of resources for passive design of buildings it is not considered the only option for Googong.

Located in a cool temperate region, Googong lots and housing should be oriented to focus upon warmth and solar access, with some cooling in summer. Wider E-W oriented lots have a long axis on this alignment with the long façade of each dwelling facing north to maximise solar aspect.

This also means that all dwellings would have private open spaces facing north, and the length of the building is such that the majority of living areas can have direct solar penetration, with a minimum length exposed to morning and hot afternoon sun.

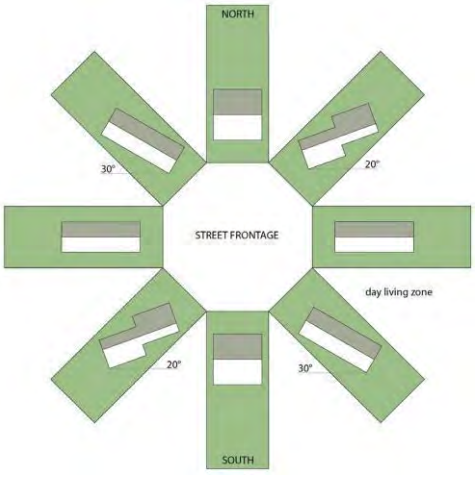


Figure 1: Indicative Site layouts and building siting dependent upon lot orientation (living spaces in grey)

Lot Orientation Controls

a) Consideration should be given to different lot dimensions depending on the lot orientation. In this regard, upfront detailed tailoring of a layout at the early stages of a project can deliver sustainable outcomes.
b) Lot orientation, size and dimensions should enable dwellings to be generally sited either on a N-S or E-W orientation. Where other amenities such as views over open space are available or the topography prevents efficient design then alternative lot orientations can be considered. Refer above.
c) Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.
d) Where E-W oriented lots are proposed lots should be wider to support solar access.
e) Design for deeper N-S lots on the southern side of roads, particularly if two storey dwellings are envisaged, to allow for solar access to private open space at the rear.
f) N-S oriented lots on the northern side of an E-W road can be less deep than N-S lots on the southern side of the same road. Narrower lots can be accommodated, particularly for the northern lots as they as particularly suitable for two storey dwellings with a lesser footprint. A wider southern lot allows for a central courtyard, which may gain greater solar penetration.

Lot Size and Layout Objectives

1) Encourage a variety of lot sizes across the site to promote housing choice and create varied streetscapes.
2) Smaller lot sizes are to be located within easy walking distance of a neighbourhood centre or the town centre, with larger lot sizes generally at the edges of Googong.
3) Promote generally rectangular street blocks and lots to maximise efficiency.

Lot Size and Layout Controls

a) Minimum lot size is to be in accordance with the *QRPLEP 2022* Lot Size Map and the lot dimensions are to be in accordance with the Table 1 below.

Table 1 – Minimum Frontage Dimensions

Lot Size	Minimum Frontage Dimension
170 < 250m^2	6.0m
250 < 300m^2	6.0m
300 < 450m^2	10m
450 < 600m^2	12m
600 < 900m^2	12m
900 < 1500m^2	15m
> 1500m^2	18m

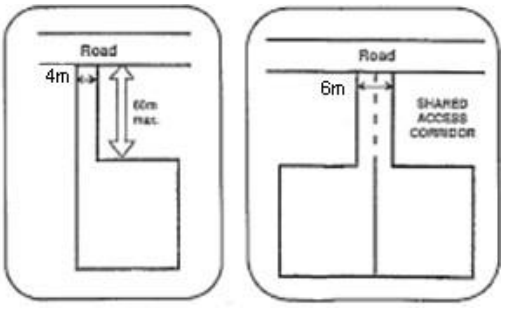
b) Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.
c) Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.
d) Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.

No more than two battle axe shaped allotments should adjoin each other. The access corridor is that part of a battle axe shaped allotment which provides private access between the main part of the allotment and the public road.

Council's requirements for access corridors are as follows:

1) Maximum length: 60m
2) Minimum width: 4.0m
3) Minimum width of Shared Access Corridor: 6.0m
4) No more than two allotments should be served by a shared access corridor.

The access corridor of a battle axe allotment is not included in the calculation of the minimum allotment area.



Clause 7.25 of the *QPRLEP 2022* permits variation to the minimum lot size to provide opportunities for affordable medium density housing in appropriate locations. Despite the minimum lot shown on the Lot Size Map, *QPRLEP* 2022 land may be subdivided into lots of 130m^2 minimum if the land is located within 200m of Zone B2 Local Centre, or identified as "Additional Development Area" on the Local Clause Map. The proposed development applications must comprise a minimum four lots and include dwelling designs for each lot.

4.5 Land North Googong Dam Road and East of Old Cooma Road

This area is zoned for General Residential R1, Large Lot Residential R5 and Environmental Protection E2. The E2 area comprises environmental sensitive land with a steep gorge draining into the Queanbeyan River. Subdivision of this land may only occur in conjunction with subdivision of adjacent residential zones R1 and R5. Subdivided lots in E2 zone are to be adjoined with a residential dwelling site, no structures will be permitted within the E2 zone other than environmental facilities.

Subdivision Controls

a) The minimum lot size and dimensions are to be in accordance with the *QPRLEP 2022* Lot Size Map and Table 2 below:

Table 2: Minimum Frontage Dimensions for Large Lots

Zone	Lot Size	Minimum Frontage Dimension
R1	1,000m^2	18m
R5	15,000m^2 (1.5ha)	50m to internal road. Reduced frontage dimension permitted at the end of a cul-de-sac or right of carriageway.
E2	100,000m^2 (10ha)*	

*satisfactory ratio of width to depth of allotment having regard to the physical and environmental constraints and its functionality with the adjoining dwelling house site in zone R1 or R5.

b) The subdivision of the land requires preparation of a Neighbourhood Structure Plan and its approval by Council prior to submission of a development application for subdivision of this locality.
c) Subdivision of R5 land is permitted to have only one public road access off Old Cooma Road.
d) No direct access to allotments will be permitted to Old Cooma Road or Googong Dam Road.
e) The R5 land may be subdivided as a cluster housing subdivision under a Community Title Scheme. Each lot created is to have an area of not less than 1000m2 and not more than one dwelling house is to be erected for each 1.5ha of the land on which the development is to be carried out. Only one private road access will be permitted to Old Cooma Road servicing the cluster housing subdivision.
f) An application for development involving E2 zoned land is to demonstrate to Council that an appropriate management regime will be put in place relating to bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.
g) Building envelopes in zone R5 must be setback a minimum 10m from an internal road, 20m from Old Cooma Road and 10m from an adjoining lot side boundary.

4.6 Residential Interface with Googong Dam Foreshores

Land adjoining the Googong Dam foreshores and within the Googong Dam catchment is zoned for Environmental Protection E2 and adjoined by R5 Large Lot Residential.

Subdivision of E2 land may only occur in conjunction with subdivision of adjacent residential zone R5. No structures will be permitted within the E2 zone other than environmental facilities.

Subdivision Controls

a) The minimum lot size to be in accordance with the *QPRLEP 2022* Lot Size Map i.e. 5ha.
b) The configuration of the E2 zone in this locality may preclude subdivisions into satisfactory lot sizes to adjoin with adjacent R5 subdivided land. Strategies for the management and control of this land will need to be submitted as part of Plan of Management.
c) An application for development involving E2 zoned land is to demonstrate to Council that an appropriate management regime will be put in place relating to bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.
d) Building envelopes in zone R5 must be setback a minimum 10m from an internal road and 10m from adjoining side and rear boundaries.

Part 5 - Design Guidelines and Controls for Public Domain

5.1. Introduction

It is intended that the public domain at Googong will respect the area's rural heritage, celebrate its natural landscape, environment and water and create a place that is for people.

The vision is to create a town that leads the region in terms of its interpretation of sustainability. The public domain includes public infrastructure for example water, the road access network, public open spaces landscaping, public art and signage.

5.2. Street Network

It is important that the street network creates legibility and contributes to a sense of place, social sustainability, casual surveillance and active vibrant places. A legible well connected street network ensures that people move easily between key activity nodes such as town centres, schools etc. It will also ensure privacy for neighbourhoods by supporting local destination traffic rather than through traffic.

Streets in Googong will be designed to facilitate efficient pedestrian, bicycle, public transport and private car movement. A network of pedestrian and cycle paths in Googong will provide good access to key destinations such as the town centre, neighbourhood centres, parks and community facilities.

Arterial Road will connect the neighbourhoods and provide an identifiable public transport route. Vehicular access to Googong will be from Googong Dam Road and Old Cooma Road.

Objectives

1) Establish a street network that complements the characteristics of each neighbourhood area and promotes a liveable and permeable local environment
2) Provide safe and convenient access to all subdivisions and all allotments within a subdivision.
3) Facilitate safe movement of road users through the provision of usable and accessible facilities for pedestrian and cyclists.
4) Promote use of public transport through the provision of appropriate facilities for users of public transport.
5) Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout the township and connections to the established network.
6) Create a street hierarchy that reflects the function and character of each street and forms part of a legible network.
7) Make provision for a public transport route through Googong.
8) Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network, as illustrated in images above.

Controls

a) Streets are to be designed in accordance with the Master Plan and Council's adopted QPRC Engineering Design and Construction Specifications.
b) A development application must demonstrate that the proposed streets are appropriate for their role in the street network.
c) All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in the QPRC Engineering Design and Construction Specifications.
d) Streets are to include a stormwater drainage facilities as required. WSUD controls should be provided where possible in central medians.
e) Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.
f) Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on- street cycling.

There are four distinct levels of roads identified for residential neighbourhoods.

1. Access Street
2. Local Street
3. Collector Street
4. Local Sub-Arterial

Any other road type is at the discretion of the road authority to approve. Other road types not listed in the QPRC Engineering Design and Construction Specifications must be able to ensure functional access (through appropriate width of the pavement and road reserve) and maneuverability (appropriate intersection radius) for all road users as a basic rule. All technical information for the design and delivery of street networks in any development shall be sourced from the QPRC Engineering Design and Construction Specifications. This can be found at the following link:

https://www.qprc.nsw.gov.au/Building-Development/Engineering-Design-and-Construction-Specifications

5.3. Road Hierarchy

There are four distinct levels of roads identified for residential neighbourhoods.

5. Access Street
6. Local Street
7. Collector Street
8. Local Sub-Arterial

Any other road type is at the discretion of the road authority to approve. Other road types not listed in the QPRC Engineering Design and Construction Specifications must be able to ensure functional access (through appropriate width of the pavement and road reserve) and maneuverability (appropriate intersection radius) for all road users as a basic rule. All technical information for the design and delivery of street networks in any development shall be sourced from the QPRC Engineering Design and Construction Specifications.

5.4. Public Open Spaces and Landscaping

Design Objectives

1) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of Googong.
2) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
3) Establish attractive walking and cycling links throughout.
4) Create attractive landscapes that are durable and generally low maintenance.
5) Landscaping of public open space shall be generally in accordance with the Landscape and Open Space Strategy and Schedule 1 in the local Voluntary Planning Agreement.

Relevant Controls

a) Googong Common - Googong Common shall:
   i. Combine recreation, ancillary commercial, functional, environmental and cultural roles.
   ii. Provide an extensive open space resource for Googong.
   iii. Embody the character and environmental attributes of the Monaro landscape.
   iv. Include a feature entry which suitably announces the entry and incorporates signage, shelters and a major water feature.
   v. Provide cycle and pedestrian paths, amenities, playgrounds, passive recreation, active sports facilities and shelters, art and heritage interpretation, a pedestrian bridge over Montgomery Creek and water bodies.

b) Hill 800 - Hill 800 shall:
   i. Include a lookout or series of lookouts with provision of sun and rain shelter.
   ii. A series of pathways and direct stairway.
   iii. Provide interpretive signage to reflect upon cultural and ecological landscape and include minor art work(s).
   iv. Include establishment of plant species responsive to the character and exposed nature of the area.
   v. Result in minimal removal of existing rock formations to hill top to preserve the geological heritage of the site.
   vi. Provide adequate level of parking to base of Hill 800 for visitors to the lookout.

c) Neighbourhood Parks - Neighbourhood Parks shall:
   i. Be identified in each Neighbourhood Structure Plan.
   ii. Be located so that a park is generally within 800m from dwellings.
   iii. Have a minimum area of 3000m^2.
   iv. Be located with drainage lines or ridgelines to accommodate stormwater management and views respectively.
   v. Provide areas and facilities for both active and passive recreation.
   vi. Provide detail grading and retaining systems to allow for levels associated with existing trees to be retained and to achieve a satisfactory and practical park grade.
   vii. Provide one large play area with adequate shade facility and fencing/planting to define the play zone.

viii. Provide elements (can be play orientated) that contribute to the 'celebration of water' across the Township.
ix. Provide a large shelter facility with BBQ facility with seating and tables
x. Provide entry and signage (park name) elements.
xi. Ensure heritage overlay where appropriate through interpretive signage, artwork installations or retention of existing shelter belt and cultural plantings.
xii. Include water sensitive urban design elements such as vegetated swales, minor creeklines, passive irrigation and detention ponds or treatment basins.

d) Local Parks - Local Parks shall:
i. Have a minimum area of 1000m2 and be linked to a larger open space network.
ii. Be generally within 200m of most residents (unless that resident is within 400m of a neighbourhood park).
iii. Allow for passive and / or active recreation.
iv. Provide seating and pathways for circulation.
v. Incorporate small children's play facilities as set out in Schedule 1 of the voluntary planning agreement.
vi. Provide entry and signage elements.
vii. Integrate open space with stormwater management and environmental strategies
viii. Optimise ecological functionality through planting of endemic species.

e) Civic spaces in the neighbourhood centres and town centre - Civic spaces in the neighbourhood centres and town centre shall:
i. Provide one space central to each centre.
ii. Provide vegetation or other buffering elements from NW to SE winds to provide protected enjoyable spaces.
iii. Provide areas and facilities for both active and passive recreation and café/spill out zone from adjoining retail or community facility.
iv. Provide entry and signage (park name) elements.
v. Provide interpretive signage to reflect upon cultural and ecological landscape.
vi. Provide and integrate artwork.
vii. Provide and integrate cycle parking.
viii. Provide for and integrate water sensitive urban design elements.
ix. Be predominantly planted with a single identifier species.
x. Be generally oriented to optimise solar access.

f) Linear Parks and drainage reserves - Linear Parks and drainage reserves shall:
   i. Maximise ecological function through the planting of endemic species.
   ii. Link neighbourhood and local parks and other key community focal points into the continuous open space network.
   iii. Facilitate overland flow requirements.
   iv. Integrate non-vehicular circulation within footpaths and cycleways to increase safety and connectivity.
   v. Include water sensitive urban design elements such as weir structures to control water flow around drainage lines and create pooling where required, urban creek lines along streets and existing creeks.
   vi. Include bushland regeneration where appropriate.

5.5. Landscaping in the Public Domain

Main access roads and boulevards are to incorporate WSUD bio retention elements where appropriate. Gateways to the site along Old Cooma Road and Googong Dam Road are to include feature planning to establish a visual identity and include exotic species.

Any subdivision application shall be accompanied by a planting schedule detailing proposed planting for local streets. Such proposed planting shall include a mix of exotic and local native species. Other plants may be used where it can be demonstrated that they meet the objectives and controls in this DCP.

Construction

Construction of Landscaping is to be in accordance with the site analysis plan and landscape plan and is not to commence until it has been approved by Council and a construction certificate has been issued for the subdivision or for that part of the subdivision where landscaping in accordance with the approved plan is to occur. A landscape plan must be submitted with a DA application for subdivision.

The Landscape Plan is to demonstrate the full understanding of:

- The existing site and its landscape features including landform, soil, climate, ecology and vegetation.
- The existing surrounding land use and neighbourhood character.
- The influence the existing and any proposed development may have on the amenity of the area.
- The potential bushfire threat to the property/land and whether a bush fire hazard exists on or is adjacent to the land.
- The implications of vegetation and wildlife corridors.

The Landscape Plan is to provide details on:

- Earthworks
- Plant species and sizes
- Hard and soft landscape treatments
- Utilities and services
- Entry statements, street furniture, signage, public lighting, play equipment
- Waste management
- Rehabilitation/remediation work to any degraded land
- Treatment and protection measures of gullies, creeks and river corridors and significant tree and other vegetation.

5.6. Community Facilities

Design Objectives

1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout Googong.
2) Encourage the co-location of appropriate services and facilities adjacent to school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
3) Encourage the design of education and community buildings that will provide a high level of amenity, health and well-being for users of the building.
4) Community facilities shall be generally in accordance with Schedule 1 of the local Voluntary Planning Agreement.

Controls

Community facilities provided at Googong shall:

a) Generally confirm to the scope as outlined in the Googong Voluntary Planning Agreement.
b) Adopt the objectives and controls in the Part 2.9 of the *Queanbeyan Development Control Plan 2012* Safe Guidelines for the City of Queanbeyan and be located above the 1 in 100 year flood level.

5.7. Educational Facilities

Sites for public schools must equate to at least one 3 hectare site for a primary school and one 9 hectare site for an integrated pre-school/child care, primary and high school, unless otherwise agreed by the NSW Department of Education and Training.

The potential sites for public schools are shown on the master plan and key community facilities plan (Appendix 2). Alternate sites may be permitted subject to agreement with the NSW Department of Education and Training.

Shall the NSW Department of Education and Training advise that the potential public schools sites are no longer required, these sites may be developed for permissible residential uses or if there is a justifiable need, other community uses

The potential sites for private schools are shown on the master plans in Appendix 2 and may be proposed where they meet the Objectives and Controls in this Section.

Where it can be demonstrated that potential private schools sites are no longer required or are not required on sites as large as shown on in the master plans within Appendix 2, these sites may be developed for permissible residential uses or if there is a justifiable need, other community uses.

School sites shall:

1) Be designed and built in accordance with current standards and guidelines from NSW Department of Education and Training or equivalent private education body.
2) Be located near other community facilities including child care facilities, health centres, public open space and community sporting and other recreation facilities.
3) Be located on walking and cycling networks.
4) Be located on a distributor or collector road and be well serviced by public transport, pedestrian and bicycle links.
5) Be relatively flat and free of possible restrictions such as power easements, contamination, and environmental constraints.
6) Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.

Educational establishments, community facilities and places of worship are to:

1) Be located above the 1 in 100 year flood level.
2) Co-locate with appropriate facilities.
3) Locate in or near activity centres to enhance community identity and create focal points in the development.
4) Achieve high quality design that complements the existing and desired character of the surrounding area.
5) Be designed so that the layout and built form minimises impacts on the surrounding residential area, in relation to parking, views, overshadowing and noise.
6) Parking provisions for community uses are to meet the standard set out in DCP 1.

Notwithstanding above, the overall parking rate may be considered by Council to be satisfied with a combination of On Site Parking, Communal Car Parks and On Street Parking where it can be demonstrated by a suitably qualified traffic Consultant that there is sufficient public parking in the locality (as demonstrated by an empirical assessment).

5.8. Public Art

Public art may be manifest in countless forms including, sculpture, water features, paving, fencing, paintings, mosaics, incorporated into seating, paving, bus shelters etc.

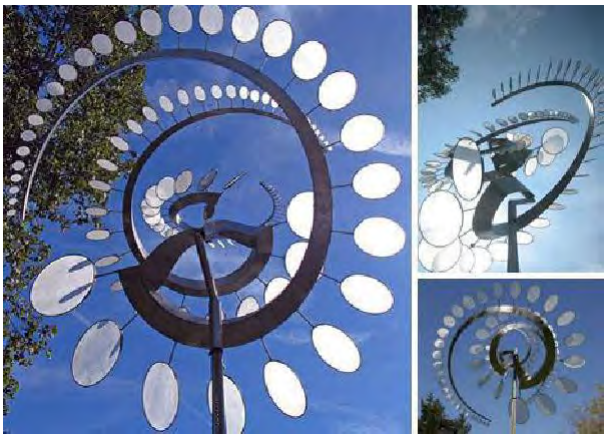
Public art shall be provided in a timely, efficient and cost-effective manner.

Objectives

1) To create opportunities for the provision of public art to embrace the natural environment of the site and foster a sense of place.
2) To provide spaces which act as focal points, utilising the existing views and vistas of the site.
3) To create an element of surprise, wonder and announcement.

Controls

a) As part of the precinct planning/neighbourhood level subdivision layout, identify spaces suitable for public art.
b) Where appropriate work with stakeholder's community, and Council to create a piece of work that enhances the public domain.
c) Integrate the provision of public art into the staging program for the neighbourhood.



5.9. Signage in the Public Domain

Design Objectives

1) The use of signage is an effective means of communicating information. All signage shall be designed to enhance and support the desired character of the new township.
2) Objectives for signage in Googong include:
    i. To establish a consistent approach to the use of signs without being detrimental to the picturesque rural landscape or urban streetscape of Googong.
    ii. To ensure that signs are in keeping with the scale and character of buildings and localities.
    iii. To minimise the extent of visual clutter caused by the proliferation of signs and to encourage the rationalisation of proposed signs.
    iv. Ensure that signage is of a high quality design and finish.
    v. Allowing for temporary banner signage associated with the urban release area in particular circumstances.

Controls

a) That all signage be subject to a development application to Council, with the exception of those listed in Exempt and Complying State Environmental Planning provisions.
b) Any application for signage must state that the proposal complies with *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* under the *Environmental Planning and Assessment Act 1979* *plus Chapter 3 of State Environmental Planning Policy (Industry and Employment) 2021.*
c) Public domain signage is to be shown in applications for Construction Certificates and is to be consistent with the guidelines for public domain signage outlined in the Googong Landscape and Open Space Strategy (LOSS).
d) Public signage is to clearly identify the local neighbourhoods.
e) In respect of temporary banner signage, Council will consider applications for this type of signage in the following circumstances:
    i. All banners on poles are to be erected 'on Council's behalf' and subsequently gifted to the Council upon installation.
    ii. All banner signage advertising any land release or development is to be wholly located on land to which that land release or development relates.
    iii. No banner signage will be allowed along Old Cooma Road or Googong Dam Road.
    iv. The maximum size of any banners is to be 1500mm (h) x 300mm (w).
    v. All signage will be limited to 2 years from date of installation, or any other timeframe the Council considers appropriate in the circumstances. Banners are to be removed on Council's behalf by the respective developer when requested and at the developer's cost.

HYATT REGENCY COOLUM

CYPRESS LAKES

Googong DCP – Part 6 -General Residential - Single Dwellings, Alterations/Additions

Principal Plan adopted by Council:	**13 October 2010**
Document ID:	**891041**

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Section A: Streetscape and Urban Character

6.1 Introduction

This Section contains the controls for private development within the new Googong Township. Development applications for the private domain must consider these controls.

6.2 Streetscape

Streetscape and Urban Character is made up of the visual elements of a street, including the road, adjoining buildings, fencing, trees and open spaces, and the like that combine to form the desired urban character.

Objectives

1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various areas of the new township of Googong as envisaged in the Master Plan.
2) Provide a variety of streetscapes that reflect the character of different precincts, the diversity of edge conditions, housing types and street hierarchy.
3) Ensure garage structures do not visually dominate the streetscape.
4) Promote the use of verandahs, balconies, porches and the like to encourage front yards living spaces to relate to the streetscape and engage with the community.
5) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

Controls

a) To create an attractive and cohesive streetscape through the use of a mix of compatible materials including masonry, timber and glass and the provision of simple and articulated building and roof forms.

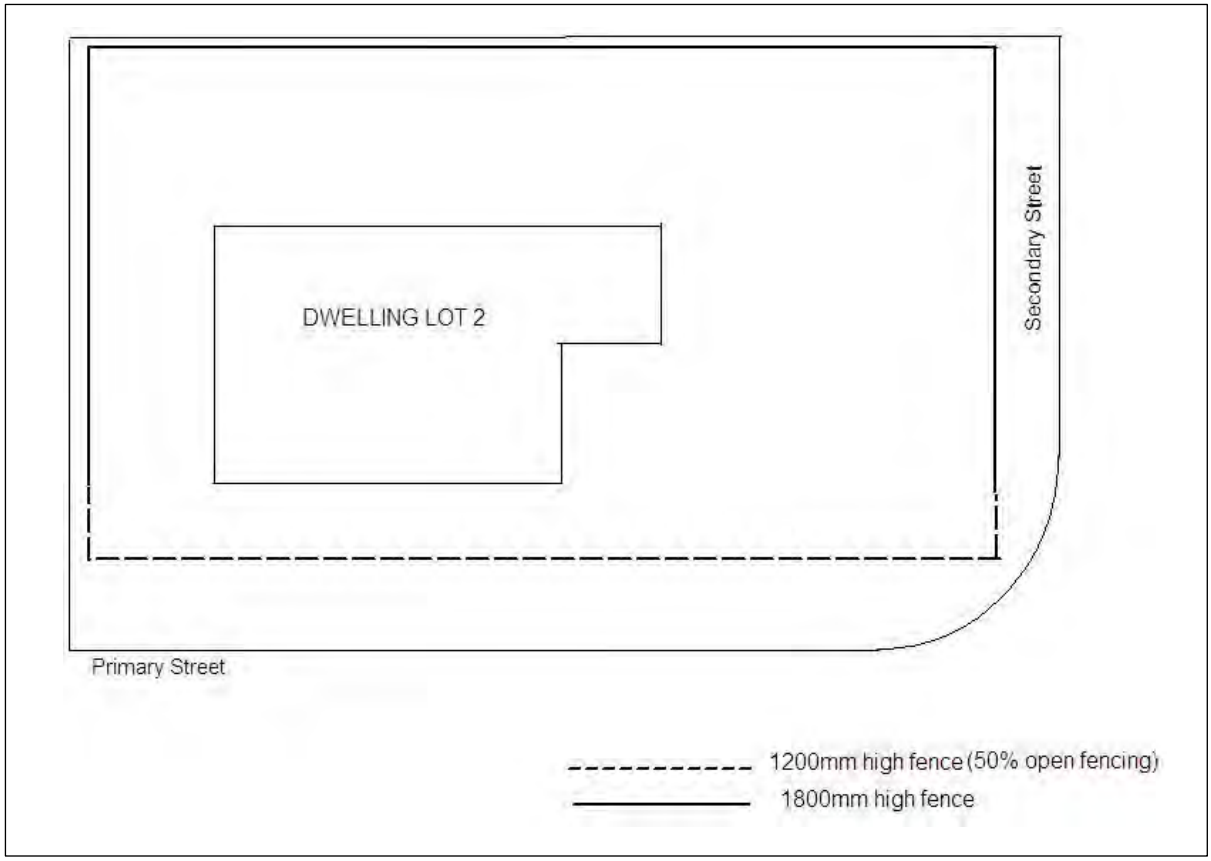
Articulated roof form

Façade treatment to address both streets

b) New buildings shall adhere to the minimum building setbacks as set out in Table 1.
c) Any building with walls on the boundary shall adhere to the zero lot line requirements set out in Table 1.
d) Corner sites are developed as visually significant elements in order to promote a strong and legible character, while maintaining sight lines for the safety of pedestrians and vehicles. Façade treatment should address both street frontages.
e) There is to be a clear distinction between private and public space and to encourage casual surveillance of the street.
f) Where a rear lane is provided to a dwelling house, vehicular access to the front of the dwelling house shall be denied.
g) Where a rear laneway is not provided to a dwelling house, garages facing a street shall comply with the maximum garage to house frontage requirements set out in Table 1.
h) Where a rear laneway is not provided garage doors are adhere to the requirements set out in Table 1.
i) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.
j) Retaining walls forward of the building line are to be no greater than 1.0m in height.
k) Fences – forward of the building line to the primary and secondary road frontage as per Table 1.

Maximum width of garages facing a street

Fencing and Landscaping define the front boundary



Fencing requirements – location and maximum height

6.3 Streetscape – Public and Private Laneways

Laneways have the potential to lack amenity, become neglected and create a streetscape that is undesirable and lacks safety and security. Laneways need to act more than simply a services corridor and should develop their own activated streetscape.

Objectives

1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and active surveillance.
2) To provide development that is of a scale and architectural quality which contributes to the laneways streetscape.
3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways.
4) The laneway design shall not compromise the laneway's use as a service corridor by obstructing passage of service and resident vehicles or encouraging inappropriate and unsafe parking.

Controls

a) Dwellings and garages shall be setback from laneways as set out in Table 1.
b) Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. An area shall be provided on each laneway frontage to plant at least one medium sized tree. Landscaping treatment with pavers, gravel or similar hardstand materials is not acceptable.

c) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of laneways.

6.4 Building Form and Design

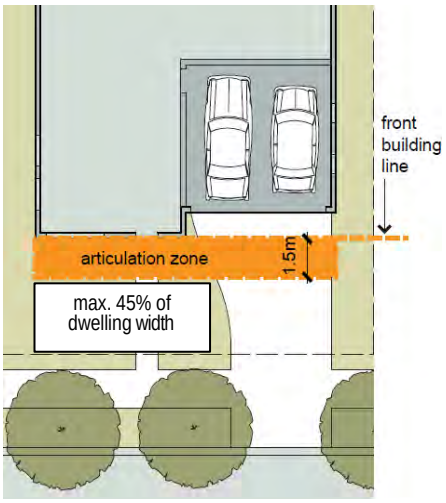
Objectives

1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.

Controls

a) Building form shall be modulated with articulated facades to avoid a heavy bulky appearance.
b) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.
c) The facade of a dwelling on a corner lot is to address both streets and is to be appropriately articulated.
d) Articulation zones shall be designed to adhere to the requirements set out in Table 1.
e) The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:
   Entry feature or portico, awnings or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.
f) Building designs are to allow an adequate level of sunlight to be provided to the private open space of neighbouring properties.

Broken wall planes and articulation



Articulation zone

6.5 Height and Site Coverage

Objectives

1) To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.
2) To ensure height and scale of development responds appropriately to the topography and the transition from lower density development on the fringe to higher density development near the local and neighbourhood centres.

Controls

a) The maximum height for buildings shall be 8.5m, as per the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (*QPRLEP 2022).*
b) The building height is taken as the vertical distance between ground level (existing) and the highest point of the building, as per *QPRLEP 2022.*
c) New buildings shall adhere to the maximum site coverage set out in Table 1.
d) Site Coverage is defined under the *QPRLEP 2022* as meaning the proportion of a site covered by buildings. However, the following are not included for the purpose of calculating site coverage:
    - Any basement,
    - Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
    - Any eaves,
    - Unenclosed balconies, decks, pergolas and the like.

6.6 Privacy and View Sharing and Acoustic Controls

Designing for privacy protects the ability of the occupants of the building to carry out functions within habitable rooms and private open spaces without visual intrusion. Visual privacy is influenced by site configuration, topography, scale of the proposed development, building layout and relationship to adjoining developments.

Privacy and View Sharing Objectives

1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.
2) To maximize opportunities for view sharing.

Visual Privacy Controls

a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.
b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.

Note: Windows in habitable rooms other than bedrooms where the floor level is more than 1 metre above ground level and less than 3m from the side/rear boundary may require privacy screens or other suitable privacy measures.

View Sharing Controls

c) Development is to be designed to minimise loss of views from neighbouring properties. Significant views within Googong such as the hilltops, Googong Common and the surrounding farmlands are to be valued and shared.

Acoustic Privacy Controls

d) Noise sources such as air conditioners, exhaust fans and the like shall be sound insulated or located away from noise sensitive areas such as bedrooms.

6.7 Safety and Security

Objectives

1) Maximise personal and property security for residents and visitors by ensuring siting and design of built form and open space are planned to facilitate casual surveillance to decrease the opportunity for crime.
2) Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.

Controls

a) Design buildings and landscaping in accordance with Section 2.9 of the *Queanbeyan Development Control Plan 2012* – Safe Design.

Section B: Site Amenity

6.8 Private Open Space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Private open space is the 'breathing space' for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

'Principal Private Open Space' is an area at ground level (existing) that is directly accessible from and adjacent to, a habitable room other than a bedroom.

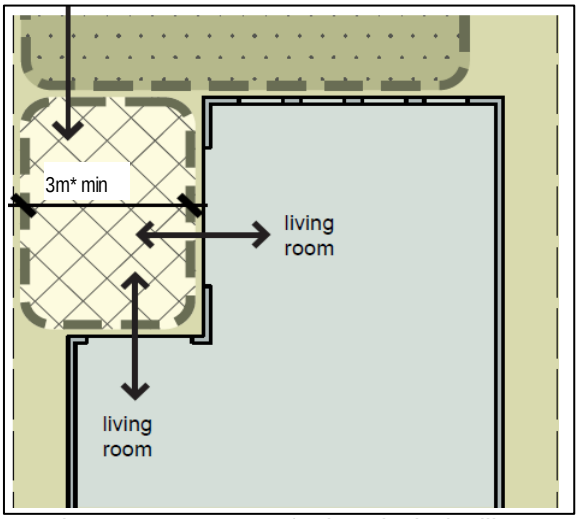
'Landscape area' refers to a permeable area of a lot that is capable of growing plants, grasses and trees or impervious surfaces.

Objectives

1) Landscape design shall optimize useability, privacy, social opportunity, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.
2) Provide sufficient open space for the reasonable recreation needs of residents.
3) Allow northerly aspect into the private open space of new residential buildings.
4) Provide for landscaping that is low maintenance in the long term without long term reliance on watering systems.
5) Private open space shall provide a pleasant outlook.

Controls

a) Landscaping to comply with Table 1.
b) Each dwelling is required to be provided with private open space adhering to the requirements set out in Table 1.
c) Open space is not to be generated by left-over spaces resulting from building siting and location but shall be attractive, useable spaces.
d) The principal private open space is to be:
   i. Located behind the building line to the main street frontage.
   ii. Directly accessible from, and adjacent to, a habitable room, other than a bedroom.
   iii. Located to have a northerly aspect, where possible.
e) A landscape plan is to be prepared and submitted and must incorporate:
   i. Front gardens to include at least 2 'small' trees appropriates for the size of the front garden.
   ii. Rear yards shall be capable of accommodating grassed areas, or open space with other soft, permeable ground cover, with good solar access.



Private Open Space 24m² min – single dwelling
* 3m min. for lots less than 600m². Refer to Table 1 for other lot sizes

iii. Rear yards of allotment greater than 900m^2 shall accommodate at least one large tree, 8m to 15m high at maturity, to establish a natural canopy above the site.

iv. Clothes drying areas are to be concealed from view from the street.

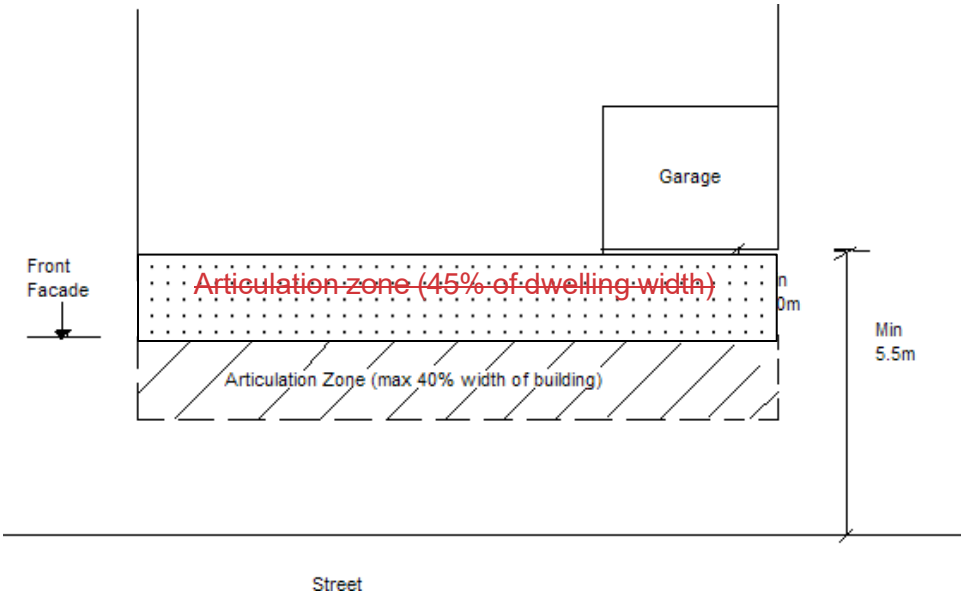
6.9 Car Parking and Garages

Parking Objectives

1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
2) To integrate adequate car parking and services vehicle access without compromising street character, landscape or pedestrian amenity and safety.
3) Provide safe and functional parking areas
4) To integrate the location and design of car parking with the design of the site and the building.
5) Ensure the house facade is dominant, with the garage a recessive element in the streetscape.

Parking Controls

a) All on-site parking is to be provided in accordance with Table 1.
b) Parking may be provided in tandem.
c) All off street parking shall be designed in accordance with *AS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking.*
~~d) Garage doors of single dwelling developments are to be set back at least:~~
~~i. 1m behind the front facade of the building and a minimum of 5.5m from the front boundary to allow another car to park on site in driveway if necessary.~~



~~Garages setback from front building line~~

~~Garage set back to rear laneway~~

~~e)~~d) Garage door widths are to adhere to the requirements of Table 1.

~~f)~~e) Garages are to be treated as an important element of the dwelling façade and are to be integrated with and complementary, in terms of design and material, to the dwelling design.

~~g)~~f) When facing the street, the maximum total width of a garage, carport or covered car parking space is to comply with the maximum garage to house frontage requirements as set out in Table 1.

~~h)~~g) Garages, carports and covered parking spaces with a column or structure on one or both sides shall be at a minimum:

i. Single garage or carport – 3.0m wide, 5.5m in length and with a garage door opening of 2.4m.
ii. Double garage or carport – 5.4m wide, 5.5m in length and a garage door opening of 4.8m.

~~i)~~h) The maximum width of a driveway at the property boundary shall be 4.5m.

~~j)~~i) Any proposed car parking spaces located within a front or rear setback shall remain uncovered and shall have a minimum length of 5.5m.

Table 1: Single Dwellings and Alterations

Single Dwellings and Alterations/Additions					
Lot Size	**330 < 450m²**	**4510 < 600m²**	**6010 < 900m²**	**9010 < 1500m²**	**>1500m²**
Lot width (min)	10m	12m	12m	15m	18m
Site coverage max	60%	50%	50%	40%	30%
Building height	As per *QPRLEP 2022* 8.5m	As per *QPRLEP 2022* 8.5m	As per *QPRLEP 2022* 8.5m	As per *QPRLEP 2022* 8.5m	As per *QPRLEP 2022* 8.5m
Front setback min (excluding garages, carports and covered car parking spaces)	4.0m	4.0m	4.5m	6.5m	10.0m
Corner Lot – Secondary Setback (excluding garage, carports and covered car parking spaces)	2.0m	2.0m	3.0m	3.0m	5.0m
Garage, carport and covered car parking space setback to front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind front façade	1.0m behind front façade
Garage to house frontage (front facade only)	55% of total width of dwelling	50%	50%	50%	50%
Corner Lot – Secondary setback for garages, carports and covered car parking spaces	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind front façade
Articulation Zone may encroach within front setback	Measured from the minimum setback of the lot, 1.5m encroachment for 45% of the total width of the dwelling on the side at which the articulation zone is proposed.				

Single Dwellings and Alterations/Additions					
Lot Size	**330 < 450m²**	**4510 < 600m²**	**6010 < 900m²**	**9010 < 1500m²**	**>1500m²**
Side setback min	0.9m (0m for zero lot line)	0.9m (0m for zero lot line – single storey only on one side only)	0.9m for single storey 1.5m for two storey	1.5m	2.5m
Zero Lot Line requirements **(Maximum length of zero lot line wall)**	The length of the ground floor zero lot line can only extend 60% of the lot length. The extension of the zero lot line for the 2nd storey will be assessed on merit.	50% of depth of dwelling (for the single storey portion of the dwelling only)	Not permissible	Not permissible	Not permissible
Rear setback minimum where there is no rear laneway for building wall height up to 4.5m	3.0m for building height up to 4.5m	3.0m for building height up to 4.5m	3.0m for building height up to 4.5m	5.0m for building height up to 4.5m	10.0m for building height up to 4.5m
Corner Lot – **Rear/Side setback (min)**	0.9m (0m for zero lot line wall on one side – single storey only)	0.9m (0m for zero lot line wall on one side – single storey only)	4.0m for rear setback for two storeys 0.9m side setback for single storey 1.5m to internal side boundary for two storeys	1.5m for single storey 4.0m for any two storey portions	2.5m for single storey 4.0m for any two storey portions
Rear setback minimum where there is no rear laneway for building wall height greater than 4.5m	4.0m	4.0m	4.0m	5.0m	10.0m
Rear setback minimum to private or	0m	0m	5.5m	5.5m	10.0m

Single Dwellings and Alterations/Additions					
Lot Size	**330 < 450m²**	**4510 < 600m²**	**6010 < 900m²**	**9010 < 1500m²**	**>1500m²**
public laneway for a garage, carport or covered car parking space (min)					
Landscaped area minimum requirements **(Permeable area, grasses, trees and the like)**	15% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	20% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	25% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	35% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	45% of the area of the lot must be landscaped with a minimum width of 1.5m. 50% of the area forward of the building line to the primary road must be landscaped.
	50% of the landscaped area must be located behind the building line of the primary road.				
Principal private open space (PPOS) **Minimum area**	24m² with a minimum width of 3m	24m² with a minimum width of 3m	24m²	24m²	24m²
Principal private open space - location requirements	Private open space is to be: ▪ Located behind the building line to main street frontage ▪ Directly accessible from, and adjacent to, a habitable room, other than a bedroom ▪ Located to have a northerly aspect, where practical				
Car parking spaces minimum number	2 spaces required per dwelling in a double garage. No allocated spaces should be forward of the building line.				
Garage door width (front façade only)	Total width of all garage doors must not exceed: ▪ 3.2m on lots 8m to 12m wide measured at the building line, or ▪ 6m if the lot is greater than12m wide measured at the building line.				
~~**Underground parking**~~	~~Not permitted~~	~~Not permitted~~	~~Not permitted~~	~~Not permitted~~	~~Not permitted~~
Earthworks	Cut and fill should be kept to a minimum and suitably	Cut and fill should be kept to a minimum and suitably	Cut and fill should be kept to a minimum and suitably	Cut and fill should be kept to a minimum and	Cut and fill should be kept to a minimum and suitably

	retained~~1.5m Maximum cut and fill~~	retained~~1.5m Maximum cut and fill~~	retained~~1.5m Maximum cut and fill~~	suitably retained~~1.5m Maximum cut and fill~~	retained~~1.5m Maximum cut and fill~~

Single Dwellings and Alterations/Additions					
Lot Size	**330 < 450m²**	**45~~1~~0 < 600m²**	**60~~1~~0 < 900m²**	**90~~1~~0 < 1500m²**	**>1500m²**
Privacy	Privacy considerations must be determined on merit. As a guide windows in habitable rooms, other than bedrooms, that the floor level is more than 1m above ground level and less than 3m from the side and rear boundary may require privacy screens				
Fences and retaining walls	**Forward of the building line** – Be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence, except for corner lots (see diagram under 6.2) **Behind the building line** – Be no more than 1.8m above ground level (existing). **For sloping sites** – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level behind the building line.				
Clothes drying	Provide an area capable of accommodating an open air clothes drying area screened from public street				
Garbage area	Locate behind building line Area must accommodate a minimum of 3 waste bins				

Section C: Energy Efficiency, Waste and Water Conservation

6.10 Thermal performance

The ability of buildings to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of buildings, provide increased amenity to occupants and reduce greenhouse emissions and the cost of supplying energy.

Building Performance Objectives

1) To reduce the necessity for mechanical heating and cooling.
2) To reduce reliance on fossil fuels.
3) To minimise greenhouse gas emissions.
4) To promote renewable energy initiatives.

Building Performance Controls

a) All dwellings within the Googong township are to comply with the relevant energy efficiency requirements of *State Environmental Planning Policy (Sustainable Buildings) 2022.* ~~*State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.* A BASIX Certificate is to accompany all development applications for new dwellings and for alterations and additions to existing dwellings having an estimated construction cost of $50,000 or more.~~

6.11 Solar Access

A significant element of the level of amenity of a dwelling is its access to sunlight. Maximising solar access to dwellings, particularly principal living spaces also has significant benefits for energy conservation.

Objectives

1) Allow adequate daylight into habitable room windows.
2) Minimize over shadowing of neighbouring properties.
3) Encourage energy efficient principles and practices.

Controls

a) Buildings shall be sited and designed to maximise sunlight to north facing windows and private open space.
b) Buildings shall be designed to take advantage of energy saving technology such as solar panels.
c) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves and louvres.
d) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.

6.12 Energy and Natural Ventilation

Designing for natural ventilation is one of the cornerstones of sustainable development, by eliminating the need for the mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and windows.

Objectives

1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
2) Reduce energy consumption within the Googong township.
3) Promote greater energy efficiency and ecologically sustainable development.

Controls

a) Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.
b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.
c) Where feasible make use of solar energy and solar hot water.
d) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices.

6.13 Waste Management

Minimising waste is relevant to all stages of a building's life cycle, from construction through occupation to eventual demolition. Importantly it includes the way in which waste and other recoverable resources are stored and collected to maximise the separation of waste materials and to minimise health impacts.

Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase

Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft

~~**Objectives**~~

~~To ensure the efficient storage and collection of wastes and recoverable resources by adopting the following principles:~~

~~1) Hygiene and cleanliness are a priority.~~
~~2) Storage and collection systems shall be as simple to use and intuitive as possible.~~
~~3) Storage and collection systems shall aim to maximise source separation of recoverable resources (e.g. recyclables, organics).~~
~~4) To avoid the generation of waste through appropriate design, material selection and building practices.~~

~~**Controls**~~

~~a) A storage area capable of accommodating a minimum of three waste bins is to be located behind the front building line.~~

6.14 Water Conservation

Objectives

1) To optimise the conservation of potable water.
2) To minimize impacts of development on the hydrological regime of receiving waters including stormwater.

Controls

a) All dwellings are to be connected to the Googong reticulated alternate water supply system. This is to be done by connecting to the toilets and at least two outside taps with a minimum of one to the front and rear of the dwelling.

b) Water conservation measures identified in any BASIX certificate must be incorporated into the development.

c) Water storage tanks are to be provided and must be connected to the cold water tap that supplies each clothes washer.

Section D: Environmental Management

6.15 Soil and Salinity

Objectives

1) To minimise erosion and sediment loss during and after construction.
2) To minimise water pollution due to erosion, siltation and sedimentation.
3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls

a) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been stabilised.

6.16 Excavation and Fill

Objectives

1) Minimise the extent of excavation and fill.
2) Ensure that the built form responds to the topographical constraints of the Googong site.
3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
4) Ensure that the amenity of adjoining residents is not adversely affected by any excavation and fill operation.
5) To minimise the need for retaining walls.
6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls

a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
b) The maximum height of retaining walls shall be 1.5m.
c) Where terraced walls are proposed the minimum distance between each step is 0.5m.
d) Batters shall be limited to a maximum gradient of 1 vertical: 4 horizontal.
e) Proposed excavation or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

6.17 Stormwater Management and Flooding

Objectives

1) Ensure that all development within the Googong township incorporates stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways.

2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.

Controls

a) All stormwater generated on site is to discharge to Council stormwater system.
b) Water storage tanks to be provided where BASIX certificates requires such items.

6.18 Bushfire Management

Applicants are advised to consult the following publication: *"NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 2019"* (The document can be obtained on the Rural Fire Service's webpage: www.rfs.nsw.gov.au)

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat.

The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives

1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
4) Provide safe access for emergency service personnel
5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls

a) A Bushfire Assessment Report is to accompany all development applications for lands identified as 'bush fire prone' on the Queanbeyan City Council Bush Fire Prone Land Map. The Report is to identify the vegetation type, distance to vegetation and slope under the hazard on the allotment and surrounding allotment, in order to establish the level of bush fire threat associated with the allotment.
b) The recommendations of the Bushfire Assessment report must be incorporated into the design of the proposed development. That design may require further

amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).

6.19 Aboriginal Heritage

Objectives

1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.

Controls

a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 2.
b) Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.
c) A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits.
d) Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.
e) Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974.*

6.20 European Archaeological Heritage

Objectives

1) To protect the recognised European archaeological significance of the precinct.
2) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls

a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 2.
b) Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints.
c) If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

6.21 Tree Retention and Biodiversity

Objectives

1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.

Controls

a) Existing significant trees, in particular large hollow bearing trees and remnant trees are to be retained wherever possible.
b) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
c) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
d) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

6.22 Land Contamination Management

Objectives

1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

a) Development applications for development in *Areas of Environmental Concern* (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands.* A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
b) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.
c) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands, the NSW EPA's* ~~(now DECC)~~ *Guidelines for Consultants Reporting on Contaminated Sites* and *State Environmental Planning Policy (Resilience and Hazards) 2021.*
d) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
e) Council may require a Site Audit Statement (SAS) (issued by a ~~DECC~~ EPA Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

6.23 Odour

Objectives

1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant.

Controls

a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 250m of the proposed or operating sewerage treatment plant is to be accompanied by a Level 3 Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The

assessment is to be undertaken in accordance with the DECCW *"Approved Methods for modelling and assessment of air pollutants in NSW" 1985.*

b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source.

6.24 Development near Googong Dam Foreshores

This clause applies to development on land identified as *"Googong Foreshore Buffer Area"* on the Googong Local Clause Map of the *QPRLEP 2022.*

Objectives

1) To protect the Googong Dam water supply catchment from inappropriate development that may compromise water supply and quality.

Controls

An applicant is to demonstrate to Council that:

a) The building and associated infrastructure envelope identified for each existing or proposed lot are appropriate having regard to the land capability and the objective of this clause.

b) The development incorporates an appropriate management regime relating to stormwater run-off, bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.

Googong DCP

Part 7

Small Lots, ~~Studio Dwellings,~~ Multi Dwellings, Dual Occupancies and Residential Flat Buildings

Principal Plan adopted by Council:	**13 October 2010**
Document ID:	**891044**

Offices: 144 Wallace St, Braidwood
10 Majara St, Bungendore
256 Crawford St, Queanbeyan

Contact: **Ph: 1300 735 025**
E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

Part 7 – Controls for Small Lots of 130m^2, ~~Studio Dwellings~~, Dual Occupancies, Multi Dwelling Housing, and Residential Flat Buildings

Section A: Streetscape and Urban Character

7.1. Introduction

This Part contains the controls for small lots of 130m^2 – 330m^2, ~~Studio Dwellings~~, Multi Dwelling Housing, Dual Occupancies and Residential Flat Buildings. Development applications must consider these controls, as well as those contained within the *Queanbeyan DCP 2012* and policies.

Multi Dwelling Housing is defined in the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (*QPRLEP 2022)* to be:

- "3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building."

Attached dwelling is defined in the *QPRLEP 2022* to be: a building containing 3 or more dwellings, where:

(a) each dwelling is attached to another dwelling by a common wall, and

(b) each of the dwellings is on its own lot of land, and

(c) none of the dwellings is located above any part of another dwelling.

Typical future urban character – multi dwelling housing development

Medium density housing in Tullimbar, a new rural village in Southern NSW : Source: Tullimbarvillage.com.au

Residential flat buildings, serviced apartments and shop top housing are defined in the *QPRLEP 2022* to be:

- Residential flat building: "a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing."
- Serviced apartment: "a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents."
- Shop top housing: "one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities."

Shop top housing Sawtell NSW

Dual Occupancy (attached) is defined in the *QPRLEP 2022* to be:

- "2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling."

Dual Occupancy (detached): is defined in the *QPRLEP 2022* to be:

- "2 detached dwellings on one lot of land, but does not include a secondary dwelling."

~~Studio dwelling is defined to be a dwelling that:~~

~~(a) Is established in conjunction with another dwelling (the **principal dwelling**), and~~
~~(b) Is on its own lot of land, and~~
~~(c) Is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling but does not include a semi-detached dwelling.~~

7.2. Streetscape

Streetscape and Urban Character is made up of the visual elements of a street, including the road, adjoining buildings, fencing, trees and open spaces, etc., that combine to form the desired urban character.

Objectives

1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various areas of the new township of Googong as envisaged in the Master Plan.
2) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

The following additional objectives apply for Residential Flat Development;

3) Establish a high quality residential environment where all dwellings within residential flat buildings have a good level of amenity.
4) Encourage the development of mixed use residential/commercial development in the town and neighbourhood centres within easy walking distance of public transport.
5) Ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.

Controls

a) Development shall be generally in accordance with the Neighbourhood Structure Plan.
b) A mix of materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
c) New buildings shall adhere to the minimum building line setbacks as set out in relevant Tables in this Part.
d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
e) Fencing should be designed to provide a clear distinction between private and public space and to encourage casual surveillance of the street.
f) Fencing should be consistent with the established style and pattern of fences in the locality.
g) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.
h) Where front fences / walls are used they are to be a maximum height of 1.2m to the

primary street frontage.

i) Front fencing is to be predominately open in design, such as picket fences, hedges or palisade style fencing.

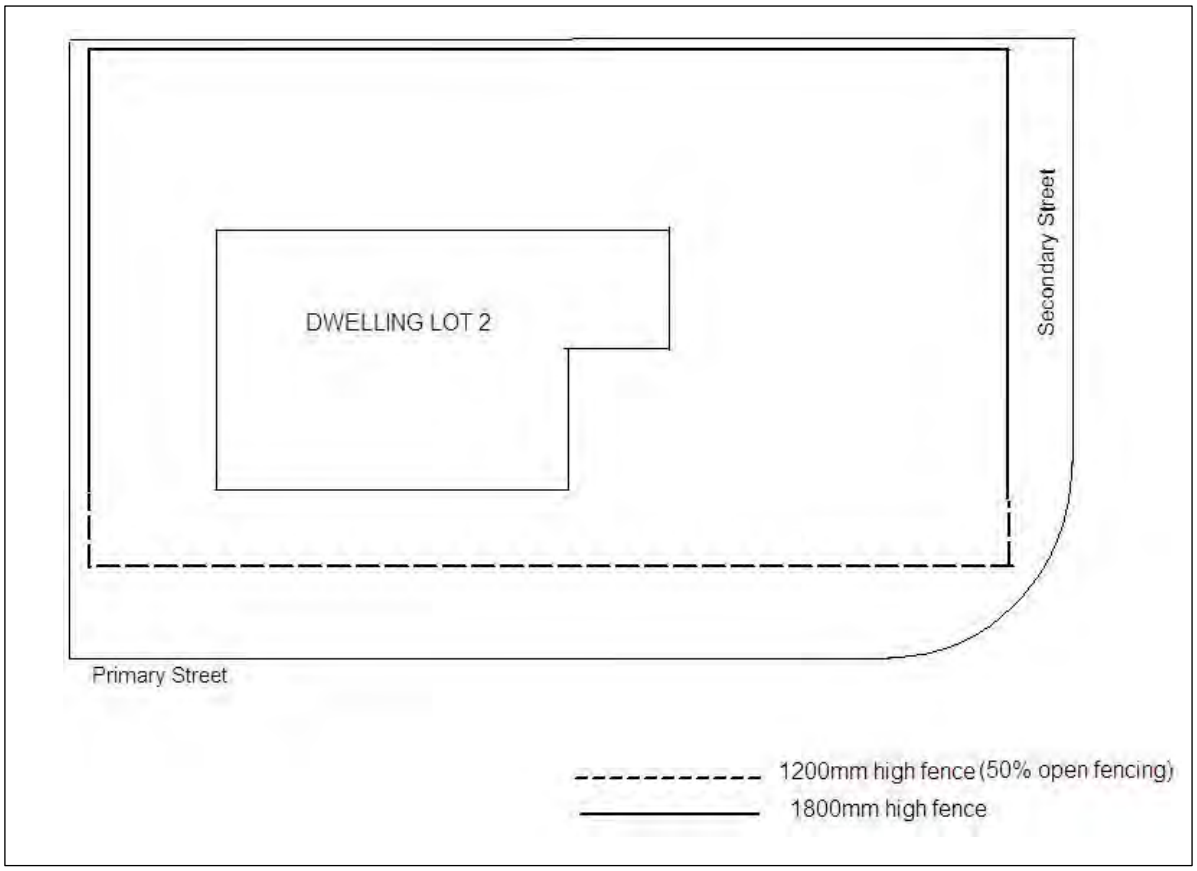
j) Maximum height of fences to secondary street frontage is 1.8m. A fence on a secondary street frontage that is 1.8m must not extend more than 50% of the lot depth. Fences to secondary street frontage that extend beyond the 50% lot depth are considered to be front fencing and have a maximum height of 1.2m.

k) Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.

Articulated roof form

Fencing and landscaping define the front boundary

Façade treatment to address both streets



Fencing requirements – location and maximum height

7.3. Streetscape – Public and Private Laneways

Laneways have the potential to lack amenity, become neglected and create a streetscape that is undesirable and lacks safety and security. Laneways need to act as more than simply a services corridor and should develop their own activated streetscape.

Objectives

1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and both active and passive surveillance.
2) To provide development that is of a scale and architectural quality that contributes to the laneways' streetscape.
3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length.
4) To ensure the laneway's use as a service corridor is not compromised by a design which encourages inappropriate, unsafe parking, encourages the erection of obstructions or otherwise prevents the passage of service and resident vehicles.
5) To provide vehicular access to the rear or side of lots where front access is restricted or not possible, particularly narrow lots where front garaging is not permitted.
6) To reduce garage dominance in residential streets.
7) To maximise on –street parking spaces and landscaping in residential streets.
8) To facilitate the use of attached and narrow lot housing.
9) A continuous run of ~~studio dwellings or~~ small lots along the lane is to be avoided, as it changes the character, purpose and function of the lane.

Controls

a) Laneways shall be limited in length as provided in Section 5.0 of this DCP and constructed with decorative elements in the pavement to break up the laneway surfaces.

b) Laneways in adjacent housing blocks shall not be continuous over access streets to prevent the appearance of long, gun barrel laneways unless appropriate measures such as using staggered laneways are taken to eliminate the gun barrel effect.

~~c) No more than 1 in 4 dwellings (excluding street corner lots with studio dwelling at the lane entry) are to be studio dwellings.~~

~~d)~~c) Straight layouts across the blocks are preferred for safety and legibility, but the detailed alignment can employ subtle bends to add visual interest and avoid long distance monotonous views, subject to meeting the minimum construction requirements for turning paths.

~~e)~~d) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of the laneway.

~~f)~~e) Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. An area shall be provided on each laneway frontage to plant at least one medium sized tree. Landscaping treatments with pavers, gravel or similar hardstand materials is not acceptable.

~~g)~~f) Laneways shall be provided with street lighting.

~~h)~~g) The minimum garage doorway widths for manoeuvrability are 2.4m (single) and 4.8m (double).

~~i)~~h) The configuration of the laneway, associated subdivision and likely arrangement of garages arising from that subdivision should create ordered, safe and tidy laneways by designing out ambiguous spaces and unintended uses such as casual parking, the storage of trailers, bin stacking etc.

~~j)~~i) Passive surveillance along the laneway from the upper storey rooms is encouraged.

~~k)~~j) Ground floor habitable rooms on laneways are to be avoided unless they are located on external corners (laneway with a street) and face the street to take advantage of the residential street for an address.

7.4. Building Form and Design

Façades are the public face of buildings. Their architectural quality contributes to the character and design of the public domain. High architectural quality requires the appropriate composition of building elements, textures, materials and colours and reflects the use, internal design and structure of a development.

The composition and detailing of the building façade has an impact on its apparent scale as well as its appearance and consistency with the desired future characters of the various areas within Googong.

Objectives

1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.

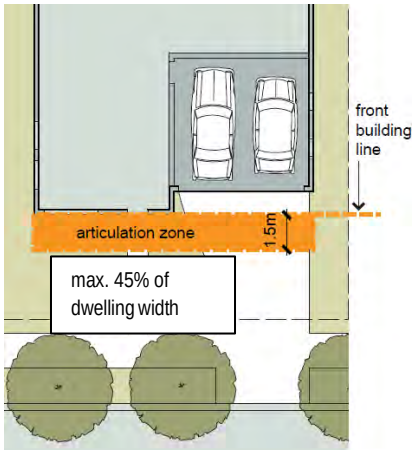
3) Provide quality architecture through richness in detail and architectural interest and complementary to the particular Precinct within Googong.
4) Support the development of the town and neighbourhood centres of Googong as a separate rural town settlement.
5) Provide legibility of building function.
6) Maintain pedestrian scale in the articulation of details on lower levels.
7) Ensure that balconies are integrated into the overall architectural form and detail of residential buildings and contribute to the safety and liveliness of the street by allowing for casual overlooking and address.
8) Establish a high quality residential environment where all dwellings within residential buildings have a good level of amenity.
9) Encourage the development of mixed residential/commercial developments in the town and neighbourhood centres within easy walking distance to public transport.
10) Ensure that design of mixed use developments maintains residential amenities and preserves compatibility between uses.
11) Encourage façade articulation of individual buildings to enhance the streetscape, such as highlighting front entries to give the building a sense of address.

Controls

a) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.
b) The design of new development is to address shading from summer sun, ventilation and topography.
~~c) Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot.~~
~~d)~~c) ~~Rear garages with studio dwellings may have first level balconies facing the lane provided the balcony remains within the lot boundary.~~ Where 2m deep, overhanging balconies provide for principal private open space the application must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc.
~~e) Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance.~~
~~f)~~d) Large expanses of blank walls or 'glass box style' developments will not be permitted as these are considered to be inconsistent with the desired character of Googong. Features that may break up blank walls include: balconies, awnings and screens, fixed and/or operable sun screens and articulated façades.
~~g)~~e) Articulation zones shall be designed to adhere to the requirements set out in relevant tables in this Part.
~~h)~~f) The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include entry features or porticos, awnings or other features over windows including sun shading, balconies (roofed or unroofed) or window box treatments to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.
~~i)~~g) The building design and architectural style (including articulation) is to interpret and respond to the character of the locality, including dominant patterns, textures and compositions of buildings.
~~j)~~h) Articulation should reduce the appearance of building bulk and express the elements of the building's architecture.
~~k)~~i) Articulation elements should provide visual interest from the street.
~~l)~~j) The facades of buildings should be designed with a balance of horizontal and vertical

elements.

~~m)~~k) Alterations and additions are to be compatible with design elements of the building.



Articulation zone

Broken wall planes and articulation

Building Entries

a) Define building entries clearly using setbacks, canopies, different materials, textures and colours.

Roof Design

a) Articulate roofs to provide a quality roofscape. Roof design is to:
   i. Minimise impact on tree-top skyline viewed from beyond the site.
   ii. Avoid glare, high colour contrast and screen unsightly roof mounted services.
   iii. Obscure roof mounted structures when viewed from higher dwellings and the public domain.
b) Pitched hip and gable roof forms shall predominate.
c) Strong colours and black shall be avoided.
d) Roof design shall fully integrate and coordinate services. Antennae, plant and solar panels should not be viewed from public areas where practical.
~~e) Where a studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and studio dwelling.~~

Shop Top Housing

a) Shop top housing shall encourage pedestrian activity on streets by providing awnings to ground floor retail, commercial or public uses which:
   i. Give continuous cover in areas which have a desired pattern of continuous awnings.
   ii. Complement the height, depth and form of the desired character or existing pattern of awnings.
   iii. Provide sufficient protection for sun and rain.
   iv. Contribute to the legibility of development and amenity of the public domain by locating local awnings over building entries.

v. Enhance safety for pedestrians by providing under-awning lighting.

The following additional controls apply for Residential Flat Buildings;

a) Residential flat buildings shall be located generally in accordance with the Neighbourhood Structure Plan.
b) Residential flat buildings must be designed to be consistent with the principles outlined in Schedule 9 of the State Environmental Planning Policy (Housing) 2021.~~*State Environmental Planning Policy (SEPP) 65 – Design Quality of Residential Apartment Development.*~~
c) Residential flat buildings shall provide for the articulation of the roofscape where appropriate.

Broken wall planes and articulation

Articulated roof – Height variations, individual dwellings detailed and parking from rear. Light wall colours provide contrast to landscape.

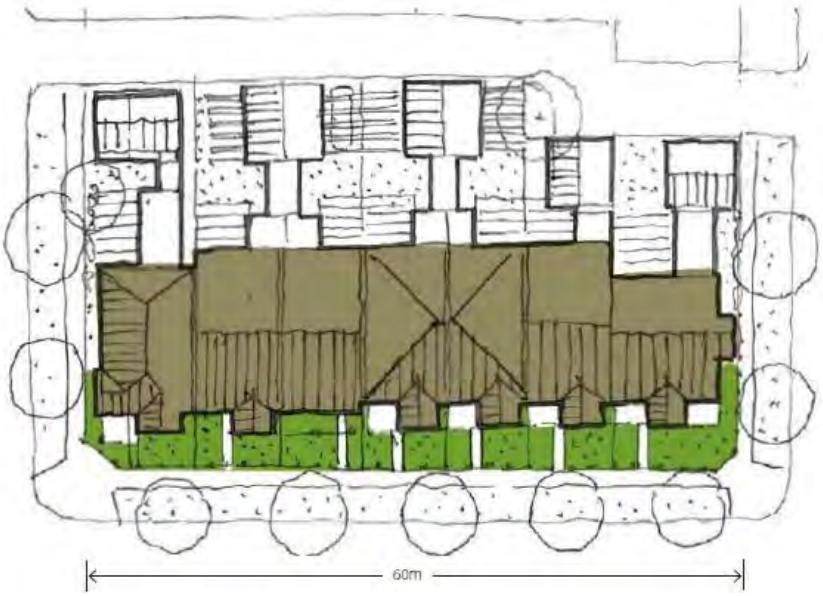


Figure 1: Maximum wall length for attached dwellings and Shop-top housing.

7.5. Height and Floorspace

Objectives

1) To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.

Controls

a) The maximum permissible floor space ratio for development within the Googong Town Centre and the Neighbourhood Centres shall be in accordance with the requirements of the *QPRLEP 2022* (Refer to relevant Floor Space Ratio Map).

b) The maximum heights within the new Googong Township shall be in accordance with the requirements of the *QPRLEP 2022* (refer to relevant Height of Buildings Map).

7.6. Privacy and View Sharing

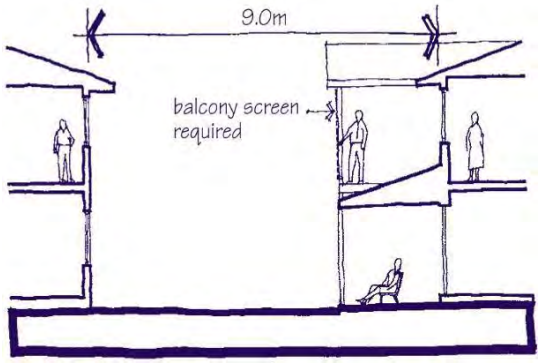
Designing for privacy protects the ability of the occupants of the building to carry out functions within all rooms and private open spaces without visual intrusion. Visual privacy is influenced by site configuration, topography, scale of the proposed development, building layout and relationship to adjoining developments.

Objectives

1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.
2) To maximise opportunities for view sharing.

Visual Privacy Controls

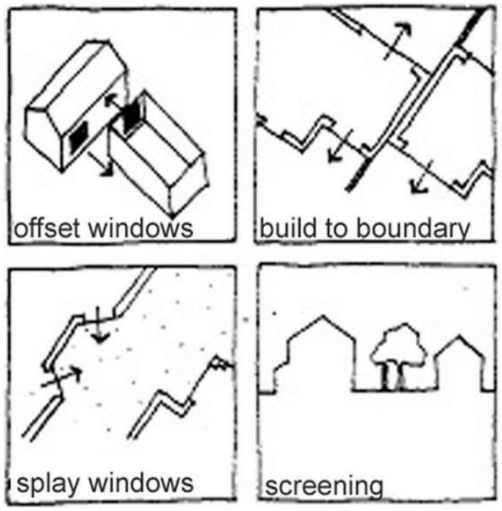
a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.
b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.
c) Narrow or high sill windows may be used to reduce overlooking. Unscreened outlooks into a habitable room on an adjacent dwelling are to have a minimum distance of 6m at the ground floor level or 9m on upper floor levels.
d) Screening is not required in circumstances where the windows are within non-habitable rooms (e.g. bathrooms, toilets, storage or laundries) and have translucent glazing or high sill windows
e) Where dwellings are built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land.
f) Windows of upper-level habitable rooms facing a habitable room of a neighbouring dwelling within 9m are to:
    i. Be offset by 1m; or
    ii. Have high sill windows; or
    iii. Have fixed obscure or frosted glazing installed in window above ground level of a dwelling where the sill height is less than 1.6m.
    iv. Balconies to have fixed obscure or frosted glazing; or
    v. Provide other suitable solutions.



Above ground floor a screen is required where setback is less than 9m from next door window

Source: Brisbane City Plan

Dual purpose privacy and shade screens on a residential flat development



Position windows to limit overlooking

Balcony privacy screen in residential flat Development

View Sharing Controls:

a) Development is to be designed to minimise loss of views from neighbouring properties. Significant views within Googong such as to hilltops, Googong Common and the surrounding farmlands are to be valued and shared.

b) A visual analysis illustrating the impacts of the proposed development upon views may be required by Council for lots with prominent views.

Acoustic Privacy Controls:

a) Shared walls and floors to be constructed in accordance with the sound transmission and insulation requirements of the *Building Code of Australia.*

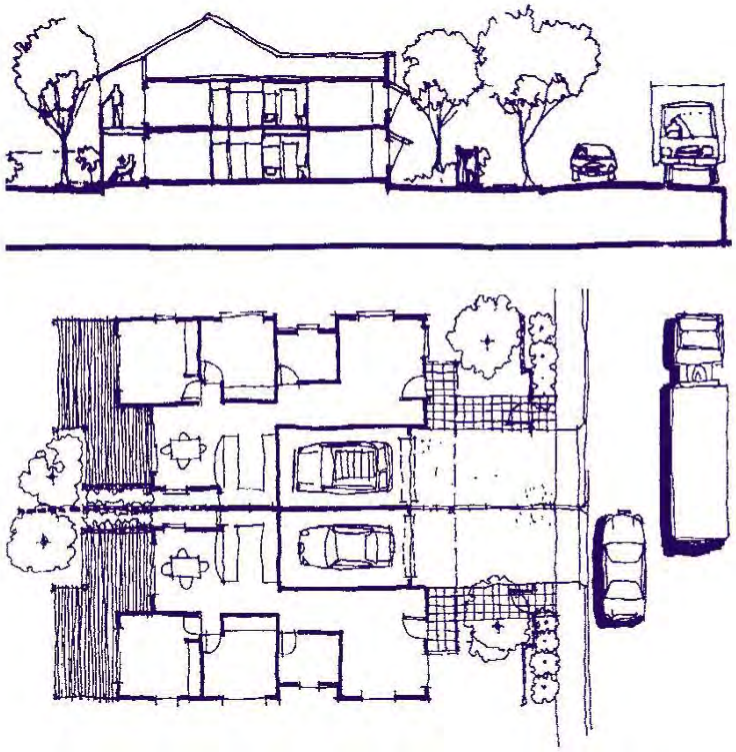
b) Where buildings adjoin major external noise sources (e.g. parking / recreation areas / garbage collection / air conditioning units, major roads etc), proper consideration is to be given to the following design issues:

   i. Appropriate separation.

   ii. Use of buildings as noise buffers i.e. less sensitive land uses to be located close to the noise source.

iii. Locating sensitive areas of use such as bedrooms away from noise sources.
iv. Use of acoustic glazing, solid-core doors, solid wall construction and other appropriate noise preventative design measures.
v. Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.

c) Noise sources such as air conditioners, exhaust fans and the like shall be located away from sensitive areas such as bedrooms.



Areas not sensitive to noise provide buffers to noise sensitive areas
Source: Brisbane City Plan

7.7. Safety and Security

Objectives

1) Maximise personal and property security for residents and visitors by ensuring siting and design of built form and open space are planned to facilitate casual surveillance to decrease the opportunity for crime.
2) Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.

Controls

a) Design buildings and landscaping in accordance with Part 2.9 of the *Queanbeyan Development Control Plan 2012 – Safe Design.*

7.8. Access and Mobility for Multiple Dwelling Houses and Residential Flat Buildings.

This section of the DCP is informed by *Landcom's Universal Housing Guidelines 2008* which are based on a review of the *Australian Standards for Adaptable Housing* and for Access and Mobility. These principles support the 'Planning to Stay' concept.

This section contains key principles for designing houses that age with us.

Objectives

1) To provide a diversity of apartment types, which cater for different household requirements now and in the future.
2) To encourage housing designs which meet the broadest range of the occupants' needs as possible.
3) To encourage adaptive re-use.

Controls

a) Multiple Dwelling Houses and Residential Flat Buildings must comply with *AS4299-1995 Adaptable Housing* on the following ratio:
   i. One adaptable dwelling for every 10 dwellings in the development.
   ii. Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling.
b) For Adaptable Housing direct and level access is to be provided from the car parking space to the dwelling or lift access.
c) Car parking spaces for adaptable housing shall have at least 6.0m in length with and 3.8m in width
d) Front entrances are to have a minimum internal clearance of 850mm.
e) Internal entry level doorways to have a minimum internal clearance of 820mm.
f) Internal entry level corridors to have a minimum width of 1,000mm.
g) A living/family room; a room/space capable of being used as a bedroom; and a bathroom are to be located on the ground/entry level.
h) A living/family room is to be provided with circulation space of at least 2.25m diameter (clear of furniture).
i) Bedroom space (on ground/entry level) is to be large enough for a queen size bed and include wardrobe and circulation space (i.e. 3.5 x 3.2m/3.7 x 3.0m).
j) One bathroom (on ground/entry level) is to have minimum dimensions of 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower (at 700–1,500mm and 700–1,850mm above floor level respectively).
k) Kitchen with a minimum of 2.7m between walls.
l) Laundry with a minimum clear circulation space of 1.55m diameter.
m) Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen).

Section B: Site Amenity

7.9. Pedestrian Access and Building Entries

Design is to focus on delivering high quality, safe and pleasant walking environments for pedestrians. Potential for pedestrian/vehicle conflict must be avoided in the design of developments. Pedestrian access must be enjoyable, logical and available equally to all people who live in, work or visit a development.

Objectives

1) To promote developments which are well connected to the street and contribute to the accessibility of the public domain.
2) To ensure that all users of developments, including people with strollers, wheelchairs and bicycles, are able to reach and enter shop, office, apartment, other use areas, and communal areas via minimum grade ramps, paths, access ways or lifts.

Controls

a) The planning of the site is to optimise accessibility for all to the development from the public domain.
b) High quality accessible routes are to be provided to public and semi-public areas of residential buildings and the site, including major entries, lobbies, communal open spaces, site facilities, parking areas, public streets and internal roads.
c) The main building entrance is to be accessible for all from the street and car parking areas.
d) Pedestrian ramps are to be integrated into the overall building and landscape design.
e) Ground floor shops, offices and apartments are to be designed to be accessible for all from the street.
f) Pedestrian and vehicle access ways are to be separated and clearly distinguishable.
g) The provision of public through-site pedestrian access ways is to be considered in the development of all large sites.
h) The access requirements from the street or car parking area to the entrances of buildings are to be clearly identified.
~~i) For studio dwellings access is to be separate from the principal dwelling and is to front a public street, lane or shared private access way. If appropriately designed, a combined access for the principal dwelling and studio dwelling can be through communal land but this must be shown on the subdivision plan for separate titling.~~

7.10. Principal private open space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Private open space is the ‘breathing space’ for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

‘Principal Private Open Space’ is that part of open space primarily intended for outdoor living activities which enjoy a reasonable amount of privacy.

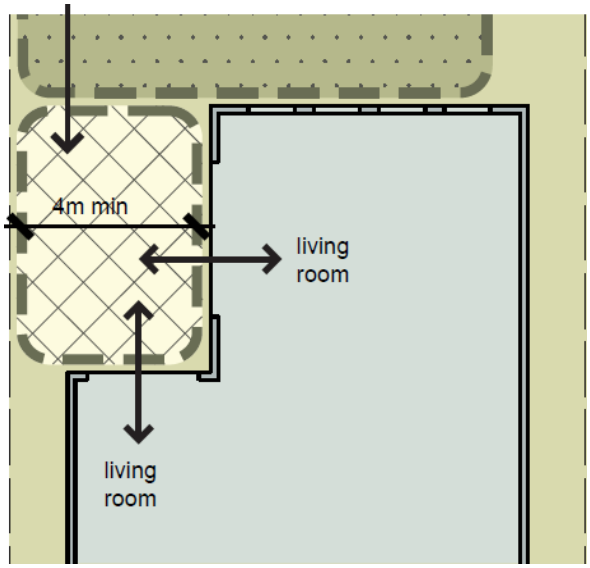
'Landscape area' refers to a permeable area of a lot that is capable of growing plants, grasses and trees or impervious surfaces.

Objectives

1) Landscape design shall optimise useability, privacy, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.
2) Provide sufficient open space for the reasonable recreation needs of residents.
3) Allow northerly aspect into the principal private open space of new residential buildings.
4) Provide for landscaping that is low maintenance in the long term without long term reliance on watering systems.
5) Private open space shall provide a pleasant outlook.

Controls

a) Refer Tables 1, 2 and 3.



Outdoor living area 24m^2 minimum

b) The principal private open space is to be:
- Located behind the building line to the main street frontage, unless specifically permitted otherwise by a Neighbourhood Structure Plan.
- Directly accessible from, and adjacent to, a habitable room, other than a bedroom;
- Located to have a northerly aspect, where possible;

Where the principal private open space is permitted to be forward of the building line by a Neighbourhood Structure Plan the following additional controls apply:
- The front setback to the main building line for the ground floor level is to be a minimum of 4.5m. An articulation zone may intrude into the main building line and set back 3.0m.
- The principal private open space must have a minimum dimension of 4m.
- A 0.5m wide landscape zone with screen planting must be provided located between the principal private open space and the front boundary.

- The principal private open space is to be located between 350 and 500mm above the general level of the street verge.
- A front fence is to be provided which is a maximum combined height of retaining wall and fence of 1.5m. The maximum height of the fence is to be 1.2m.
- The front door to the home is to be clearly visible and accessible from the street.
- The front fence is to have as a minimum 25% open elements.
- Blade walls are to be incorporated into the dwelling design to further enhance privacy from adjacent dwellings. Blade walls can project up to 1 metre in-front of the dwelling (this is to be measured from the 4.5m setback line).
- At least 25% of private open space must be provided behind the main building line and include a service area to include clothes drying facilities screened from the public realm.

c) A landscape plan is to be prepared in relation to private and communal open space in the case of Small lot housing, Multi Unit/Dual Occupancy development, Residential Flat Buildings and Shop-top Housing. Such a landscaping plan must be prepared by a Council accredited consultant in accordance with Part 2.6 Landscaping of the *Queanbeyan Development Control Plan 2012*.

~~d) For studio dwellings the principal private open space shall be in the form of a balcony directly accessed off living space having a minimum size of 12m^2 with a minimum dimension of 2m. It must be north facing where possible with a minimum of 3 hours solar access between 9am-3pm on 21 June.~~

~~e)~~d) Solar access and privacy to the principal private open space of neighbouring lots is not to be significantly reduced or compromised.

7.11. Car Parking and Garages

Objectives

1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
2) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.
3) Provide safe and functional parking areas.
4) To integrate the location and design of car parking with the design of the site and the building.
5) Ensure the dwelling façades are dominant, with the garage a recessive element in the streetscape.

Controls

a) All on-site parking is to be provided in accordance with the Tables 1, 2 and 3.
b) The provision of parking meets the needs of the activity associated with any land use to be accommodated on-site.
c) Car parking structures shall be incorporated into the design of residential buildings so as not to dominate the appearance of the building when viewed from public streets or internal private roadways. However it is understood that for ~~studio dwellings and~~ small lots, the garage will dominate the appearance of the building from the rear.
d) All off street parking (including parking spaces and manoeuvring areas) shall be designed in accordance with *AS/NZS 2890.1-2004 – Parking Facilities, Part 1*: *Off Street Car Parking and AS2890.2-2002, Part 2*: *Parking Facilities, Part 2: Off Street Commercial Vehicle Facilities* and in accordance with Part 2 of the *Queanbeyan Development Control Plan 2012* except where Tables 1, 2 and 3 in this Part applies.
e) Parking may be provided in tandem where two spaces are provided for one dwelling.

~~f) For studio and one bedroom dwellings on small lots, one on-site car space is required. Garages for separately titled studio dwellings may have a zero lot setback to one side boundary and may be attached to another garage/studio dwellings on an adjoining lot, (still retaining the 1 studio dwelling in a group of 4 dwellings) particularly where the studio dwelling is associated with an attached or semi-detached dwelling.~~

~~g)~~f) Garage doors of residential developments are to be set back at least:

i. 1m behind the front façade of the home.
ii. 5.5m from the street boundary to allow another car to park on site in driveway if necessary.
iii. 0m setback where garages are rear loaded for small lots or studio dwellings.

Basement parking entries incorporated into design of residential flat building

Garages setback from front building line

~~h)~~g) Double garages are only permitted on lots 12.5m wide or greater.

~~i)~~h) Garages on corner lots shall be preferably accessed from the secondary street.

~~j)~~i) Driveways to be a minimum of 1.5m from street trees.

~~k)~~j) Provide landscaping between the driveway and the side boundary.

~~l)~~k) Where bicycle parking is provided in multi dwelling housing and residential flat buildings such bicycle parking should be located in proximity to building entrances in highly visible and illuminated areas to minimize theft and vandalism.

~~m)~~l) Garages are to be treated as an important element of the dwelling façade and are to be integrated with and complementary, in terms of design and material, to the dwelling design.

~~n)~~m) Garage doors are to be visually recessed through use of materials, colours, and overhangs.

~~o)~~n) When facing the street, the maximum total width of a garage or carport door is to be 50% of the building façade length.

~~p)~~o) Garages and covered parking spaces with a column or structure on one or both sides are to be at least 5.5m long with a clear width of at least 3m and a clear height of 2.2m.

~~q)~~p) The maximum width of a driveway at the property boundary is to be 4.5m.

~~r)~~q) Long straight driveways (gun barrel developments) are to be avoided.

~~s)~~r) Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.

~~t)~~s) The opening of basement parking spaces shall not occupy more than 50% of the total width of the street elevation of the building. This does not apply to rear lanes.

~~u)~~t) No parking is required for secondary dwellings.

~~v)~~u) In finalising the parking numbers required the total number is to be rounded up to the next whole number.

~~w)~~v) Parking provision shall be provided at a rate of not less than one disabled space per disability unit in accordance with *Australian Standards 2890.1* and Part D3.5 of the *Building Code of Australia* located at ground level.

7.12. Site Facilities

Objectives

1) To have adequate provision made for site facilities including: garbage areas, mail boxes, service meters etc.
2) To have site facilities that are functional, accessible and easy to maintain.
3) To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly.

Controls

a) Refer to 7.16 for specific waste storage area requirements.
b) Communal waste bin enclosure areas are to be located so as to:
    i. Conceal their contents from view from the dwellings, public spaces and adjacent properties.
    ii. Avoid creating an odour nuisance for dwellings on the development site and adjoining properties.
    iii. Avoid creating a noise nuisance during servicing for dwellings on the development site and on adjoining properties.
    iv. Be incorporated into the landscaping if provided at ground level.
c) One television antenna is provided to serve all dwellings in residential building Likewise for other communication antennae or dishes.
d) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of $6m^3$. A lockable garage or locker in a carport is acceptable.
e) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.
f) Developments are to be provided with secure, open air clothes drying facilities screened from street view.
g) Open air, common clothes drying facilities are provided to be easily accessible to all residents and visually screened from streets and other public areas. If clothes drying facilities are located on private balconies, $2m^2$ is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.
h) Mechanical plant is to be designed as integral to the building and structure. Mechanical plant for individual apartments (such as air conditioner heat pumps) is to be visually and acoustically screened from public spaces and neighbouring dwellings.
i) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well lit location. Mail boxes must be located within the development site.
j) ~~Studio dwellings and~~ Ssmall lots provisions shall be made for separate services, such as mail delivery and waste collection, and on-site garbage storage areas so that bins are not visible from a street or laneway. Services are to be located on a street address that is able to be accessed by garbage collection and mail delivery services. Where it is more appropriate due to design and layout such services may be serviced from the front residential street via the principal dwelling lot.

7.13. ~~Studio Dwellings and~~ Small Lots

Objectives

~~1) Studio dwellings provide passive surveillance and monitor laneway activities.~~

~~2)~~1) ~~Studio dwellings and~~ Ssmall lots of 130-170m^2 are to be rear loaded.

~~3)~~2) ~~Studio dwellings and~~ Ssmall lots do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual).

~~4) Studio dwellings are developed in a complementary architectural style to the principal dwelling.~~

~~5)~~3) Design quality of corner lots should be considered in terms of streetscape, setback, solar access and parking.

Controls

a) ~~Studio dwellings and~~ Ssmall lot developments in Googong shall comply with Table 1.

Table 1: Small Lot Housing ~~and Studio Dwellings~~

Small Lot Housing ~~and Studio Dwellings~~				
Lot Size	**~~Studio Dwellings~~**	**130<170m^2**	**170 < 250m^2**	**250 < 330m^2**
Lot Width (minimum)	~~Not applicable~~	4.5 metres	6.0 metres	6.0 metres
Site Coverage	~~Not applicable~~	70% including all ancillary buildings.	70% including all ancillary buildings.	70% including all ancillary buildings.
Building height	~~As per *QPRLEP 2022*~~	As per *QPRLEP 2022*	As per *QPRLEP 2022*	As per *QPRLEP 2022*
Setback (minimum) **Front** **Side**	~~Not applicable~~ ~~0.9 metres~~	3.0 metres 0.9 metres Zero lot line to both side boundaries is accepted but must only extend 60% of the lot length for the ground floor. The extension of the zero lot line for the 2nd storey will be assessed on merit. ***Note:*** Detached garages are not included in calculations.	3.0 metres 0.9 metres Zero lot line to both side boundaries is accepted but must only extend 60% of the lot length for the ground floor. The extension of the zero lot line for the 2nd storey will be assessed on merit. ***Note:*** Detached garages are not included in	3.0 metres 0.9 metres Zero lot line to both side boundaries is accepted but must only extend 60% of the lot length for the ground floor. The extension of the zero lot line for the 2nd storey will be assessed on merit. ***Note:*** Detached garages are not included in calculations.

Small Lot Housing ~~and Studio Dwellings~~				
Lot Size	**~~Studio Dwellings~~**	**130<170m²**	**170 < 250m²**	**250 < 330m²**
			calculations.	
Garage setback to front boundary	~~Not permitted~~	Not permitted	5.5 metres	5.5 metres
Corner Lot – Secondary street setback for garages and carports	~~As per garage setback~~	5.5 metres	5.5 metres	5.5 metres
Corner Lot – Secondary street setback (excluding garages and carports)	~~1.5 metres~~	1.5 metres	1.5 metres	2.0 metres
Articulation of front façade	~~Not applicable~~	Articulation element of 1.5 metres is encouraged	Measured from the minimum setback of the lot, 1.5 metres encroachment for 60% of the dwelling width on the side at which the articulation zone is proposed.	Measured from the minimum setback of the lot, 1.5 metres encroachment for 60% of the dwelling width on the side at which the articulation zone is proposed.
Rear setback (minimum) where there is no rear laneway for building wall height up to 4.5 metres	~~Not applicable~~	Not applicable	3.0 metres May be reduced to 1 metre for 30% of southern or western boundary.	3.0 metres May be reduced to 1 metre for 30% of southern or western boundary.
Rear setback (minimum) where there is no rear laneway for building wall height greater than 4.5 metres	~~Not applicable~~	Not applicable	4.0 metres	4.0 metres

Small Lot Housing ~~and Studio Dwellings~~				
Lot Size	**~~Studio Dwellings~~**	**130<170m²**	**170 < 250m²**	**250 < 330m²**
Rear setback (minimum) to private or public laneway for a garage or carport	~~0 metres~~	0 metres	0 metres	
Landscaped area (minimum. permeable area, grasses, trees etc)	~~Not applicable~~	Not applicable	10% of the area of the lot. 50% of the landscaped are must be located behind the building line of the primary road.	10% of the area of the lot. 50% of the landscaped are must be located behind the building line of the primary road.
Principal private open space (PPOS) **Minimum area**	~~12m² – balcony only~~ ~~Minimum dimension of 2 metres.~~	16 m² PPOS is to be directly accessible from living areas, with a minimum width of 3 metres.	24m² PPOS is to be directly accessible from living areas, with a minimum width of 3 metres. Where lots have a width of at least 6 metres but less than 10 metres, the PPOS can be reduced to 16m².	24m² PPOS is to be directly accessible from living areas, with a minimum width of 3m. Where lots have a width of at least 6 metres but less than 10 metres, the PPOS can be reduced to 16m².
Solar access to principal private open space as measured between 9am and 3pm on 21 June	~~Balcony to be north facing where practical.~~ ~~Minimum 3hrs required.~~ ~~3hrs to adjoining living room windows and PPOS on neighbour's land.~~	Principal private open space will be North facing where practical. Minimum 3hrs to 50% of principal private open space. 3hrs to adjoining living room windows and PPOS on neighbour's land.		
Car parking spaces	~~1 space~~	1 space for 1 bedroom dwellings and 2 spaces for 2 or more bedroom dwellings. Car spaces can be uncovered and stacked and are not to replace PPOS. Car parking spaces forward of the front building line are to be		

Small Lot Housing ~~and Studio Dwellings~~				
Lot Size	**~~Studio Dwellings~~**	**130<170m²**	**170 < 250m²**	**250 < 330m²**
		uncovered and not enclosed.		
Garage to house frontage (front façade only)	~~Not applicable~~	Not applicable	All door openings must not exceed 3.2m or if the lot is greater than12m wide, garage doors must not exceed 6m.	
Underground parking	Not permitted			
Earthworks	1.5 metres maximum cut and fill.			
Fences and retaining walls	Maximum height of fences to secondary street frontage is 1.8 metres. A fence on a secondary street frontage that is 1.8m must not extend more than 50% of the lot depth. Fences to secondary street frontage that extend beyond the 50% lot depth are considered to be front fencing and have a maximum height of 1.2 metres.			
Clothes drying	~~Nil~~	Provide open air clothes drying area screened from public street.		
Garbage area	Locate behind building line. Garbage areas are not serviced from any laneway. A minimum of 3 waste bins required per dwelling. In circumstances where there is no ground floor private open space garbage bins can be located adjacent to a garage but must be accessible to the laneway and be adequately screened from laneway and public view.			

7.14. Multi Dwelling Housing and Dual Occupancy

Objectives

1) To ensure multi dwelling housing and dual occupancies are designed to achieve a high level of amenity.
2) To ensure multi dwelling housing and dual occupancies make a positive contribution to the streetscape.
3) To ensure multi dwelling housing and dual occupancies do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual).

Controls

a) Multi dwelling housing and dual occupancy developments in Googong shall comply with Table 2.

Table 2: Multi Dwelling Housing and Dual Occupancy

Multi Dwelling Housing and Dual Occupancy	
Minimum lot size	Dual Occupancy – 600m^2 Multi Dwelling Housing – 750m^2 (Refer to Clause 4.1B of the *QPRLEP 2022*)
Minimum lot width	Dual Occupancy – 18.0 metres Multi Dwelling Housing – 25.0 metres However, Council will consider reducing the minimum lot width for multi dwelling housing to 20.0 metres where the development application for the subdivision includes a dwelling design for each lot, and where it can be demonstrated the design is not inconsistent with the building form and design criteria set out in Section 7.4 of this DCP.
Site coverage max	Dual occupancy – 40% Multi Dwelling Housing - 50%
Building height	As per *QPRLEP 2022*
Front setback minimum	Dual Occupancy – 6.0 metres Multi Dwelling Housing • 4.0 metres where principle private open space is not located within the front setback. • 6.0 metres where principle private open space is located within the front setback
Articulation zone	1.5 metres. The articulation zone must meet the performance based criteria outlined in Section 7.4 (i) to (m) of this DCP.
Corner lot - Secondary Setback (minimum)	Where façade length is less than 9m in length the minimum setback is 3.0 metres Where façade length is greater than 9m in length the minimum setback is 4.0 metres.
Garage setback to front or secondary boundary (minimum)	Front Boundary 5.5 metres Secondary Boundary • Where direct garage access from secondary frontage is proposed – 5.5 metres. • Where no direct garage access proposed from secondary frontage – the setback is to be consistent with the minimum secondary setbacks for corner lots set out above in this table.
Side setback minimum	Dual Occupancies Up to 2 Storeys – 3.0 metres Subsequent stories – an additional 0.5 metres per storey Multi Dwelling Housing Ground floor – 3.0 metres Subsequent stories – an additional 0.5 metres per storey

Multi Dwelling Housing and Dual Occupancy	
Rear setback minimum	Dual Occupancy – 4.0 metres Multi Dwelling Housing Ground Floor - 3.0 metres Subsequent stories – an additional 0.5m per storey
Garage setback to public or private rear lane	0 metres
Principal private open space – **On ground** **Minimum area**	24m^2 – North facing, directly accessible from living areas. Must have a minimum width of 4 metres to be counted as principal private open space. 50% of PPOS to be permeable and landscaped.
Principal private open space – **Balcony** **Minimum area**	Dual Occupancy Must be north facing 12m^2 minimum area 2m^2 minimum dimension Multi Dwelling Housing 1 bedroom – 8m^2 2 bedrooms – 10m^2 3+bedrooms - 12m^2 minimum area 2.0 metre minimum dimension for all **(The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided – otherwise no restriction)**
Solar access to principal private open space as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
Communal Landscaped Area (minimum)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
Car Parking – minimum number of spaces	1 bed- 1 space 2 bed - 2 spaces 3 bed - 2 spaces
Visitor parking - minimum number of spaces	3-5 dwellings – 1 space 6-10 dwellings – 2 spaces 11-15 dwellings – 3 spaces For every 5 units thereafter – 1 additional space Council may accept off site visitor parking spaces where kerbside parking is provided to the site and where the development has at least 3 street frontages.

Multi Dwelling Housing and Dual Occupancy	
Underground parking	Underground parking permissible where the slope of the land provides the opportunity
Garage to building frontage (front façade only)	No more than 50% of street façade. Double width garage doors not permitted. Two separate doors are to be used with a minimum 230mm separation. No common gable over both doors.
Maximum length of multi dwelling buildings	Buildings should not exceed a total length of 60 metres. Wall planes should not exceed 15 metres in length without the roof and wall design being broken.
Minimum gap between multi dwelling buildings	4.0 metres
Earthworks	1.5 metres maximum cut and fill

7.15. Residential Flat Buildings and Shop Top Housing

Objectives

1) Establish a high quality residential environment where all dwellings within residential flat buildings have a good level of amenity.
2) Encourage the development of mixed use residential/commercial development in the town and neighbourhood centres within easy walking distance of public transport.
3) Ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.

Controls

a) Residential flat buildings and shop top housing developments in Googong shall comply with Table 3.

Table 3: Residential Flat Buildings and Shop-Top Housing

Residential Flat Buildings and Shop Top Housing	
Minimum Lot Size	1000m^2 (Refer to Clause 4.1B of the *QPRLEP 2022*)
Lot width (minimum)	25 metres
Site coverage max	40%
Building Height	As per *QPRLEP 2022*
Front setback minimum	Residential Flat Buildings - 6.0 metres Shop top housing Ground Floor -0m setback First Storey – 0m setback Subsequent Storeys – 6.0 metres
Corner Lot Secondary Setback (minimum)	Residential Flat Buildings Where façade length is less than 9m in length setback is 3.0m Where façade length is greater than 9m in length setback is

Residential Flat Buildings and Shop Top Housing	
	4.0 metres Shop top housing Ground Floor -Zero setback First Storey – 0 metres setback Subsequent Storeys – 4.0 metres
Articulation zone	1.5 metres articulation zone – 40% of width of building
Garage setback to front boundary (minimum)	6.0 metres
Garage setback to secondary boundary (minimum)	5.5 metres
Side setback minimum	Residential Flat Buildings 3.0 metres – up to two storeys plus an additional 0.5 metres – for each floor over two storeys Shop Top Housing Ground Floor -0 metres setback First Storey – 0m setback Subsequent Storeys – 4.0 metres
Rear setback minimum (excluding garaging)	Residential Flat Buildings 4.0 metres Shop Top Housing Ground Floor -0m setback First Storey – 0 metres setback Subsequent Storeys – 4.0 metres
Garage setback to rear public or private lane	0 metres
Principal private open space **On Ground** **Minimum area**	24m^2 North facing, directly accessible from living areas minimum width of 4.0 metres. 50% of PPOS to be permeable and landscaped.
Principal private open space **Balcony** **Minimum area**	12m^2 North facing directly accessible from living areas minimum width of 2.0 metres. **(The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided – otherwise no restriction)**
Solar access to principal private open space (PPOS) as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
Communal Landscaped Area (minimum)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc).

Residential Flat Buildings and Shop Top Housing	
	Deep soil zones required alongside and rear boundaries.
Garage to building frontage (front façade only)	No more than 50% of street façade.
Number of car spaces (minimum)	1 bed- 1 space 2 bed – 2 spaces 3 bed or more – 2 spaces 1 disabled space for each adaptable dwelling
Visitor parking	3-5 dwellings – 1 space 6-10 dwellings – 2 spaces 11-15 dwellings – 3 spaces For every 5 units thereafter – 1 additional space
Underground parking	Permissible – 3 metres to side boundaries Minimum basement height - 2.2 metres
Earthworks	1.5 metres maximum cut and fill
Maximum length of residential flat buildings and shop top housing	Residential Flat Building Buildings should not exceed a total length of 60 metres. Wall planes should not exceed 30 metres in length without the roof and wall design being broken. Shop Top Housing Buildings should not exceed a total length of 60 metres. Wall planes should not exceed 15 metres in length without the roof and wall design being broken.
Minimum gap between residential flat buildings and shop –top housing	6 metres

Section C: Energy Efficiency

7.16. Thermal Performance

The ability of buildings to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of buildings, provide increased amenity to occupants and reduce greenhouse emissions and hence, the cost of supplying energy.

Objectives

1) To reduce the necessity for mechanical heating and cooling.
2) To reduce reliance on fossil fuels.
3) To minimise greenhouse gas emissions.
4) To promote renewable energy initiatives.
5) Buildings shall be designed to take advantage of energy saving technology such as solar panels.

Controls

a) All dwellings within the Googong township are to comply with the relevant energy efficiency requirements of ~~*State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*~~ *State Environmental Planning Policy (Sustainable Buildings) 2022*. A BASIX Certificate is to accompany all development applications for new dwellings or alterations and additions to existing dwellings having an estimated construction cost of $50,000 or more.

7.17. Solar Access

A significant element of the level of amenity of a dwelling is its access to sunlight. Maximising solar access to dwellings, particularly principle living spaces also has significant benefits for energy conservation.

Objectives

1) Allow adequate daylight into habitable room windows.
2) Minimize the degree of over shadowing of neighbouring properties.
3) Encourage energy efficient principles and practices.

Controls

a) Buildings shall be sited and designed to maximise sunlight to north facing windows
b) Principal Private Open Space (PPOS) shall not have sunlight reduced to less than three hours between 9am and 3pm on 21 June.
c) Living areas are to generally have a northern orientation and be directly accessible to principal private open space areas.
d) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves or louvers.
e) Windows to habitable rooms shall open to the sky or a verandah.

House with large windows facing north maximise solar access and verandah down the western façade to shade from summer afternoon sun.

7.18. Energy and Natural Ventilation

Designing for natural ventilation is one of the cornerstones of sustainable development, by eliminating the need for the mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and windows.

Objectives

1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
2) Reduce energy consumption within the Googong township.
3) Promote greater energy efficiency and ecologically sustainable development.

Controls

a) Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.
b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.
c) Where feasible make use of solar energy and solar hot water.
d) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices.

Openable roof top windows improve natural ventilation

Dual purpose sun shading and ventilation external louvers

7.19. Waste Management

Objectives

1) To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction.
2) To encourage waste minimisation, including source separation, reuse and recycling.
3) To ensure efficient storage and collection of waste and quality design of facilities.

Controls

a) Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase.

b) Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft

~~a) Each dwelling shall be provided with sufficient room on site to store 3 x 240L mobile garbage bins (MGBs). The minimum space required is 2,300mm long by 750mm wide. Storage areas shall have an easily cleaned all weather surface.~~

~~b) Storage areas shall be located so that:~~

- ~~i. MGBs are not visible from public view and located behind the building setback.~~
- ~~ii. MGBs can be transferred from their storage location to the street frontage for collection without needing to be wheeled over steps or through the dwelling unit.~~

~~c) On any collection day residents will be required to wheel two full MGB's to the kerbside. As a general rule MGBs shall not be wheeled more than 75 m. For aged persons or persons with a disability this shall not exceed 50m. Grades shall be less than 1:14.~~

~~d) For multi-unit developments with nine or more units or a frontage less than 20m and for residential flats each development shall be provided with an external communal storage bay for MGBs. Communal MGB's shall be stored in this area for the use of all occupiers. MGBs shall not be removed from the storage area by occupiers. Council's waste contractors will remove bins from the storage area, empty bins and place the emptied bins back in the storage area.~~

~~e) Storage bays shall be located within 6m of the boundary on the road from which they will be serviced.~~

~~f) Storage bays shall be constructed as follows:~~

- ~~i. Wall height shall be a minimum of 1,200mm.~~
- ~~ii. Floors shall be a minimum 100mm reinforced concrete graded to drain to the outside.~~
- ~~iii. The opening to the storage area shall be a minimum of 2,000mm wide and where practical located so that it does not open directly onto the street.~~
- ~~iv. The opening shall be provided with a gate or roller style door. In larger developments a personal access door may also be required to allow occupiers ease of access to the storage area.~~
- ~~v. For a single row of bins the minimum internal width of the storage area shall be 2,750mm. For a double row of bins (along each side of the enclosure) the minimum width is 3,500mm.~~
- ~~vi. An area 600mm wide x 750mm deep shall be provided for each MGB.~~
- ~~vii. Provision shall be made for the following number of MGBs -1 x 240L MGB (red lid garbage) for every two units - 1 x 240L MGB (yellow lid bin) for every two units.~~

~~g) Roofed storage areas are generally discouraged except where overlooking is likely to occur from balconies above. Roofed storage areas shall be provided with ventilation panels in external walls.~~

~~h) A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.~~

~~i) It is recommended that a layby be constructed as close as possible to the waste storage area to allow residents leaving the premises to park briefly to utilise the storage area.~~

~~*Note:* For multi-unit developments between 7 and 8 units please discuss the particular circumstances of the site with Council staff who will determine whether the single dwelling provisions or a communal storage area will need to be provided. In developments with particularly wide frontages the single dwelling provisions may be applied to developments with 9 or more units after discussion with Council staff.~~

7.20. Water Conservation

Objectives

1) To optimise the conservation of potable water.
2) To minimise impacts of development on the stormwater system of receiving waters.

Controls

a) All dwellings are to be connected to the Googong reticulated alternate water supply system. This is to be done by connecting to the toilets and at least two outside taps with a minimum of one to the front and rear of the dwelling.
b) Development applications for new developments are required to include a Water Management Statement. This is a statement that summarizes proposed water management measures and expected performance levels compared to BASIX performance standards and should include details of how water usage is minimised and how the quality and quantity of water discharge from the site is managed, details of the potential for water recycling and rainwater harvesting and reuse options.
c) Details of proposed installation of appliances and plumbing hardware are to be provided in accordance with relevant standards.
d) Rainwater tanks are required to be installed where BASIX certificates require such items connected to all new residential dwellings.

7.21. Stormwater Management

Objectives

1) To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.
2) To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.
3) To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.
4) To encourage reuse, recycling and harvesting of stormwater to reduce wastage.

Controls

a) Where any development will result in an increase in stormwater runoff, Council will require the developer to make satisfactory arrangements for the efficient disposal of stormwater from the site. These arrangements may include (but not be limited to) onsite detention of stormwater and/or appropriate augmentation of Council's stormwater disposal system.

b) The stormwater discharge for development sites shall not exceed the 5 year ARI storm event. Typically an onsite stormwater detention system will be required to reduce the velocity of stormwater discharge.

c) Stormwater should be gravity drained to Council's drainage system, which may require inter - allotment drainage.

d) An easement may be required over downstream properties. In this circumstance a letter of agreement from the owner(s) of the downstream properties is to be submitted with the development application.

e) Such agreement must state that they have no objection to the discharge of stormwater through their properties to reach Council's drainage system nor do they have objection to the creation of necessary easements over the pipelines.

f) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, deferred commencement consent would be issued in such cases where an easement is outstanding.

g) The collection and pumping of stormwater upslope shall be limited to on-site stormwater harvesting and the pump out of underground car parks to provide discharge to the street gutter or stormwater system.

Googong DCP

Part 8

Environmental Management

Principal Plan adopted by Council:	**13 October 2010**
Document ID:	**891050**

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PART 8 - ENVIRONMENTAL MANAGEMENT

8.1. Introduction

This section outlines the objectives and development controls relating to general environmental management issues to apply to all development at Googong with the exception of development types covered in Part 6.

8.2. Soils and Salinity

Objectives

1) To minimise erosion and sediment loss during and after construction.
2) To minimise water pollution due to erosion, siltation and sedimentation.
3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls

a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction (NSW Department of Housing 3rd Edition March 2004* ('The Blue Book') are to be submitted with each subdivision development application.
b) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/established.
c) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).

8.3. Cut and Fill

Objectives

1) Minimise the extent of excavation and fill.
2) Ensure that the built form responds to the topographical constraints of the Googong site.
3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
5) To minimise the need for retaining walls.
6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls

a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.
c) The maximum height of retaining walls is to be 1.0m.
d) Where terraced walls are proposed the minimum distance between each step is 0.5m.
e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer
f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's *Development Adjacent to Water, Sewer and Stormwater Mains Policy*.

8.4. Stormwater Management and Flooding

Objectives

1) Ensure that all development within Googong incorporates stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways.
2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.

Controls

a) All Development Applications shall include a Stormwater Drainage Analysis, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies), for the range of storm events from the 1 Year ARI to the 100 Year ARI storm event and addressing the objectives of WSUD.
b) Existing natural drainage lines shall form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and or wetlands) to alleviate stormwater peaks and retain sediments and pollutants.
c) Stormwater management strategies shall be adopted to maximize the efficient use of land and facilitate adequate allocation of land for these purposes.
d) Stormwater management strategies shall be developed and implemented in a manner which addresses potential salinity hazards.
e) Stormwater treatments are to be designed to meet the minimum level of performance which is a reduction in the stormwater peak run off flows to predevelopment levels for the range of storms from the 1 year ARI to the 100 year ARI event.

f) Stormwater management design is to maintain the existing hydrological regime for stream forming flows, with respect to peak flows and duration of flow.
g) WSUD elements shall be incorporated into the design of all development.
h) A Development Application shall include a WSUD assessment that addresses:
    i. The relevant site characteristics and constraints.
    ii. Stormwater management strategies, including treatment measures, reuse and maintenance requirements.
    iii. A rationale for the proposed strategies.
    iv. Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.

8.5. Bushfire Management

Applicants are advised to consult the following publication: "*NSW Rural Fire Service, Planning for Bush Fire Protection 2019"* (The document can be obtained on the Rural Fire Service's webpage: https://www.rfs.nsw.gov.au/)

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat.

The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives

1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
4) Provide safe access for emergency service personnel.
5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls

a) A Bushfire Threat Assessment report must form part of all development applications for lands identified as 'bush fire prone' on the Bush Fire Prone Lands Maps. This assessment is to be prepared in accordance with *"Planning for Bushfire Protection",* by the Rural Fire Service and Planning NSW, and specify the mitigation and other measures required to comply with those Guidelines.
b) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.

c) Preparation of an assessment of threat from bushfire should include reference to:
   i. NSW Rural Fire Service (RFS) – *Planning for Bushfire Protection 2019.*
   ii. *AS 3959*, Construction of buildings in bushfire-prone areas.
   iii. Consultation with Council.

d) The recommendations of the Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).

e) Subject to detailed design at development application stage, the location and widths of APZs are to be provided generally as follows:
   i. Are to be located wholly within the development site.
   ii. May incorporate roads.
   iii. Are to be maintained in accordance with the *Planning for Bushfire Protection 2019* (RFS).
   iv. Are to be generally bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with Planning for Bushfire Protection.

f) Reticulated water is to meet the standards contained within Planning for Bushfire Protection 2019. Water supply is to be via a ring main system, engineered to the requirements of Australian Standard 2419.1-1994 Fire Hydrant Installations.

g) Dwellings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of *Planning for Bushfire Protection 2019* and *Australian Standard 3959 - Construction of Building in Bushfire Prone Areas.*

8.6. Aboriginal Heritage

Objectives

1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.

Controls

a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 2. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups.

b) The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits. A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits.

c) Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.

d) Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974.*

8.7. European Archaeological Heritage

Objectives

1) To protect the recognised European archaeological significance of the precinct.
2) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls

a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 2. Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual.
b) An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

8.8. Tree Retention and Biodiversity

Clause 1.8 of this DCP adopts a number of Clauses from the *Queanbeyan Development Control Plan 2012 (QDCP* 2012*).* This includes the adoption of Clause 2.12 of the *QDCP 2012*, Tree and Vegetation Management. This Clause therefore needs to be read in conjunction with Clause 2.12 of the QDCP 2012.

Objectives

1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
2) Development should minimise the loss of existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.
3) The development should minimise the environmental impacts of clearing for bushfire hazard reduction.
4) To maintain or improve as much existing vegetation as practicable within the locality.
5) Reduce impacts of runoff from roads and impervious areas on adjacent lands.
6) To manage weeds on the site during and after construction to prevent the spread of weeds.

Controls

a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.
b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.
c) Existing significant trees, in particular large hollow bearing trees and remnant are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.
d) Native vegetation (canopy level) shall be provided, where possible within pocket parks, riparian corridors and street verges. Details of any planting shall be provided within a detailed Landscape Plan submitted at development application stage.
e) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.

f) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
g) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.
h) Where required by Council, subdivision development applications are to be accompanied by a Weed Management Plan that identifies weed control measures during and after development.
i) Trees selected for retention at subdivision stage must be carefully considered to ensure that retained trees do not later adversely impact on development on those subdivided lots.

8.9. Land Contamination Management

Objectives

1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

a) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands.* A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
b) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.
c) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – Management *of Contaminated Lands,* the NSW Office of Environment and Heritage (OEH) *Guidelines for Consultants Reporting on Contaminated Sites* and *State Environmental Planning Policy (Resilience and Hazards) 2021.*
d) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
e) Council may require a Site Audit Statement (SAS) (issued by an OEH Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

8.10. Odour

Objectives

1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant.

Controls

a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 400m of the proposed or operating sewerage treatment plant is to be accompanied by a *Level 3 Odour Impact Assessment* (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The

assessment is to be undertaken in accordance with the DECCW *"Approved Methods for modelling and assessment of air pollutants in NSW" 2005.*

b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source.

8.11. Construction Waste

All construction waste contains resources that are useful. Recovering, recycling and using these as secondary resources reduces demand for landfill sites. Waste includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in such volume, constituency or manner as to cause an alteration in the environment.
- Any discarded, rejected, unwanted, surplus or abandoned substance.
- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance.
- Any substance prescribed by the regulation to be waste for the purpose of the *Protection of the Environment Operations (Waste) Regulations 2014*.

Objectives

1) Development should include design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.
2) Building designs and construction techniques should minimise waste generation.

Controls

~~a)~~ Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase. Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft ~~A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:~~

~~i. The volume and type of waste to be generated.~~

~~ii. How waste is to be stored and treated on site.~~

~~iii. How and where residual material is to be disposed.~~

~~b) The Waste Management Plan must be accompanied by drawings with specific details showing:~~

~~i. On site sorting and storage areas.~~

~~ii. Access for collection vehicles.~~

~~iii. Vegetation to be removed or retained.~~

~~c)~~a) ~~The Waste Management Plan must optimise recycling to reduce waste to landfill.~~

8.12. Landfill/Earthworks

It is common practice to use the term 'clean fill' to describe the material suited for landfill activity. However landfill carried out with material that contains building waste such as broken concrete slabs or bricks may be contaminated and present long term environmental problems particularly in flood affected areas.

The EPA requires that landfill uses only virgin excavated natural material (VENM) such as clay, gravel, sand, soil and rock.

Landfill with material that is mixed with any other type of waste excavated from areas of land contaminated with human made chemicals or which contains sulphidic soils is not acceptable.

Landfill with material other than VENM may require a licence from the EPA for a waste facility operation.

Objectives

1) To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.
2) Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment.
3) Development should minimise the amount of landfill required.

Controls

a) Adequate justification of the need for landfill to be deposited on a site must be provided.
b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.
c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.
d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.
e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.
f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.
g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.
h) Landfill must not adversely affect the natural flow of drainage or runoff.

8.13. Development near Googong Dam Foreshores

This clause applies to development on land identified as “Googong Foreshore Buffer Area” on the Local Clause Map.

Objectives

1) To protect the Googong Dam water supply catchment from inappropriate development that may compromise water supply and quality.

Controls

An applicant is to demonstrate to Council that:

a) The building and associated infrastructure envelope identified for each existing or proposed lot are appropriate having regard to the land capability and the objective of this clause.
b) The development incorporates an appropriate management regime relating to stormwater run-off, bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.

Googong DCP

Part 9

Advertising Signage

Principal Plan adopted by Council:	**13 October 2010**
Document ID:	**891052**

Offices: 144 Wallace St, Braidwood
10 Majara St, Bungendore
256 Crawford St, Queanbeyan

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PART 9 - ADVERTISING SIGNAGE

9.1. Introduction

This section of the DCP applies to all signs erected or displayed outdoors, including those located outside or on the exterior of buildings, in residential areas, commercial areas, in open space areas and recreational areas.

This section of the DCP does not apply to directional signs such as road traffic and safety signs or informative signs such as street, suburb name signs or signs within reserves.

~~Please see if your signage is exempt as identified in *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022).*~~ *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Chapter 3 - Advertising and Signage of the State Environmental Planning policy (Industry and Employment) applies to this form of development and will be used to assess signs. Signs may be exempt under this policy where they meet applicable development standards.*

Objectives

1) Maintain uniformity and orderly standards for advertising structures, as well as controlling the number and types of advertisements.
2) Ensure that the placement and design of advertisements and advertising structures are consistent with the architectural theme and design of a building and that such advertisements are not placed on prominent architectural features of a building including gables or the like.
3) Ensure that advertisements and advertising structures do not detract from the streetscape, waterscape and open space of the locality, nor lead to visual clutter through the proliferation of such advertisements.
4) Ensure that advertisements and advertising structures do not constitute a traffic hazard to motorists and pedestrians.
5) Corporate colours, logos and other graphics are encouraged to adhere to the controls under this section.
6) Ensure that advertisements and advertising structures do not interfere with the operation of traffic control signs and signals.
7) Ensure equal viewing rights where practical for all advertisements and advertising structures and to ensure that such advertisements are affixed and maintained in good structural condition at all times.
8) Reduce the proliferation of advertisements and advertising structures by requiring rationalisation of existing and proposed advertisements and the use of common directory boards.

9.2. Advertising Structures and Displays Not Requiring Consent

Erection of an advertising structure and display of an advertisement on it or the display of an advertisement that is not an advertising structure (other than an illuminated sign in a residential zone) does not require consent in any of the following circumstances:

1) The advertisement and any structure are not visible from outside the site on which they are displayed.
2) The advertisement is behind the glass line of a window.
3) The advertisement is a public notice displayed by a public authority giving information about a service.
4) The advertisement is a real estate sign advertising that the premises on which it is displayed are for sale or lease, if the advertisement and any associated structure together do not exceed a maximum of two signs and have a maximum area of 2.5m^2

within Environmental Protection Zones or 3.5m^2 within any other zone.

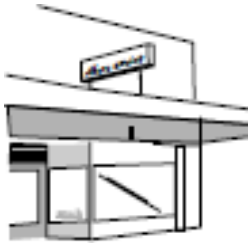
5) The advertisement is of the same dimensions and replaces one lawfully displayed on the same structure.

6) The advertisement displays a message relating to the lawful use of the land or premises on which it is situated and the advertisement and any associated structure together have a maximum area of:
   i. 0.75m^2 in Zones R1, R5 and E2.
   ii. 25% of the front elevation of the building on which it is displayed in Zone B2.
   iii. 2.5m^2 in any other zone.
   iv. A maximum height of either 3m above ground level (existing) or the height of the underside of any awning, whichever is the greater and if the advertisement is suspended from an awning along a public road, it is not lower than 2.6m above ground or pavement level.

Controls

The following statements and definitions are accompanied by illustrations. These illustrations are indicative only and are intended as a guide to assist the applicant to interpret sign types:

Above Awning Sign



An advertisement which is located above an awning or verandah but contained entirely below the roofline and not protruding beyond the extent of the awning or verandah.
Above awning signs are prohibited throughout the Googong Township.

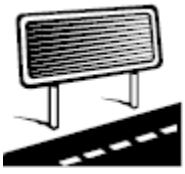
Awning Fascia Sign

An advertising sign attached flush to the fascia or return end of an awning, which does not project above, below or beyond the awning of a shop over a footpath.

Criteria:

Quantity: 1 per occupancy fronting the street at ground level. No repetition of the same sign permitted for multiple occupancy sites or along the fascia of single occupancy sites.
Size: Maximum advertising area 1.5m^2 and maximum depth of 400mm.

Billboard Sign



An advertisement supported by one or more columns or posts which are independent of any building or other structure.

Billboard signs are prohibited throughout the Googong Township.

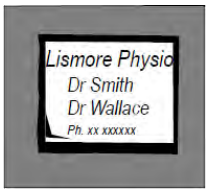
Bunting

A string of lightweight coloured material or plastic secured at both ends but allowed to move freely.
Bunting is only permitted for use at special events, festivals, sales etc.

Criteria:

Display Period: No earlier than seven days before an event and not exceeding seven days after the event.

Business Identification Sign



A business identification sign means a sign that indicates:

- The name of the person or business.
- The nature of the business carried on by the person at the premises or place at which the sign is displayed.
- That may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include an advertising relating to a person who does not carry on business at the premises or place.

Criteria:

Height: 25% of the front elevation of a building on which it is displayed, with a maximum height of 3m or the height of the underside of any awning measured at a line at which it is attached to the building. A minimum height of 2.6m above a road or road reserve or road.

Complies with the definition of business identification sign. Securely fixed by metal supports to the premises.

Chalk Board Sign

A portable advertisement displayed on a chalk board located on or outside a building used primarily to describe goods or services which may vary on a regular basis.

Criteria:

Size: Maximum advertising area 1m^2
Location: These signs must not be located footpaths
Quantity: 1 per occupancy

Double or Single - Sided 'A' Frame Sign

A portable, free standing advertisement consisting of either two advertising boards supporting each other in an 'A' configuration, or one advertising board supported by one or more posts in an 'A' configuration.

Criteria:

Size: Not more than 1.2m in height and 750mm in width.

Location: Placed on the public footway within 1m of the property boundary of the site. Placed not to obstruct traffic lights, lines of sight or the free flow of pedestrians. Sufficiently weighted down to prevent unintentional movement. Designed to prevent harm to other users of the public footway. Removed at the end of each day's trading or work on, or use of the site.

Insurance: The owner must hold current Public Liability Insurance extended to indemnify Council for a minimum of $20,000,000 in respect of liability arising out of the sign being placed on the public street and has provided Council with a copy of the Insurance Certificate.

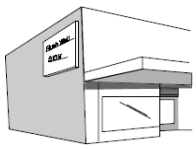
Quantity: 1 per premises.

Flashing Sign

An advertisement illuminated at frequent intervals by either an internal or external light and whether or not included in any other type of sign.

Flush Wall Sign

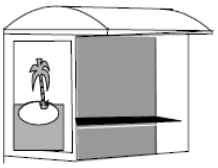
An advertisement attached to the side or front wall of a building and not projecting more than 100mm from the wall surface.



Criteria:

Quantity: 1 per occupancy. No repetition of the same sign permitted for multiple occupancy sites or along the wall of single occupancy sites.
Size: Maximum advertising area for side wall $3m^2$. Maximum advertising area for front wall $1.5m^2$.
Clearance: Minimum of 2.6m above footpath pavement level.
Location: Does not obscure an architectural feature.

Furniture Sign

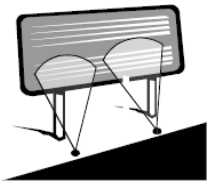


An advertisement fixed to furniture items such as seats, telephone boxes or bus shelters as an integrated part of the design of the furniture item.

Criteria:

Quantity: Maximum of 2 signs per furniture item
Size: Maximum advertising area 1m^2 per sign.

Indirectly Illuminated Sign



An advertisement illuminated from a source external to the sign for the purposes of improving legibility.

Criteria:

Illumination shall not adversely impact the amenity of adjacent buildings/residences.

Internally Illuminated Sign

An advertisement which is lit from a light source contained within the sign

Criteria:

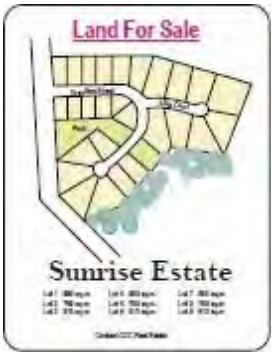
Illuminated signs may be of any sign type and as such the size of the sign is limited to the maximum size permitted for that particular type of sign.

Kite, Banner or Flag

A piece of fabric supported on one or two sides by poles or ties and allowed to move freely.
Commercial/Retail, Special Uses and Outdoor/Indoor Recreational areas.

Criteria:
Size: Maximum advertising areas 3m^2.
Clearance: Minimum of 2.6m above footpaths pavement level and 5m above vehicle pavement level.
Height: Maximum height 8m

Land Sale Sign



A sign whose specific purpose is to advertise land that is available for sale.

Criteria:
Size: Maximum advertising area 6m^2 for each 25 lots of development being sold
Location: On the land that is for sale
Display Period: No longer than 12 months

Land Sale Directional Sign

A sign whose specific purpose is to direct potential purchasers and other interested parties to the location of land that is for sale.

Criteria:
Size: Maximum advertising area of 0.3m^2 each for a maximum of three signs
Display Period: No longer than 12 months

Multiple Identification Sign

A sign or group of signs containing a list of businesses or people occupying a shared tenancy or premises. Commercial/Retail Areas.

Criteria:
Quantity: 1 multiple identification sign per multiple occupancy premises
Size: 1.5m^2 per multiple occupancy premises with up to 5 occupancies. 0.75m^2 per multiple occupancy premises with more than 5 occupancies

Neon Sign

An advertisement which is illuminated by either an internal or external light whether or not included in any other type of sign.

Pole Sign

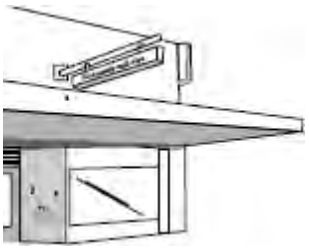
A single advertisement supported by one column or post which is independent of any building or other structure.
Commercial/Retail Areas.

Criteria:
Height: Maximum height 10m
Size: Maximum advertising area 3m^2

Poster Sign

A temporary advertisement usually in the form of a paper or lightweight cardboard or foam core board “poster” used for the purposes of displaying information about a local event or attraction.

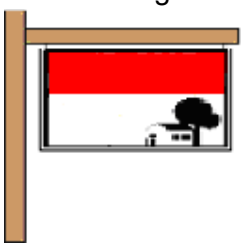
Projecting Wall Sign



An advertisement attached to a building at one end and projecting away from the building façade but no protruding beyond the roadside edge of the awning or above the roof line of a building.

Projecting wall signs are prohibited in the Googong Township.

Real Estate Sign



An advertisement in respect of a place or premises to which it is affixed which contains only a notice that the place or premises is for sale or letting together with particulars of the sale or letting.

Residential/Commercial Areas

Criteria:

Quantity: Up to 2 signs per premises whether the premises are a single occupancy or multiple occupancy building or site
Size: Maximum advertising area 3.5m^2 per sign
Location: No closer than 3m apart
Display Period: No longer than 14 days after the letting of completion of sale

Roof Sign

An advertisement erected on or above the parapet of a building that is wholly or partly supported by the building.

Roof signs are prohibited throughout the Googong Township.

Sponsorship Sign

Advertisement on the playing surface or on the inside of a fence around the playing surface of a sporting facility displaying information about sponsors or products of sponsors of teams or organisations using the sporting facility.

Criteria:

Location: Seen only from the inside of the ground or complex

Temporary Sign

An advertisement of temporary nature:

- Which announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event,
- Which does not include advertising of a commercial nature other than the name or names of the event's sponsors,
- Not to obstruct motorists using any intersection or interfere with the efficient operation of any traffic control device, including the placement of signs on central median strips,
- Not to be attached to any existing traffic control signal or traffic directory sign,
- To be attached to a secure post or posts such as star steel type posts or stakes driven into the ground, and
- The proposed location of all signs is to be identified at the time of application to Council.

Temporary signs may be located on private property without Council consent or on public land but only with the permission of Council.

Criteria:

Size: Maximum advertising area of 1.5m^2
Height: 2m maximum and 600mm width
Display Period: No earlier than 28 days before an event and not exceeding 7 days after the event.

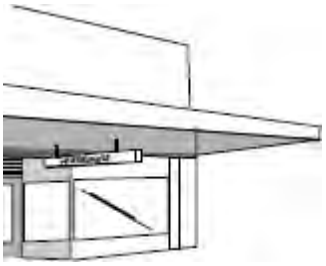
Top Hamper Sign

An advertisement attached to the transom of a doorway or display window of a building.

Criteria:

Size: Not projecting more than 100mm from the face of the building and for a maximum area of 2.5m^2.

Under Awning Sign



An advertisement attached under the awning of a building.

Illuminated Sign Not To Include Flashing Lights.

Criteria:

Quantity: 1 per occupancy fronting the street at ground level
Clearance: Minimum of 2.5m above footpath pavement level and no closer than 3m apart
Size: Maximum advertising area of 1.5m^2

Window Sign An advertisement painted or displayed on a shop window.

Criteria:

Size: The advertisement shall occupy no more than 30% of the total window area.

9.3. Public Signs

a) Constructed by or on behalf of Council or public authority.
b) Contains a place name or gives information about the services provided by Council or the public authority.
c) Securely fixed to a building or to the ground.

9.4. Street Signs Comprising Regulatory Signs and Advisory Signs, Name Plates, Directional Signs and Advance Traffic Warning

a) Designed and constructed by or on behalf of the Council or the Roads and Traffic Authority of New South Wales.
b) Structurally sound.
c) Designed, fabricated and installed in accordance with relevant SAA standards.

Table 1: Sign Permissibility

Sign Type	Land Use Type 1 Commercial/ Retail	Land Use Type 2 Residential, Open Space, Environmental Protection
'A' Frame Sign	E	P
Above Awning Sign	P	P
Awning Fascia Sign	E	P
Billboard Sign	P	P
Bunting	E	E
Business Identification Sign	E	E
Chalk Board Sign	E	P
Flashing Sign	DA	P
Flush Wall Sign	E	P
Furniture Sign – Bus Shelter - Other	DA P	DA P
Indirectly Illuminated Sign	DA	P
Internally Illuminated Sign	DA	P
Kite, Banner or Flag	DA	P
Land Sale Direction Sign	E	E
Land Sale Sign	DA	P
Multiple Identification Sign	DA	P
Neon Sign	DA	P
Pole Sign	DA	P
Poster Sign	P	P
Projecting Wall Sign	P	P
Real Estate Sign	E	E
Roof Sign	P	P
Sponsorship Sign	P	P
Temporary Sign	E	E
Top Hamper Sign	E	P
Under Awning Sign	E	P
Window Sign	E	P
Public Signs	E	E
Street Signs	E	E

Legend:
E - exempt
P – prohibited
DA – development consent required

Googong DCP

Part 10

Town Centre and Neighbourhood Centres

Principal Plan adopted by Council:	**13 October 2010**
Document:	**1961997**

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PART 10 - GOOGONG TOWN CENTRE AND NEIGHBOURHOOD CENTRE CONTROLS AND PRINCIPLES

10.1. Introduction

There will be two types of commercial/civic centres in Googong; a Town Centre and four Neighbourhood Centres; all to be readily accessible by public transport as shown in the Googong Master Plan Map at Appendix 2 of this *Development Control Plan (DCP).*

This section outlines the objectives, key controls and design principles relating to areas that require further design attention within the Town Centre and the Neighbourhood Centres.

Before most types of development can be undertaken within these areas, more detailed planning and design controls will be required to be implemented in the form of an amendment to this DCP. Neighbourhood structure plans will be required to be developed and submitted for the Town Centre and each Neighbourhood Centre. The requirement for neighbourhood structure plans are set out in Part 3 of this *DCP*.

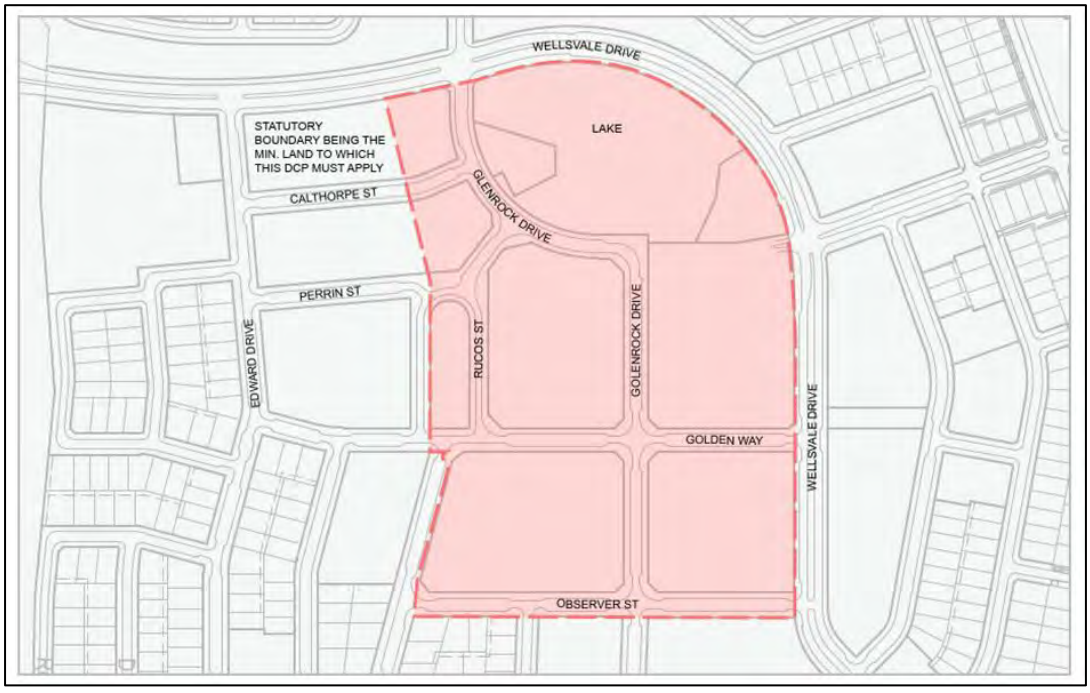
10.2. Googong Town Centre Controls and Structure Plans

This Section contains the applicable planning controls and structure plans for the Googong Town Centre. Development applications for the Town Centre must consider the following objectives and controls and be consistent with the respective structure plans.

10.2.1 Googong Town Centre Location

The Town Centre precinct is approximately 16.5ha and will form the civic, commercial and cultural heart of the new community. The Town Centre is located within Neighbourhood 2 (NH2) of the Googong Township and is bounded by Wellsvale Drive to the north and east, Observer Street to the south and James Street to the south-west, as shown on **Structure Plan Map 1 below.**

Structure Plan Map 1: Land to which this DCP applies



Desired Future Character

In line with the overall vision for the township, Googong Town Centre is to reflect and interpret its rural past and natural setting and take on the character of a modern township.

Googong Town Centre needs to be designed with the community in mind. It should be influenced by and respond positively to:

- environmental considerations;
- natural site attributes;
- the growth and social needs of the surrounding community; and
- the needs of key commercial tenants.

Googong Town Centre is to form the civic, commercial and cultural heart of the new Googong Township. A civic open space is to be located within the centre to create township identity and allow for active and passive recreation and/or 'spill-out zone' from adjoining retail, commercial and service uses.

The design of Googong Town Centre should reflect a 'village approach' rather than a static shopping mall approach. This can be achieved through building design and placement and the juxtaposition of building forms to create a variety of 'people-places' in and around the Town Centre. This should result in creating a dynamic experience, and a series of:

- 'places' that cater for different sections of the Googong community at different times of the day and during different times of the year; and
- activated spaces that are valued by the Googong community and relate to the surrounding open space with a series of pedestrian focused laneways.

Googong Town Centre should seek to benefit from its proximity to the existing lake - a unique feature that provides connectivity to Bunyip Park. A variety of spaces for the community to gather (including urban parks, seating, footpaths, cafes and food outlets) should be provided to help animate this important edge.

Googong Town Centre should also envelop around – and focus on - a 'main street' (Glenrock Drive) running north-south that links the key open spaces and civic areas adjacent to the lake in the north to the residential areas and educational facilities in the south.

A secondary east-west road (Golden Way) will connect the Wellsvale Drive in the east with Rucos Street in the west and help define the four quadrants that comprise the Town Centre. Enabling a high degree of walkability and dedicated bicycle infrastructure around the Town Centre, is critical for promoting activation of the public domain and a vibrant main street environment, creating linkages to key nodes of activity both within and out-with the centre.

At its core, Googong Town Centre should provide for higher order retail and commercial, community and entertainment uses for residents and visitors. There is to be a broad variety of convenience retailing for customers, with access to sufficient car parking; click and collect pick-up points; electrical vehicle charging points; as well as public and active transport options and facilities.

Service areas and loading docks should be covered or screened, and all surface level 'at grade' parking areas should seek to create an open landscape environment. Major car parking areas should be conveniently located for Town Centre visitors and staff, but not be directly visible from the lake or civic public spaces.

The village approach to urban design and architecture should be reinforced by the integration of a variety of two storey building forms, each promoting their own character and providing a human scale and activity to the building edge. Vertical elements should be incorporated into the

design to provide a visual marker for the Town Centre when entering Googong, reinforced through signage and wayfinding.

Higher density development and a greater range of allotment sizes with and around the Town Centre will assist in creating a sense of arrival. This finer urban grain of development within 200m around the Town Centre core will support greater population density, social activity and provide passive surveillance of the public realm.

Landscaping should be a foundation element, not just in terms of creating an attractive streetscape but taking a biophilic approach to integration with built form and public spaces to provide shade, to direct air movement and to soften the 'urban' feel of the Town Centre and encourage the community to dwell and make Googong Town Centre their own. Landscape embellishments to Old Cooma Road will also add to the broader framework and sense of arrival into the Town Centre.

Development in the Town Centre is to create interest, vitality and variety. Special attention is to be paid to the various entrances and 'gateways' into Town Centre; the transition with the surrounding residential areas; visual and physical links with the broader township; hill tops and Googong Common. The design of the Town Centre is to retain and utilise significant views of the lake and to the hill tops and Googong Common (as identified in Part 5 of the *DCP*).

The total maximum Gross Floor Area for the Town Centre will be between 15,000sqm and 35,000sqm, with the final area be confirmed and agreed by Council prior to determining the long-term preferred landuses for those areas shown as 'Future Uses' on Structure Plan Map 2.

10.2.2 Sustainable Development

Objectives

1) To establish best-practice environmentally sustainable practices within new developments to minimise the environmental footprint.
2) To provide energy efficiency, water efficiency and waste management in all buildings.
3) To provide development that supports a vibrant and resilient community.
4) To ensure development applications incorporate opportunities for renewable energy where practicable.

Controls

a) All buildings or substantial alterations to existing buildings must achieve a minimum Green Star certification rating of 5 or equivalent recognised rating tools. Development applications are to include an assessment report prepared by a suitably qualified person demonstrating that the building is capable of achieving a minimum green star certification rating of 5 star rating.
b) All new development must connect into the Googong Township recycled water reticulation network for non-potable uses such as irrigation and toilet flushing.
c) Development applications that include car parking should include provision of electric vehicle charging consistent with Council's *Public Electric Vehicle Charging Infrastructure Policy*.
d) All new Council buildings are to implement the performance standards set out in Council's *Sustainable Design for Council Building Policy*.

10.2.3 Land Use and Indicative Layout

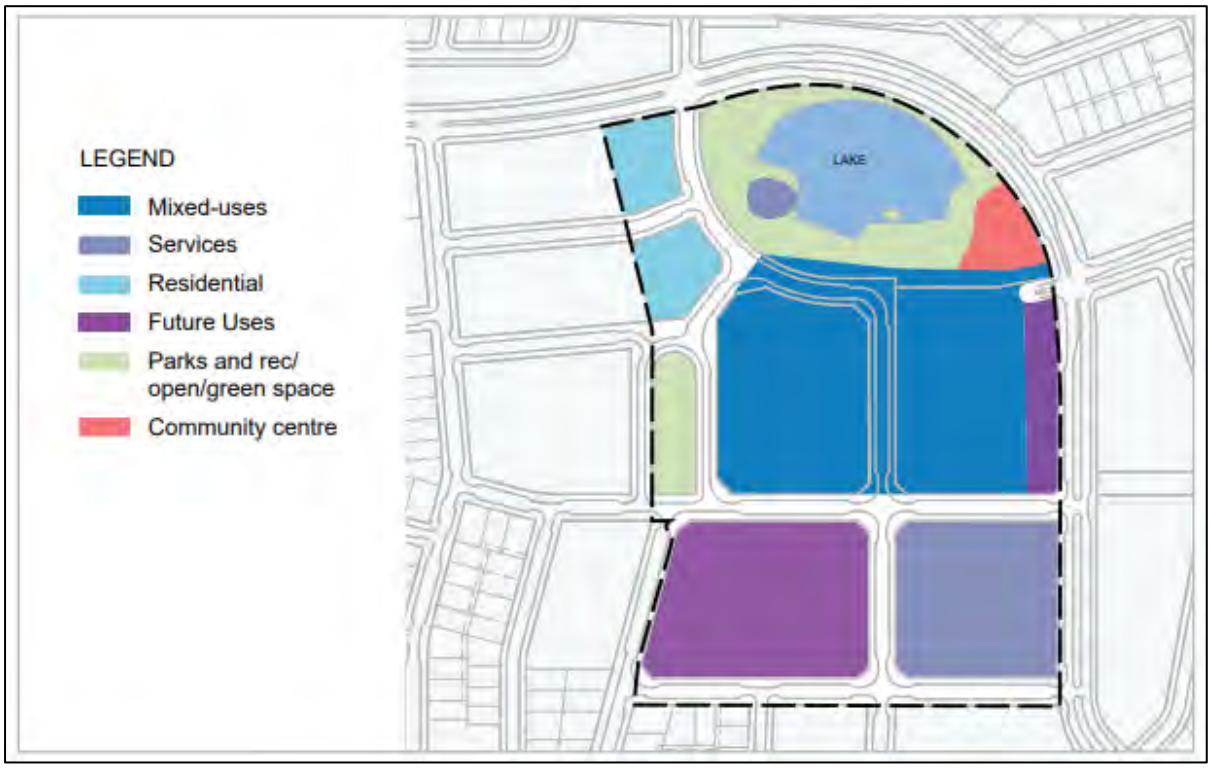
Objectives

1) To provide a mixture of compatible land uses that provide services and facilities to meet the day-to-day needs of local residents.
2) To provide for a range of uses within the B2 Local Centre Zone that ensure the Town Centre delivers a vibrant and safe village feel to the future residents and visitors.
3) To provide public open space that will act as a focal point for community gatherings and activities.
4) To maximise the exposure of the Town Centre to the surrounding street network to reinforce its purpose as a focal point for the community and its prominent, elevated position within the Googong Township.

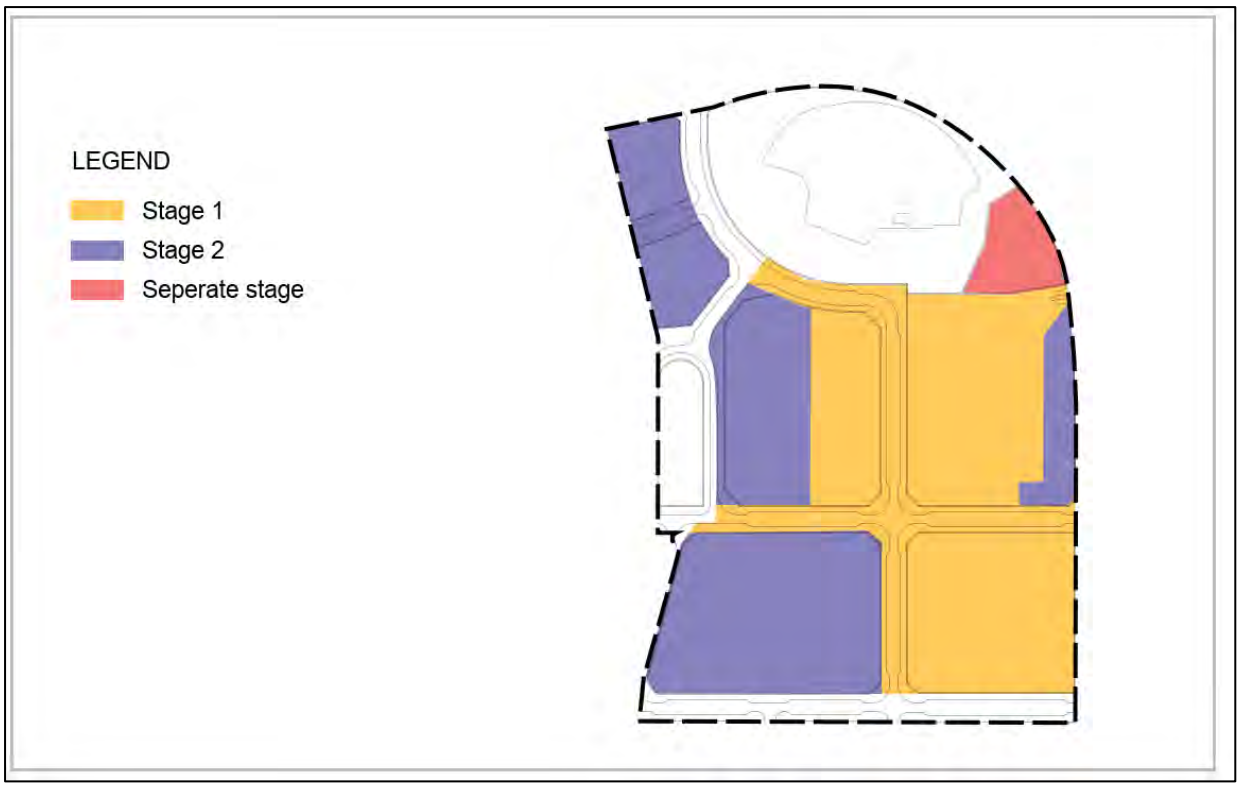
Controls

a) Development is to be generally consistent with the indicative land uses and street layouts shown in **Structure Plan Map 2, Structure Plan Map 4.**
b) The development of land identified as "Future Uses" in **Structure Plan Map 2** are to be the subject of further consideration by Council in the future. This *DCP* is to be updated to confirm those uses, and include any additional controls, when agreed.
c) Development of Googong Town Centre is be undertaken in stages as shown in **Structure Plan Map 3**.

Structure Plan Map 2: Indicative Land Uses



Structure Plan Map 3: Development Staging



10.2.4 Access and Movement

Objectives

1) To provide a hierarchy of interconnected streets that give safe, convenient, and legible access within and beyond the Googong Town Centre.
2) To ensure the hierarchy of the street network is clearly discernible through variations in carriageway width, on street parking, incorporation of water sensitive urban design measures, street tree planting and pedestrian amenities.
3) To provide a safe and convenient public transport, pedestrian, and cycleway network.
4) To ensure a high quality, functional, safe, legible, and visually attractive public domain.
5) Establish a clear hierarchy of different road types which cater for different types of traffic movement.

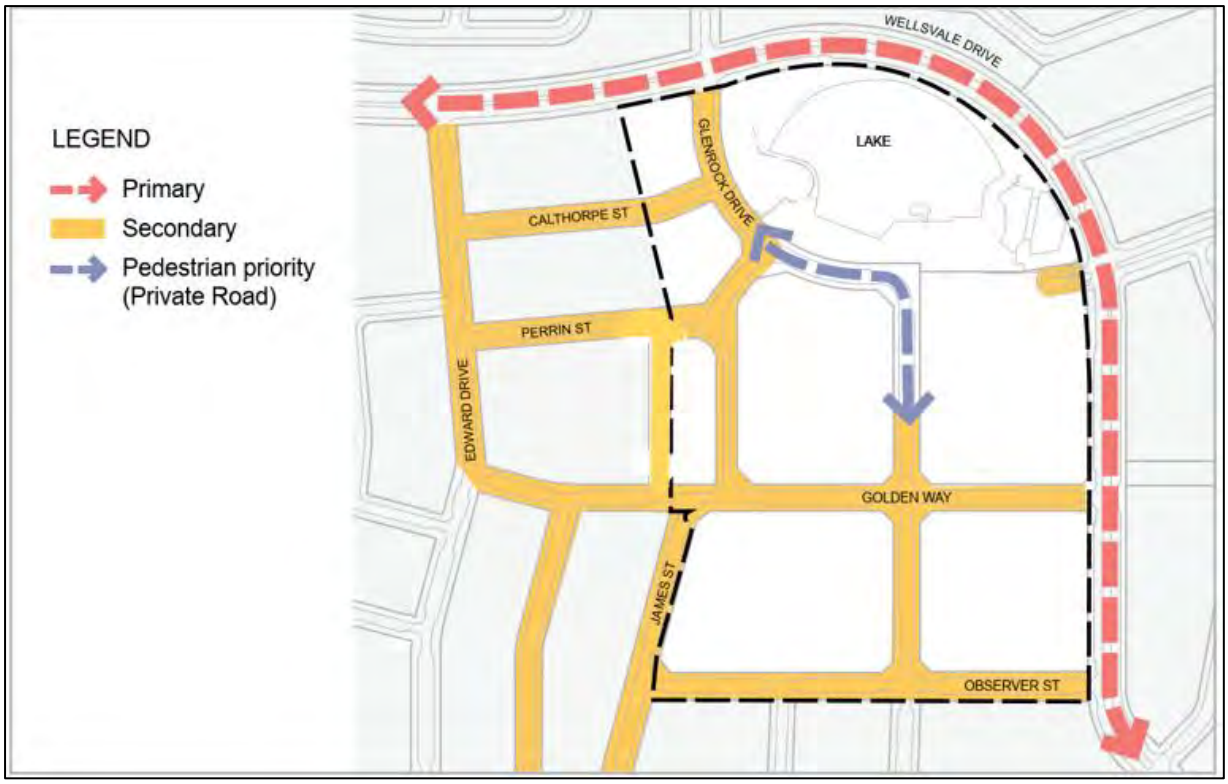
Controls

a) The street network is to be provided generally in accordance with **Structure Plan Map 4**. Where any variation to the street network indicated in **Structure Plan Map 4** is proposed, the alternative street network is to be designed to achieve the following principles:

(i) Establish a permeable network that is based on a modified grid system,
(ii) Encourage walking and cycling and reduce travel distances,
(iii) Maximise connectivity between community facilities and open space,
(iv) Take account of topography
(v) Provide frontage to and maximise surveillance of open space and public domain,
(vi) Provide views and vistas to landscape features and visual connections to nodal points and centres,
(vii) Maximise the use of water sensitive urban design measures, and
(viii) Minimise the use of cul-de-sacs.

b) Public streets are to be designed and constructed in accordance with the *QPRC Engineering Design Specifications*.
c) All development applications are to be supported by a Traffic Impact Assessment confirming anticipated traffic movements and parking requirements can be accommodated at the proposed site for the proposed use.
d) All streets and roundabouts are to be designed and constructed in accordance with the minimum requirements set out in *QPRC's Engineering Design Specification*.
e) For all local streets and access ways, traffic calming treatments are to be used to produce a low-speed traffic environment not exceeding 40km. Such traffic management devices are to be identified at the development application stage.
f) Intersection spacing and design should be consistent with the following best practice guidelines:
   (i) Direct vehicular access from commercial sites to Arterial/Sub-Arterial roads will not be permitted where alternate access is available except where agreed to by Council.
   (ii) In commercial areas, service lanes should be designed so as to discourage their use as short-cut routes. Ensure service lanes include measures to calm traffic. Provide special paving to designate safe pedestrian linkages between parking and shopping areas.
g) An acoustic report prepared by a suitably qualified consultant is to be submitted with all residential development applications for land adjacent to existing or proposed Arterial/Sub-Arterial roads or public transport corridors and should comply with the *NSW Road Policy (2011)*.

Structure Plan Map 4: Road Layout and Hierarchy Map



10.2.4.1 Public Transport

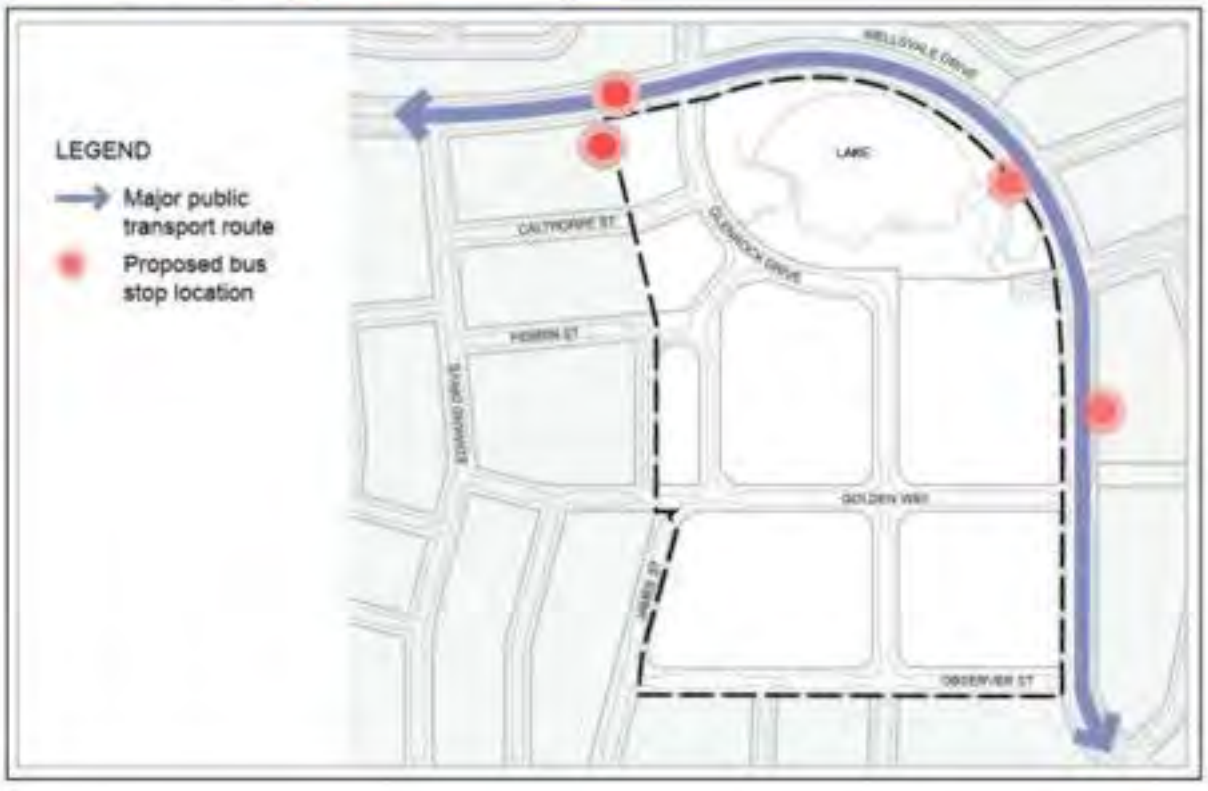
Objectives

1) To encourage the provision and use of public transport within the Googong Town Centre.
2) To ensure clear, safe pedestrian links to public transport stops.

Controls

a) Bus stops are to be provided generally in accordance with **Structure Plan Map 5** and, where the bus route is known, be indicated on any Development Application drawings. The final location of bus stops will be determined by Council's Local Traffic Committee.
b) The road network including bus routes are to be designed in accordance with the QPRC Engineering Design Specification.
c) Bus routes are to be agreed with the local bus operator and are to be finally determined by Council's Local Traffic Committee.
d) Roundabouts on bus routes are to be designed to accommodate bus manoeuvrability.

Structure Plan Map 5: Public Transport



10.2.4.2 Active Transport

Objectives

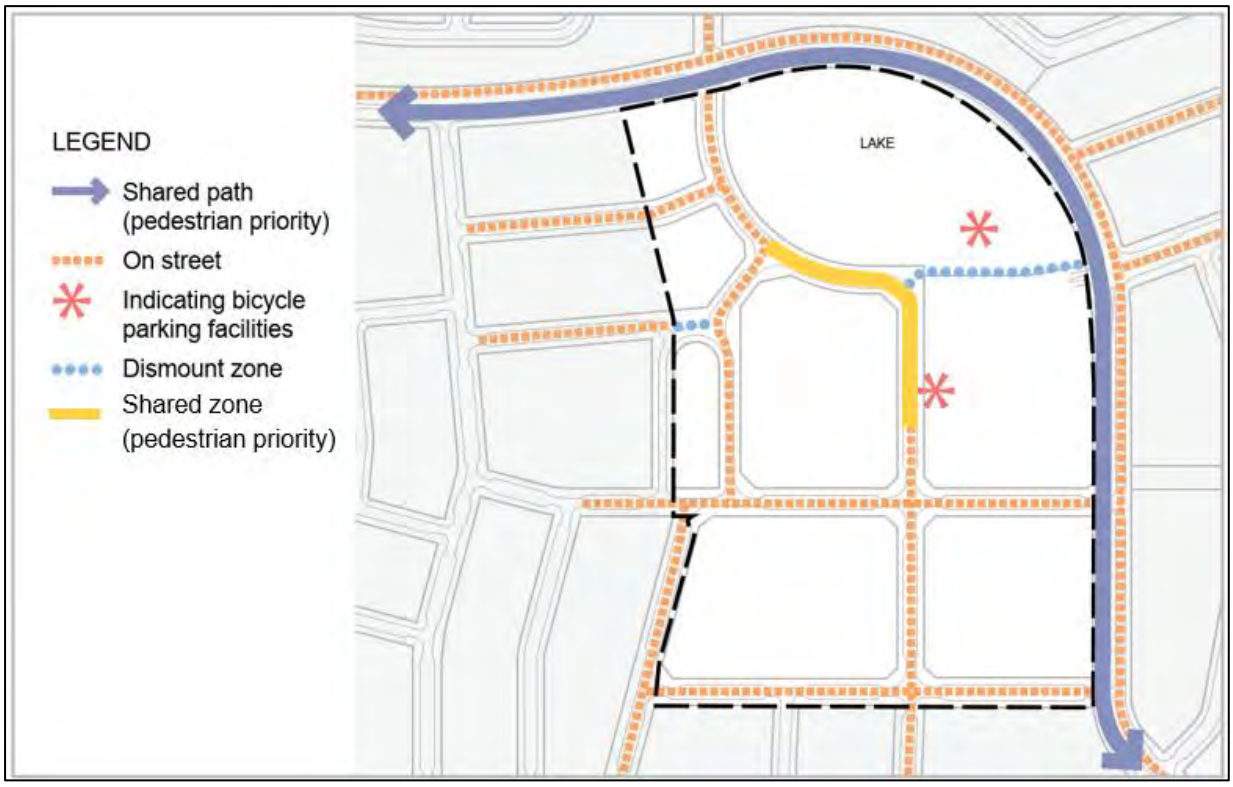
1) To promote sustainable transport options for new and existing development.
2) To improve walking, cycling, active transport options and public transport use.

Controls

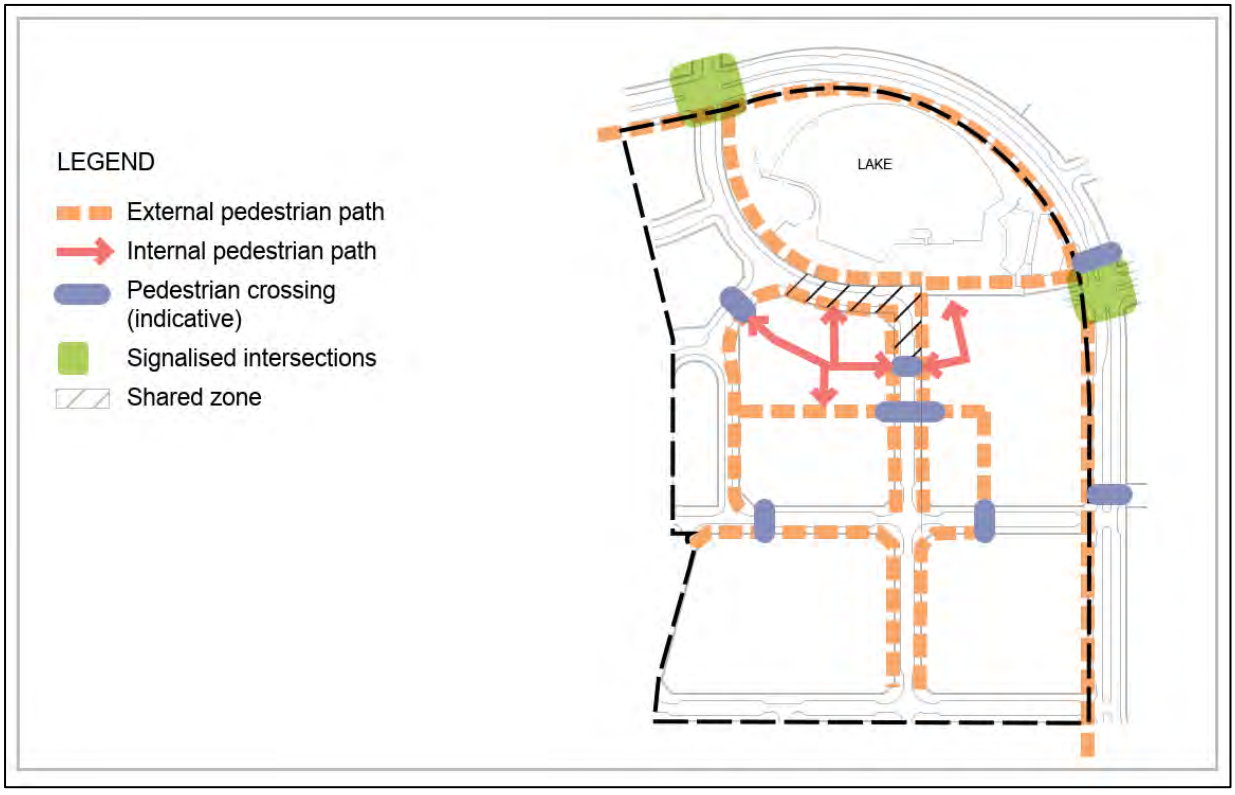
a) Provision for bicycle storage is encouraged within the Googong Town Centre, particularly at transport nodes.
b) All cycling paths and facilities is to be provided in accordance with **Structure Plan Map 6.**

c) All pedestrian paths, crossings and intersections are to be provided in accordance with **Structure Plan Map 7** (noting the pedestrian crossings are indicative and will be informed by detailed design).

Structure Plan Map 6: Active Transport - Cycling



Structure Plan Map 7: Active Transport - Pedestrian



10.2.4.3 Parking and Loading

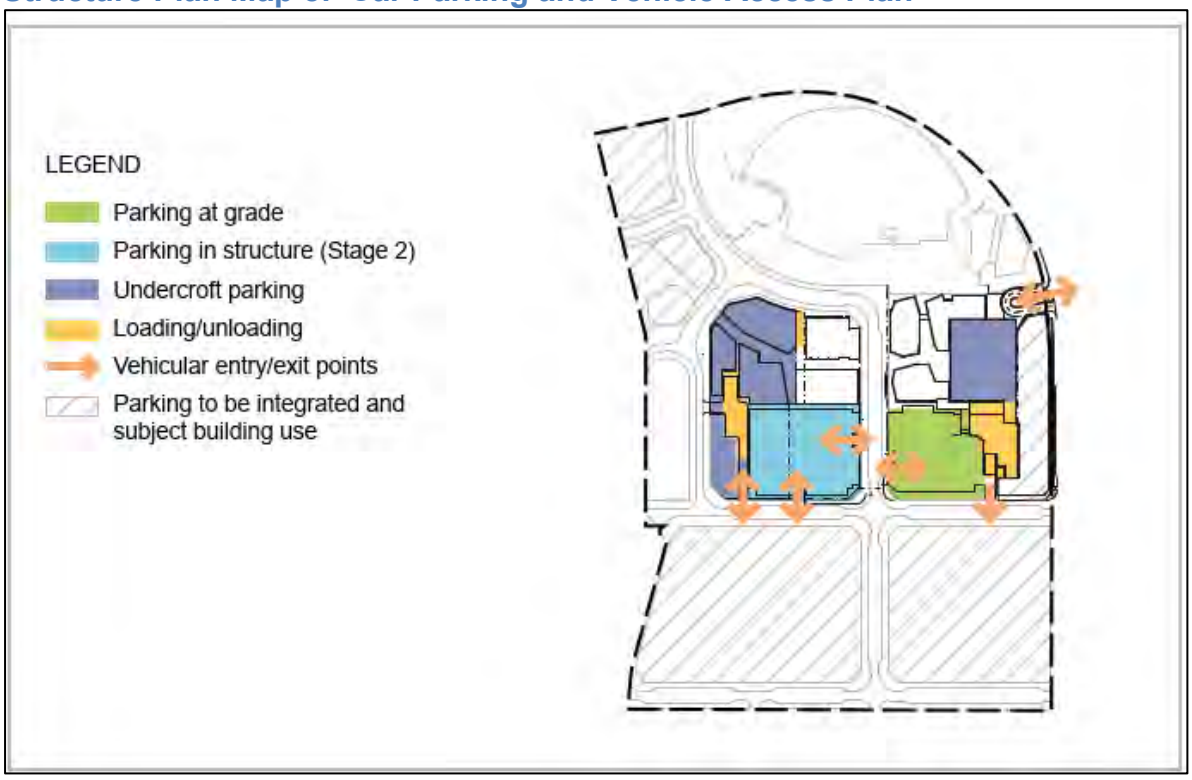
Objectives

1) To ensure parking requirements comply with the relevant objectives of Part 2 of the *Queanbeyan Development Control Plan 2012.*
2) To ensure appropriate and sufficient vehicular access is provided to service the Town Centre.
3) To ensure sufficient car parking is provided within the Town Centre to cater for the demand generated by its development.
4) To minimise the impact of car parking areas on the appearance and amenity of the Town Centre.
5) To ensure site servicing and loading facilities have minimal visual impact on the public domain, and any nearby sensitive uses.

Controls

a) Parking is to be provided consistent with the relevant controls at Part 2 of the *Queanbeyan Development Control Plan 2012.*
b) All development applications are to be supported by a Traffic Impact Assessment justifying parking rates associated with the proposed use.
c) Vehicular access points and loading services associated with the Town Centre are to be provided from the locations shown in **Structure Plan Map 8**.
d) Vehicular access points are to be minimised to limit pedestrian/vehicle conflicts.
e) A mix of at grade and in structure parking is to be provided in accordance with **Structure Plan Map 8.**
f) Loading/unloading areas is to be provided in accordance with **Structure Plan Map 8**.
g) On-street car parking should be provided for convenience, and to contribute to street life and surveillance.
h) Lanes should be used to provide access to parking areas and loading docks.

Structure Plan Map 8: Car Parking and Vehicle Access Plan



10.2.5 Built Form

Objectives

1) To ensure development in the Googong Town Centre is of high quality and energy efficient built form.
2) To create safe and lively streets which encourage pedestrian movement, and services to meet the needs of residents.
3) To ensure development responds to the local context and environmental conditions.
4) To ensure development proposals respond to the local context and environmental conditions.
5) To allow for outlook and surveillance towards the street and public realm.
6) To provide planning controls for the Town Centre that maximise employment generation and economic prosperity.

Controls

10.2.5.1 Design Considerations

a) Buildings should have a similar mass and scale to create a sense of consistency. Generally there will be a graduation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zone and symmetry to the building.
b) Building wall planes must contain variations and architectural design features in their front façades in order to provide visual interest.
c) Site facilities such as loading, waste storage, servicing and other infrastructure must be designed to minimise visual impact on the public domain and impacts on neighbours.
d) Development is to incorporate appropriate measures for convenient, weather sheltered access for pedestrians. Consideration is to be given to the interface where the building and awning abuts an adjoining development to ensure compatibility.
e) Where a building addresses a public space, buildings must always address that public and landscaped open space.
f) New development must not detract from significant existing views or vistas to and from the Googong Town Centre.
g) Buildings fronting streets are to have a consistent street wall height with a minimum height of 2 storeys.
h) Roofs shall be an integral part of the building design and not appear as an ‘ad hoc’ addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs. Flat roofs or parapets will not achieve visual interest and are not acceptable.
i) Service infrastructure such as air conditioning and other plant equipment must be screened from public view and must be incorporated into the design of the building.
j) The setbacks required are to be measured from the lot boundary fronting the public roads created by future subdivision and development.
k) Buildings shall generally be located on the front property boundary to provide for a continuous façade along retail and commercial streets.
l) Residences are to have a high level of amenity, with privacy matters addressed within building design. Such measures may include screening, a minimum separation of 12m offsetting/staggering of windows to provide oblique views only, or highest windows.
m) Rear boundary setbacks result from building design that takes account of cross ventilation, privacy, and solar access, both to the development itself and to adjoining buildings.

10.2.5.2 Materials Selection

Objectives

1) To provide a configuration that reinforces the objectives and desired future character of the Googong Town Centre.
2) To provide an amenity and landscape setting for development within the Googong Town Centre.

Controls

a) All development applications for the construction of new buildings are to include a proposed schedule of materials and finishes. Any schedule of materials and finishes is to demonstrate that the following concepts are achieved:
   (i) Tripartite satisfaction of building elements (e.g., base, middle, top-roof); and
   (ii) Distinct identities for retail/community uses as compared with residential uses.
b) Large expanses of unarticulated walls should be avoided or treated in a sympathetic way to add value to the town centre.
c) Highly reflective materials are to be avoided.
d) Lighting and signage to be sensitively integrated with the building form and not unreasonably impact on adjoining land uses.

10.2.5.3 Solar Access

Objectives

1) To ensure public and private open spaces in the Town Centre enjoy suitable solar access.
2) To provide adequate solar access to key pedestrian streets.
3) To ensure buildings within the Town Centre do not significantly over-shadow public open spaces or the private open spaces of any residential dwellings, or the north-facing windows of the living areas of any residential dwellings.
4) To ensure residential dwellings have adequate solar access.

Controls

a) Buildings adjacent to potential future residential areas are to be designed in a manner that ensures future development on that adjacent land can comply with the over-shadowing controls for residential development contained within Sections 6 and 7 of this DCP.
b) Shadow diagrams are to be submitted with any development application for buildings that are two storeys or greater in height.
c) Residential dwellings within the Town Centre should be provided with the following solar access between 9.00 am and 3.00 pm at the winter solstice (21 June):
   (i) 50% of private open space areas should have a minimum of 3 hours solar access;
   (ii) At least 70% of dwellings should have living room windows which receive a minimum of 3 hours direct sunlight into primary window surfaces; and,
   (iii) The living room windows and private open space areas of neighbouring properties should have a minimum of 3 hours solar access.

10.2.6 Waste Management

Objectives

1) To minimise waste generation and disposal to landfill with careful source separation, reuse and recycling.
2) To minimise the generation of waste through design, material selection, building and best waste management practices.
3) To ensue efficient storage and collection of waste and quality design of facilities.

Controls

a) A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site during the construction phase of the build. This should include details of an onsite Manager. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection using best practice waste diversion and reuse.
    i) For residential and mixed-use developments (MUDs) refer to the NSW guidelines at: https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/warrlocal/19p1559-resource-recovery-in-residential-developments.pdf
    ii) The WMP must show how bin storage areas in mixed use developments (residential and commercial) are separated and serviced separately. For residential MUDS details are to be provided showing space within each unit for each waste type (garbage, recycling, organics).
    iii) If using chutes for residential developments, separate chutes for each waste stream are required.
    iv) Appropriate signage is required in each waste area as well as in common areas.
b) For commercial developments provision is to be made for food and garden organic collection.
c) Development must include designated communal general waste and recycling storage area/s.
d) Onsite collection must be provided for commercial development. The development must be designed:
    i) To provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with *AS2890.2 Parking facilities: Off-street commercial vehicle facilities*.
    ii) Allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or car parks are not permitted to be used as turning areas.
e) In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.

10.2.7 Landscaping

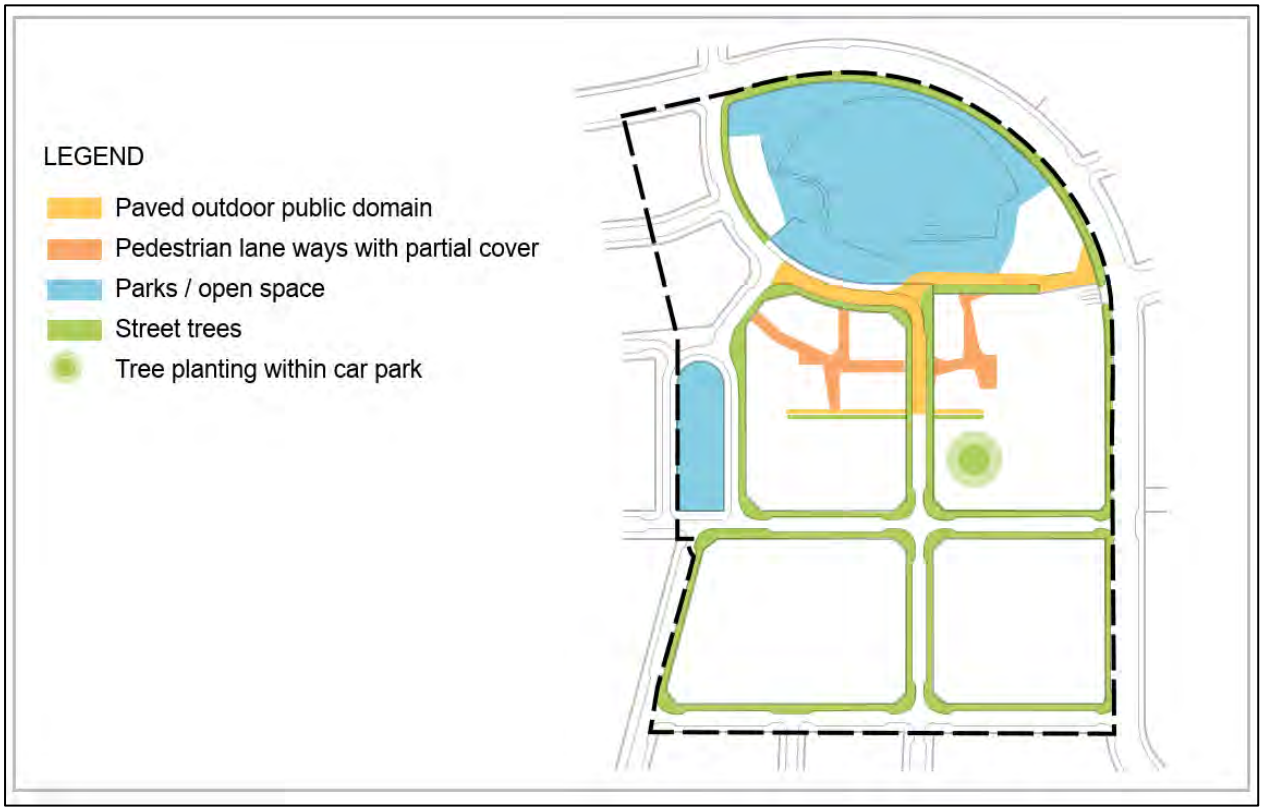
Objectives

1) Landscaping within the Googong Town centre should reinforce the hierarchy of street and provide for attractive and vibrant streetscapes.
2) To provide a suite of structures, furniture, materials, planting and lighting to enhance local character and support the offering of enticing experiences, community events.
3) To provide landscaping in accordance with the QPRC *Urban Forest Cooling Strategy*.

Controls

a) Provide a high-quality landscape design, including a co-ordinated palette of street furniture, paving, lighting and planting that enhances the character of Googong Town Centre in accordance with **Structure Plan Map 9**.
b) A Landscape Plan prepared by a suitably accredited landscape consultant is to be submitted with any development application which meets the intent of the QPRC Urban Forest Cooling Strategy. This Landscape Plan is to provide details of proposed street tree and open space planting, seating, shade structures, any art work and landscaping of car parks.

Structure Plan Map 9: Open Space and Landscaping



10.2.8 Public Domain and Active Frontages

Objectives

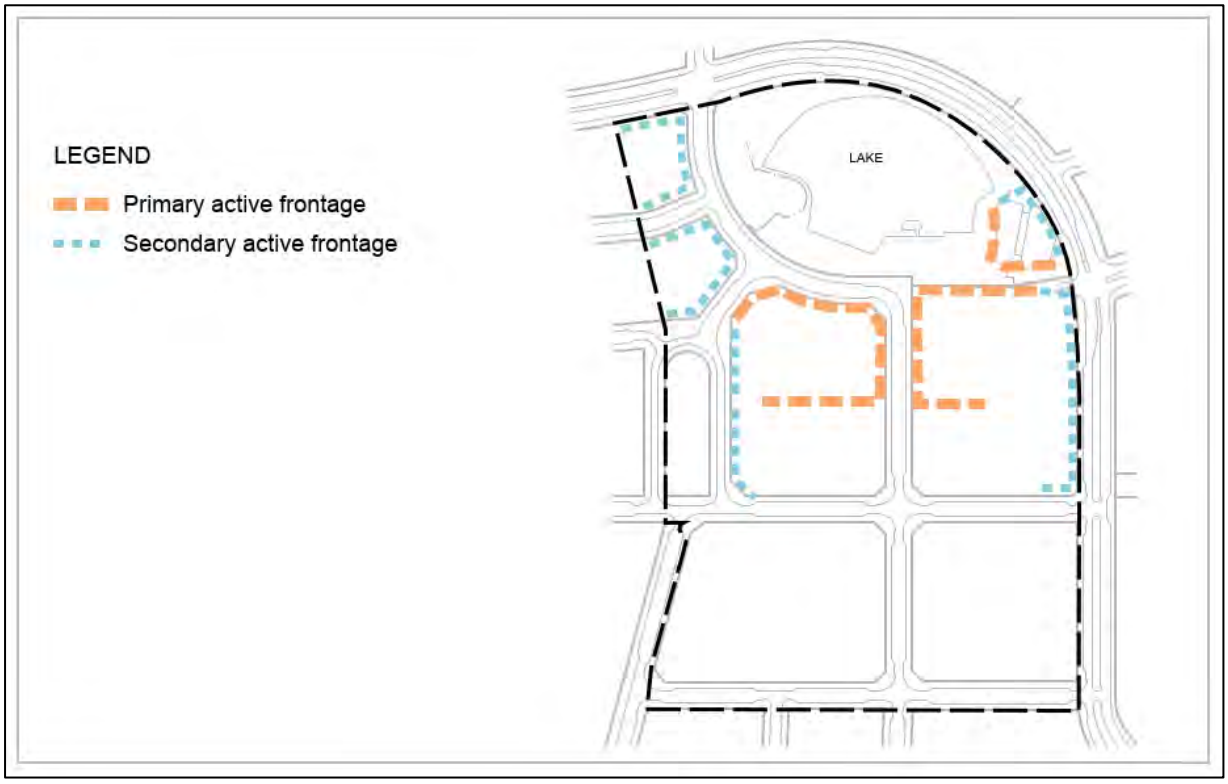
1) To provide attractive streetscapes with a high-level of pedestrian amenity within the Town Centre.
2) To ensure areas within the Town Centre are designed in a way that minimise opportunities for crime.
3) To provide active frontages to all retail, commercial and mixed use buildings facing the public domain in order to maintain and enhance the vibrancy of local businesses.
4) To ensure ground floor retail or business premises provide direct access to/from the streets with direct visual sights into each premise.

Controls

a) A Landscape Plan prepared by a suitably accredited landscape consultant is to be submitted with any development application which meets the intent of the *QPRC Urban Forest Cooling Strategy*. This Landscape Plan is to provide details of proposed street tree and open space planting, seating, shade structures, any art work and landscaping of car parks.
b) Active frontages should be provided in accordance with **Structure Plan Map 10** (where: 'primary frontages' are locations where active frontages are expected; and 'secondary frontages' are locations where active frontages are encouraged).
c) Development at ground level should maximise at grade access points to the surrounding streets.
d) Entry points to buildings shall be visible from the public domain.

e) Provide meeting areas, 'break out' spaces, outdoor cafes and the like at ground level to encourage pedestrian activity.
f) Building facades at ground level are to consist mostly of glass or similar transparent or translucent material and should incorporate a variety of architectural features.
g) Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.
h) Residential buildings with minimal ground floor activity should maximise pedestrian entries, preferably to individual ground floor residence, or encourage casual surveillance through semi-transparent fencing and landscaping, or carefully located windows.

Structure Plan Map 10: Active Street Frontages



10.2.9 Safety and Security

Objectives

1) To ensure development is designed in a way which minimises opportunities for crime.
2) To ensure development is designed in a way that creates a feeling of safety.
3) To provide safe ground-level access to buildings at all times of the day and night.
4) To provide opportunities for casual surveillance of the public domain.

Controls

a) Buildings and public open space areas, including landscaping, shall be designed in accordance with the principles of *Crime Prevention Through Environmental Design* (CPTED).
b) A CPTED statement detailing how the design of a development addresses safety and crime prevention is to be submitted with any development application.

10.2.10 Stormwater Strategy

Objectives

1) To incorporate best practice stormwater management principles and strategies in development proposals.
2) To mitigate the impacts of urban development on stormwater quality.
3) To prevent stormwater damage to properties.
4) To contain nuisance flows to a level which is acceptable to the community and ensure street system operated adequately during and after major storm events.

Controls

a) All development in Googong Town Centre is to comply with Part 8 Environmental Management of *Googong Development Control Plan 2010* in relation to stormwater and flooding.
b) All pipes to be dedicated to Council are to be located within public land or in easements in Council's favour.
c) Water quality
   (i) Soil erosion and sediment control measures are to be provided for all developments in accordance with the Department of Housing manual 'Managing Urban Stormwater: Soils and Construction'.
   (ii) Soil and Water Management Plans are to be submitted with all residential subdivisions and are to be designed in accordance with the Department of Housing manual, 'Managing Urban Stormwater: Soils and Construction'.
d) All development is to incorporate water sensitive urban design (WSUD). A WSUD Strategy is to be submitted as part of any development application.

10.2.11 Signage and Advertising

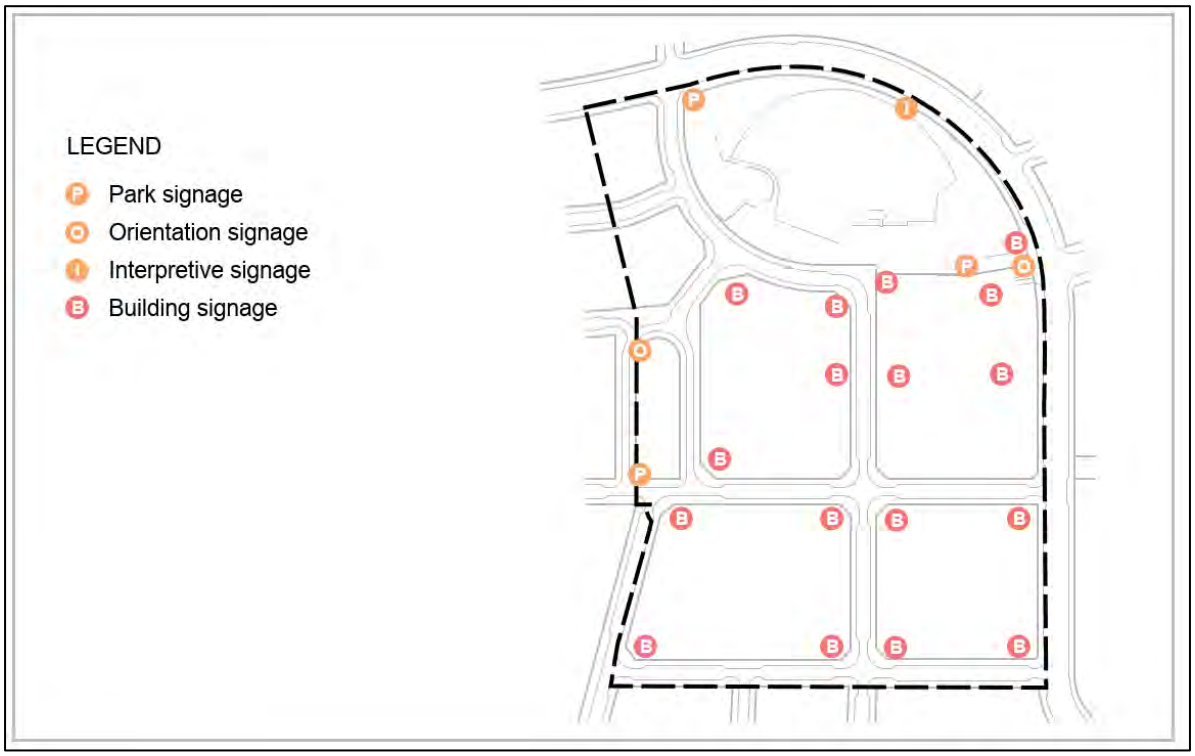
Objectives

1) Signage shall be discrete, not dominate the building and not create an over-crowded visual appearance and shall convey clear messages.
2) Signage shall be of high quality in terms of its relationship to the building and streetscape.

Controls

a) The location of signage within the centres shall be positioned generally in accordance with **Structure Plan Map 11**.
b) Fascia signs or under-awning signs are preferred.
c) Signage shall relate directly to the uses within the building or nearby buildings.
d) Signs must not be placed on prominent architectural features of buildings gables, the roofs of awnings or on structures extending above the awning.
e) Flashing neon signs, billboards, and above awning signs are not appropriate within Googong Town Centre.
f) Where sites contain multiple occupancies, directory boards must be utilised to reduce the number of signs.
g) Details of signage are to be submitted with any development application.

Structure Plan Map 11: Signage Location



10.3. Neighbourhood Centres

This section contains controls for the Neighbourhood Centres at Googong. Development applications for the Neighbourhood Centres must consider the following objectives and controls.

10.3.1 Desired Future Character

The desired future character is of a low scale node of activity that meets the daily needs of the surrounding residential catchment, reflective of the rural location of the place. (Refer to Table 1).

The neighbourhood centre will provide for convenience retailing, and other accessible convenient shopping, community and business services to meet the daily needs of local residents. Above shop apartments will be encouraged, and will reflect the dominant scale and height of the surrounding residential area.

Development within the local centre shall be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The built form in the neighbourhood centre shall be of a scale which supports the integration of appropriate retail and commercial uses with residential uses. Shops shall address the street in order to create a sense of place. Facades shall be clearly identifiable from the street and internal shop facades or mall style developments are not encouraged. Centres will be designed as walkable neighbourhoods which are attractive to pedestrians.

Public spaces shall be landscaped and articulated with street furniture and lighting.

Objectives:

1) To create vibrant, mixed use neighbourhood centres that provide a range of retail and community facilities that serve the local population as well as higher density housing options.
2) To ensure that the detailed design of the neighbourhood centres is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.

Controls:

a) The neighbourhood centres are to be located generally in accordance with the Googong Master Plan and relevant Neighbourhood Structure Plans. Council shall not grant consent for any development other than development for the purposes of remediation, subdivision, site preparation, infrastructure and road works and environmental landscape works within the neighbourhood centres unless it is satisfied that more detailed development controls are in force in the form of a DCP Amendment –"Neighbourhood Structure Plan".

Such Neighbourhood Structure Plans are to be consistent with the following design principles:

b) Function and Uses:
   i. Provide for a maximum GFA of retail premises within each neighbourhood centre to cater for the needs of the local population as follows:
      - Neighbourhood Centre 1 – 3,000m^2
      - Neighbourhood Centre 2 – 2,500m^2
      - Neighbourhood Centre 3 – 1,000m^2
      - Neighbourhood Centre 4 – 1,000m^2
   ii. Incorporate a range of local convenience retail, commercial, childcare and community uses to serve the needs of the local community.
   iii. Incorporate transport interchanges which accommodate bicycle parking and park and ride facilities.
   iv. Provide for the daily needs of residents with active uses at street level.
   v. Incorporate residential and shop top housing adjacent to public open space areas or the main street.
   vi. Medium density dwellings such as attached and small lot housing will be clustered around neighbourhood centres and apartments and shop top dwellings are to be developed within the centres.

c) Layout:
   i. Maximise exposure of the centres whilst incorporating a vibrant and active focal point in the form of a civic square, plaza or main street.

d) Built Form:

i. Allow a range of building heights (up to a maximum of 3 storeys and 12m) with a transition in heights to surrounding residential areas.
ii. Buildings at street level to be a maximum 2 storeys with a 3m setback for the 3rd storey.
iii. Buildings are to define the entry to the residential areas and the open spaces adjacent to the neighbourhood centres and to be generally built to the street edge.
iv. All larger retail premises are to provide active uses to the street frontages. Blank walls visible from the public domain are not acceptable.
v. Footpaths shall be wide enough to encourage bicycle storage, outdoor dining and other community activities.
vi. Residential and mixed-use development within the neighbourhood is to be consistent with the guidelines and principles outlined in *SEPP 65 – Design Quality of Residential Apartment Development.*
vii. Establish a high-quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the neighbourhood centres.

e) Pedestrian Amenity:
i. Provide high amenity pedestrian streetscapes to and within the neighbourhood centres.
ii. Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
iii. Provide continuous weather protection for pedestrians on all commercial and mixed-use buildings and in key locations.
iv. Provide adequate solar access to key pedestrian streets.
v. Design site servicing and loading facilities, waste storage and other infrastructure so as to minimise visual impact on the public domain and impacts on neighbours.

f) Public Domain:
i. Incorporate the principles of *Crime Prevention Through Environmental Design* (CPTED) and the *Safer by Design* (NSW Police) into all development within the neighbourhood centres.
ii. Security measures such as roller doors, security grills and other similar devices which close down shopfronts on street frontages are not acceptable as they deactivate the street frontage.
iii. Provide a high-quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centres.
iv. Provide street tree and open space planting to provide generous shade for pedestrians.
v. Provide bicycle storage at convenient and appropriate locations.

g) Pedestrian Amenity:
i. Provide high amenity pedestrian streetscapes to and within the neighbourhood centres.
ii. Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
iii. Provide continuous weather protection for pedestrians on all commercial and mixed-use buildings and in key locations.
iv. Provide adequate solar access to key pedestrian streets.
v. Design site servicing and loading facilities, waste storage and other infrastructure so as to minimise visual impact on the public domain and impacts on neighbours.

h) Public Domain:
   i. Incorporate the principles of *Crime Prevention Through Environmental Design* (CPTED) and the *Safer by Design* (NSW Police) into all development within the neighbourhood centres.
   ii. Security measures such as roller doors, security grills and other similar devices which close down shopfronts on street frontages are not acceptable as they deactivate the street frontage.
   iii. Provide a high quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centres.
   iv. Provide street tree and open space planting to provide generous shade for pedestrians.
   v. Provide bicycle storage at convenient and appropriate locations.

10.3.2 Built Form

Development in the centres shall be of high architectural quality and shall ensure that massing, scale, colours and materials used for buildings result in harmonious and high quality urban design outcomes.

The built form character of centres shall promote development that supports the function of the centre in terms of the centres hierarchy and that creates a diverse, lively and attractive character.

Objectives:

1) To create safe and lively streets which encourage pedestrian movement, and services to meet the needs of residents.
2) To ensure that developments have facades which define and enhance the public domain and desired street character.
3) Development shall respond to the local context and environmental conditions.
4) To ensure that shop top housing provides for residential amenity and compatibility of land uses.
5) To allow for outlook and surveillance towards the street and public realm.

Controls:

a) Development should feature highly articulated facades in order to add visual interest to a building. Such architectural treatment may be provided through stepping built form, emphasized entries, separation of the façade into separate sections by means of columns, windows and other vertical elements, or other similar architectural treatments.
b) Building heights will be highest in the centre of the town and neighbourhood centres and tapering down towards residential areas adjoining.
c) Horizontal elements shall be incorporated into the design of each level to give a sense of legible scale to the building.
d) Openings such as windows shall be recessed rather than being on the same plane as the main façade.
e) Glazing areas shall be maximized for retail uses, but shall be broken into sections to avoid large expanses of glass.
f) Roofs shall be an integral part of the building design and not appear as an 'ad hoc' addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs. Flat roofs or parapets will not achieve visual interest and are not acceptable.

g) Plant equipment and other rooftop necessities are disguised within the rooftop structure and/or are not visible from the street.
h) Blank and opaque walls of greater than 10m or 30% of the site frontage, whichever is lesser are not acceptable in retail streets.
i) Unsightly streetscape elements such as garage doors and other service infrastructure should generally not be visible from the street/footpath.

10.3.3 Setbacks

Buildings shall be designed to provide a sense of scale comfortable to pedestrians and not be visually dominant while having an inherent legibility and contributing to people's understanding of the centres. Buildings shall not overshadow civic spaces or residential development for long periods of time, or intrude upon residential privacy.

Objectives:

1) Development shall be compact and maximise opportunities of the site and so minimise the need to unnecessarily project beyond the site.
2) The public domain shall be framed by strong building lines that frame the street. A continuous and cohesive building façade is provided along the street.
3) Corner sites shall be clearly defined, with architectural features or design elements such as verandahs, awnings or colonnades that wrap around the corner and address the street on all frontages.

Controls:

a) To define the spatial proportions of the street and define the street edge.
b) To provide a transition between the public and private domain.
c) Buildings shall be located on the front property boundary to provide for a continuous façade along retail and commercial streets.
d) At ground level buildings are generally built-to-boundary at side boundaries to provide a compact and urban frame to the street without gaps in the alignment. Where buildings (generally residential buildings) are not built to the side and front boundaries, these setbacks are used for deep planting and landscaping.
e) Residences are to have a high level of amenity, with privacy matters addressed within building design. Such measures may include screening, a minimum separation of 12m offsetting/staggering of windows to provide oblique views only, or highest windows.
f) Rear boundary setbacks result from building design that takes account of cross-ventilation, privacy, and solar access, both to the development itself and to adjoining buildings.

Typical Australian rural market town centre scenes

10.3.4 Active Street Frontages

It is important that the centre design facilitate the development of a vibrant, safe and enjoyable focal point for community life.

Objectives:

1) To provide active street frontages to all retail, commercial and mixed use buildings in order to maintain or enhance the vibrancy of local businesses.
2) To ensure ground floor level retail or business premises provide direct access to/from the streets with direct visual inspection into each premise.

Controls:

a) All retail or commercial development shall provide ground level active street frontages.
b) Development shall address the street frontages with numerous at grade access points to the street.
c) Entry points to buildings shall be contiguous with the public domain.
d) Develop frontages along main pedestrian routes to provide interest at pedestrian level by providing meeting areas, 'break out' spaces, outdoor cafes and the like.
e) Buildings shall contain no more than 5m of ground floor wall without a door or window. Windows shall make up at least 50% of the ground floor wall.

f) Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.
g) The interface between the street and internal spaces of buildings are blurred through windows, displays, entries, public artwork and similar features. Buildings are to have minimum expanses that are not activated, and directly address the street front.
h) Where car parking is proposed at ground floor level, it is to be located behind active uses, such as shops.
i) Vehicular entrances are minimised and promote pedestrian safety awareness.
j) Residential buildings with minimal ground floor activity shall have a number of pedestrian entries, preferably to individual ground floor residence, or encourage casual surveillance through semi-transparent fencing and landscaping, or carefully located windows.

10.3.5 Lightweight Elements (Awnings/Verandahs)

Objectives:

1) To provide for pedestrian comfort, streetscape continuity and legibility.

Controls:

a) Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street.
b) Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material.
c) As an indicative standard, where no awning line has yet been established, awnings should be a minimum of 3.3m above ground level (consistent with the minimum ground floor height) and a minimum setback of 600mm from the curbline.
d) Two storey verandahs are appropriate where suitable to the proposed building use and location.
e) Posts used to support the lightweight elements shall not be dominant.
f) The second storey balcony/verandah may not be permanently or fully enclosed, except temporary and transparent materials if required for weather protection.

10.3.6 Parking and Access

Objectives:

1) Comply with the relevant objectives of Part 2 of the *Queanbeyan City Council Development Control Plan 2012.*

Controls:

a) Compliance with the relevant controls of Part 2 of the *Queanbeyan City Council Development Control Plan 2012.*

10.3.7 Vehicular Access and Loading/Unloading

Objectives:

1) Comply with the relevant objectives of Part 2 of the *Queanbeyan City Council Development Control Plan 2012.*

Controls:

a) Compliance with the relevant controls in clause 10.6 of this development control plan.
b) Locate at grade parking areas behind building lines and screened from streets and public open space.
c) Provide parking in accordance with Part 2 of the *Queanbeyan City Council Development Control Plan.* Opportunities for shared parking provision for compatible uses within the neighbourhood centres are to be provided.

d) Provide on street parking for convenience and to contribute to street life and surveillance.

10.3.8 Access and Car Parking

Objectives:

1) Car parking is to be provided on-site which will cater for the increased demand brought about by the development of the site.
2) Adequate car parking for people with disabilities.
3) The provision of car parking which is functional, safe and attractive.
4) Functional loading and unloading facilities are provided to cater for the development of the site.
5) The construction of car parking areas, service areas and associated areas to be in accordance with good engineering practice.
6) To provide general standards for car parking
7) To maintain the amenity of Queanbeyan by ensuring adequate parking is provided for.

Controls:

a) In determining the car parking requirements for a development proposal the following principles shall be followed:
b) The minimum standards as set out in this plan and in accordance with Part 2 of the *Queanbeyan Development Control Plan 2012.*
c) The likely demand for onsite parking to be generated by the development.
d) The availability of public transport in the vicinity to service the likely demands to be generated by the development.
e) Traffic volumes on the surrounding street network, including, where relevant, likely future traffic volumes.
f) The probable mode of transport of the users of the development.
g) The likely peak usage times of the development.
h) The provision of alternative private transport arrangements (e.g. courtesy buses to licensed premises at no charge to users).

10.3.9 Signage

Signage shall be designed into the overall building, and be complementary to the architectural features, design lines and style of the building.

Objectives:

1) Signage shall be discreet, not dominate the building and not create an over-crowded visual appearance and shall convey clear messages.
2) Signage shall be of high quality in terms of its relationship to the building and streetscape.

Controls:

a) The location of signage within the centres shall be generally in accordance with Figure 14
b) Fascia signs or under-awning signs are preferred.
c) Signage shall relate directly to the uses within the building or nearby buildings.
d) Signs must not be placed on prominent architectural features of buildings such as gables, the roofs of awnings or on structures extending above the awning.
e) Flashing neon signs, billboards, and above awning signs are not considered appropriate within the Googong centres.
f) Reduce the number of total advertising signs and structures by using common directory boards in multi occupancy development.
g) Details of signage are to be submitted with a development proposal.

Figure 14: Signage Locations

Source: Annand Alcock

10.3.10 Solar Access

It is important that public and private spaces in the centres enjoy good access to sunlight.

Objectives:

1) Ensure buildings do not significantly overshadow public open spaces, private open spaces and north facing windows of any living area.

Controls:

a) Development shall not overshadow more than 50% of adjacent public spaces (not including footpaths) including parks and recreation facilities between 9.00am and 3.00pm on 21 June (winter solstice).
b) Buildings adjacent to residential areas are to comply with the overshadowing controls for residential development contained in Sections 6 and 7 of this DCP.
c) Shadow diagrams are to be submitted with any application for buildings two or more storeys in height.

10.3.11 Safety and Security

It is envisaged that the neighbourhood centres become vibrant, active safe places. Design of the built environment can have a significant impact on perceptions of safety as well as actual opportunities for crime. A development which provides safe ground level entry 24 hours a day will serve to minimize levels of crime.

The CPTED or 'Safer by Design' principles, developed by the Department of Planning and NSW Police are based on designing to enable casual surveillance, reinforcement of territory, controlling access and managing space.

Objectives:

1) Provide safe ground-level entry and exit during all times of the day and night.
2) Provide opportunities for casual surveillance of the public domain.

Controls:

a) Design buildings and landscaping in accordance with the CPTED principle to minimise unsafe places.
b) Ensure all development addresses and overlooks streets, civic spaces and where relevant rear parking areas.

c) Provide a CPTED statement detailing safety and crime prevention design approach with development proposals in centres.
d) Create entries at ground level activities from the street where possible, as opposed to internal lobbies.
e) Ensure that ownership of different spaces is clear and unambiguous, whether public or private.
f) Any pedestrian space to have at least two access points, preferably more.
g) All pedestrian spaces are to be lit at night to ASA standard.

Matters to be addressed in Preparing the "Neighbourhood Centres Plans"

The following table sets out the matters to be addressed (non exhaustive list) for both the Googong Neighbourhood Centres. The DCP will be amended to incorporate the final plans approved by Council.

Table 1: Matters to be addressed

Special Area	Matters to be Addressed
Neighbourhood Centres – Prepared as part of Neighbourhood Structure Plan	Block layout illustrating built form and land uses, building form, envelope and siting guidelines, vehicular access and parking areas and design treatment, illustrative design treatment of civic spaces and open space, pedestrian and cycle routes and facilities, mandatory and preferred active frontages, building articulation, roofscapes, architectural expression, preferred palette of materials and colours, signage and advertising controls, landscaping guidelines (i.e. species), streetscape controls (i.e. cross sections, planting, paving materials, street furniture), and water cycle management.

South Jerrabomberra

DCP 2015

Amended

Combined Table of Contents

Principal Plan adopted by Council:	**11 Feb 2015**
Document ID:	**893102**

Amendment Schedule

Amendment No.	Area subject to Amendment	Purpose	Resolution to Exhibit	Adopt	Notification	Effective From
Principal Plan South Jerrabomberra DCP SF 130635	South Jerrabomberra	Introduce Development Controls for the urban release areas	22 October 2014 Ordinary Meeting 295/14	11 February 2015	6 March 2015	6 March 2015
No.1	Table of contents Parts 1&2 Parts 4&5 Part 6 Part 7 Appendices 1, 2 & 3	Small lots and studio dwelling controls. Insertion of Neighbourhood Structure Plan for South Tralee and Forrest/Morrison	8 November 2017 Planning and Strategy Committee of the Whole PLA354/17	20 Feb 2018 Ordinary Meeting of Council	20 March 2018	20 March 2018
No. 2	Table of contents updated Part 6 - Updating Table 6.3 Part 7 – Updating Table 1 of Section 7.14	The amendment seeks to clarity the planning controls for the Zero Lot Line that apply to Single Dwellings and to Small Lots Housing and Studio Dwellings of land at South Jerrabomberra	13 October 2021	12 October 2022	21 October 2022	21 October 2022
No.3	Through out the docume nt	DCP Housekeeping	TBC	TBC	TBC	TBC

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South Jerrabomberra DCP 2015

Parts 1 and 2 Preliminary and Context

Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**894226**

Part 1 - Preliminary

1.1 Introduction

This South Jerrabomberra Development Control Plan (SJDCP) provides a framework of development controls to guide future development in the new land release areas of South Jerrabomberra. The land the subject of this DCP is located in close proximity to existing industrial lands in the ACT and is located under defined flight paths. This DCP sets in place urban design guidelines to achieve objectives for the whole South Jerrabomberra area as a new sustainable community and growth area of Queanbeyan.

South Jerrabomberra consists of the different development areas of the West Jerrabomberra, South Tralee, South Jerrabomberra and North Tralee. Map 1 at the end of Part 1 shows these areas.

This SJDCP is broadly based on the Draft South Jerrabomberra Structure Plan, prepared by the Council and the Department of Planning and Environment and endorsed in May 2014.

1.2 Citation

This Plan may be cited as the South Jerrabomberra Development Control Plan (SJDCP).

1.3 Land Covered by this DCP

This Plan applies to the land identified on Map 1 – Map of South Jerrabomberra other than the land identified on the Map as a "deferred matter". Map 1 is at the end of Part 1 of this SJDCP. For any development included in the Staged DA for South Tralee (263-2013) the Approved Guidelines prevail.

1.4 Date of Approval and Commencement of this DCP

This Plan was adopted by Queanbeyan City Council on 11 February 2015 and came into effect on 6 March 2015.

1.5 Aims and Purpose of this DCP

This document is a Development Control Plan prepared under Section 3.6 of the *Environmental Planning and Assessment Act 1979,* and in accordance with the *Environmental Planning and Assessment Regulation 2000*. The principal purpose of a development control plan is to provide guidance on the following matters:

a) Giving effect to the aims of any environmental planning instrument that applies to the development,

b) Facilitating development that is permissible under any such instrument,

c) Achieving the objectives of land zones under any such instrument.

The provisions of a development control plan made for that purpose are not a statutory requirements.

The purpose of this DCP is to supplement the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)* and provide background, objectives, and controls and design criteria to achieve desirable development outcomes in line with Council's vision for the development of South Jerrabomberra.

The aims of the DCP are:

a) To facilitate urban development that achieves an economically, environmentally and socially sustainable urban development.

b) To achieve a high level of amenity for people living and working in South Jerrabomberra.
c) To facilitate the timely provision of physical and social infrastructure, through appropriate staging of the development of land.
d) To ensure residential densities, the range of housing opportunities and employment and community land uses are consistent with the environmental capacity of the land.
e) To ensure all development achieves a high standard of urban and architectural design quality.
f) To promote housing that provides a high standard of residential amenity.
g) To create walkable and cycle friendly neighbourhoods with good access to public transport.
h) To provide social infrastructure that is flexible and facilities that can be adapted over the life cycle of the community.
i) To create diverse, vibrant, successful neighbourhood centres that cater for the retail, commercial, and service needs of the local community.
j) To identify, protect, enhance and manage in the long term environmentally and culturally sensitive areas, including but not limited to waterways and riparian corridors, habitat corridors, native vegetation and associated buffers, heritage items and areas of high scenic value and contiguous conservation areas within South Jerrabomberra urban release areas.
k) To protect noise sensitive development from aircraft and industrial noise.
l) To ensure non-residential uses do not impact on the amenity of the area or surrounding sensitive land uses.
m) To facilitate implementation of best practice water quality controls.

1.6 Variation to this DCP

The controls contained in this DCP should be complied with. However, there may be outstanding circumstances (context or site specific) where a minor variation in development standards may be justified.

Council will only consider variations to development standards where it is demonstrated that the objectives of the DCP and the objectives of the particular development standard can be achieved without detriment.

Any applicant wishing to vary a standard in this DCP must request a variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

1.7 Relationship to Other Planning Instruments an Policies

This DCP supports the *QPRLEP 2022.* This DCP provides further detailed objectives and design guidelines and controls for the development of the new land release areas of South Jerrabomberra.

Accordingly, it shall be read in conjunction with the *QPRLEP 2022* and Council policies and specifications relevant to the proposal. Where there is an inconsistency between this DCP and *QPRLEP 2022* applying to the same land, the *QPRLEP* 2022 provisions prevail.

This SJDCP has been prepared in accordance with the requirements of Clause 6.3 of the *QPRLEP 2022* which requires that Council must not grant consent to development of land in the South Jerrabomberra area unless a Development Control Plan has been prepared providing the detailed objectives and controls for each development area.

The following provisions of the *Queanbeyan Development Control Plan 2012* are adopted by the South Jerrabomberra Development Control Plan:

Part 1 Section 1.8

Part 2 Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8 and 2.9

If there are any inconsistencies between the South Jerrabomberra Development Control Plan and the *Queanbeyan Development Control Plan 2012*, then the South Jerrabomberra Development Control Plan prevails.

1.8 How to Use this DCP

Each section of this DCP must be read and understood to guide applicants in the preparation of any development applications in the new land release areas of South Jerrabomberra. A summary of the purpose of each section is shown below.

Part 2 of this DCP contains a background and contextual analysis of South Jerrabomberra urban release area. It is intended to show the user of the document, the basis on which the development controls were formulated. After considering the relationship between the development site and its broader urban context, applicants are to use Parts 3 to 11 of this DCP to determine the controls that apply to the site.

Part 3 provides the framework for the development of South Jerrabomberra. This is done with the Structure Plan providing the overarching structure for the new land release areas in the context of the wider staging plan for the South Jerrabomberra area and details when the land is to be released for development. This section describes the objectives for future development, the vision for housing diversity and walkable neighbourhoods, public open space systems, community facilities, neighbourhood centres, movement networks, essential infrastructure, neighbourhood structure plans and sustainability targets.

Part 4 "Subdivision Controls" incorporates design principles and controls for subdivision. It also contains design requirements for a range of residential uses to accommodate housing diversity.

Part 5 "Roads and Public Spaces" identifies the various public domain elements to be incorporated into the new land release areas with particular regard to the new neighbourhood centres and includes guidelines for street hierarchies, public transport and cycle networks, street types and streetscapes, parks and open spaces, public domain advertising and signage and public art. The shared open spaces in business parks will also be included in this Part.

Part 6 "General Residential Controls - Single Dwellings, Alterations/Additions and Secondary Dwellings" contains development objectives and controls that apply to developments for Single Dwellings greater than 330m^2 and Alterations/Additions within South Jerrabomberra and includes streetscape and building design, cut and fill, solar access, site facilities, privacy, design requirements for car parking and garages, safety and security and waste management.

Part 7 - "General Residential Controls – Studio dwellings. Small Lot housing less than 330m^2, Multi-Dwelling Housing, Dual Occupancy, Residential Flat Buildings and Shop Top Housing" contains development objectives and controls that apply generally to all sites for Small Lot housing, Multi-Dwelling Housing, Dual Occupancy and Residential Flat Buildings within South Jerrabomberra.

Part 8 – "Environmental Management" outlines the objectives and development controls relating to general management issues to apply to all development at South Jerrabomberra.

Part 9 – "Signage" includes signs erected or displayed outdoors, including those located outside or on the exterior of buildings, in residential areas, commercial areas, in open space areas and recreational areas.

Part 10 – "Neighbourhood Centres including Mixed Use Controls and Principles" includes area specific character statements and visions and controls for the 'focal points' such as the South Tralee Neighbourhood Centre and the centre at the Poplars.

Part 11 – "Business Parks and Employment Land Controls and Principles" outlines the objectives and development controls for development on land zoned for employment uses such as the future industrial and employment lands at West Jerrabomberra and the Poplars.

Appendix 1 – Glossary of Terms (This section contains definitions of technical terms used in the DCP)

Appendix 2 – Master Plan Maps

Appendix 3 – Neighbourhood Structure Plans

Appendix 4 – Aircraft Noise Assessment Guidelines

1.9 Pre DA Process

Discussions with Council are encouraged at an early stage in the preparation of a development proposal and applicants are encouraged to contact Council to discuss their proposal.

Council's Development Coordination Review (DCR) Panel is available to discuss more complex proposals. The DCR meets every fortnight and you are invited to contact Council to discuss your proposal and if required, to book an appointment for a DCR meeting where you can present your concept. More information on this service is available from Council's website.

1.10 Development Application Submission Requirements

You should enquire with Council staff to check whether your proposal requires development consent. The following information is required to be submitted with a development application:

Development Application Forms

All development applications must be accompanied by a completed application form for Development Consent. The development application must be accompanied by the following information:

a) Owners Consent:

The consent of all owners of the property must be lodged with the development application. If the owner is a company or Owners Corporation the form must be supported by a letter on letterhead, signed by Company Director's.

Where you have recently purchased the land evidence of settlement of your land (not exchange of contracts) is required from your solicitor if Council records do not record your name as the owner. Please check with Council's Rates Section prior to lodgement.

b) Development Application Fees:

All relevant fees must be paid within 7 days of lodgement of the development application.

c) Disclosure of Political Donations and Gifts Statement to Council:

The reference on the development application form referring to 'Disclosure of Political Donations and Gifts Statement to Council' is to be completed by ALL applicants and owners.

d) Information Required for a Development Application:

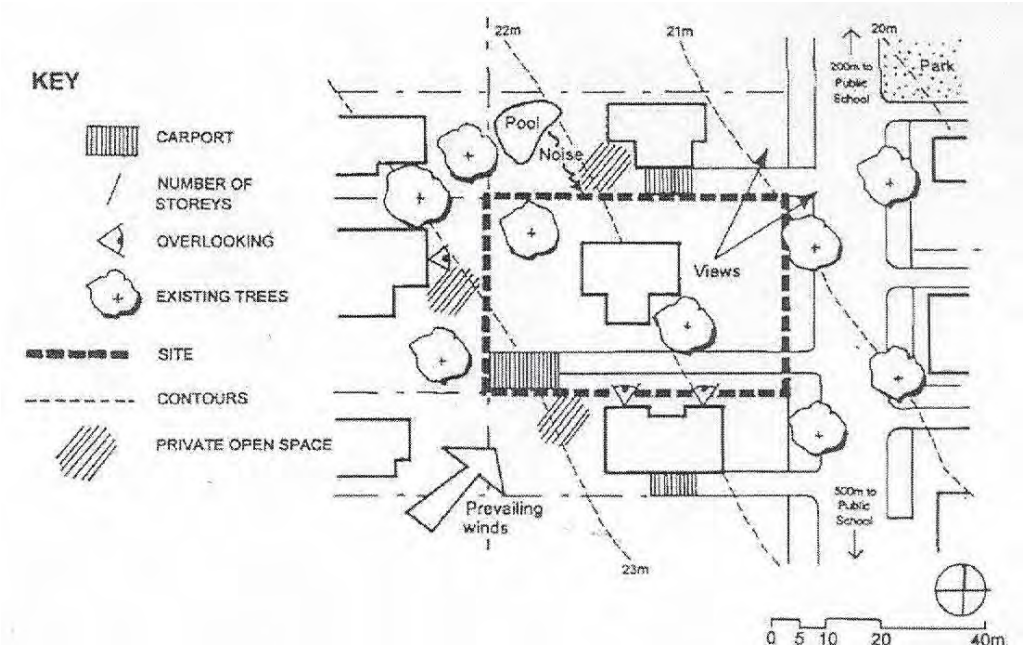
A site analysis plan is required to accompany all development applications for multi dwelling housing. A site analysis is the process of examining and recording the opportunities and constraints to the potential development of

the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality.

A site analysis should form the basis for the design of any development proposal to ensure that the best possible design for a site is achieved. The amount of information required for a site analysis will vary depending on location, scale and complexity of the proposal.

Each application is required to demonstrate that site analysis has been undertaken. The preferred means to demonstrate that a site analysis has been undertaken is to provide an annotated diagram and if appropriate, commentary within an accompanying statement of environmental effects.

Figure 1 - Example of a Site Analysis Plan



1.11 Checklist for the Preparation of Neighbourhood Structure Plans

A Neighbourhood Structure Plan is to be approved prior to any subdivision application of concept plans being lodged for the development of a precinct. Neighbourhood Structure Plans are to comply with the objectives and controls in this DCP and other relevant state and local plans and policies.

The following information must be contained within a neighbourhood plan:

1) Details how the neighbourhood fits into the overall Structure Plan.
2) Neighbourhood boundary outline.
3) Staging within the neighbourhood.
4) Road layout and hierarchy.
5) Public transport, pedestrian and bicycle network and connections.
6) Location of schools/educational establishments and community facilities.
7) Location of Public Open spaces/Environmental Conservation.
8) Identification of drainage reserves and riparian corridors.
9) Opportunities for Water Sensitive Urban Design (WSUD).
10) Location of any commercial centres.

11) Location of any major infrastructure.
12) Location of proposed small lot housing development.
13) Location of cultural heritage sites, threatened species, bushfire prone land and buffers.
14) Statement of compliance with commitments in applicable Voluntary Planning Agreement (VPA).
15) Dwelling Lot Yield.

1.12 Checklist for Subdivision Applications

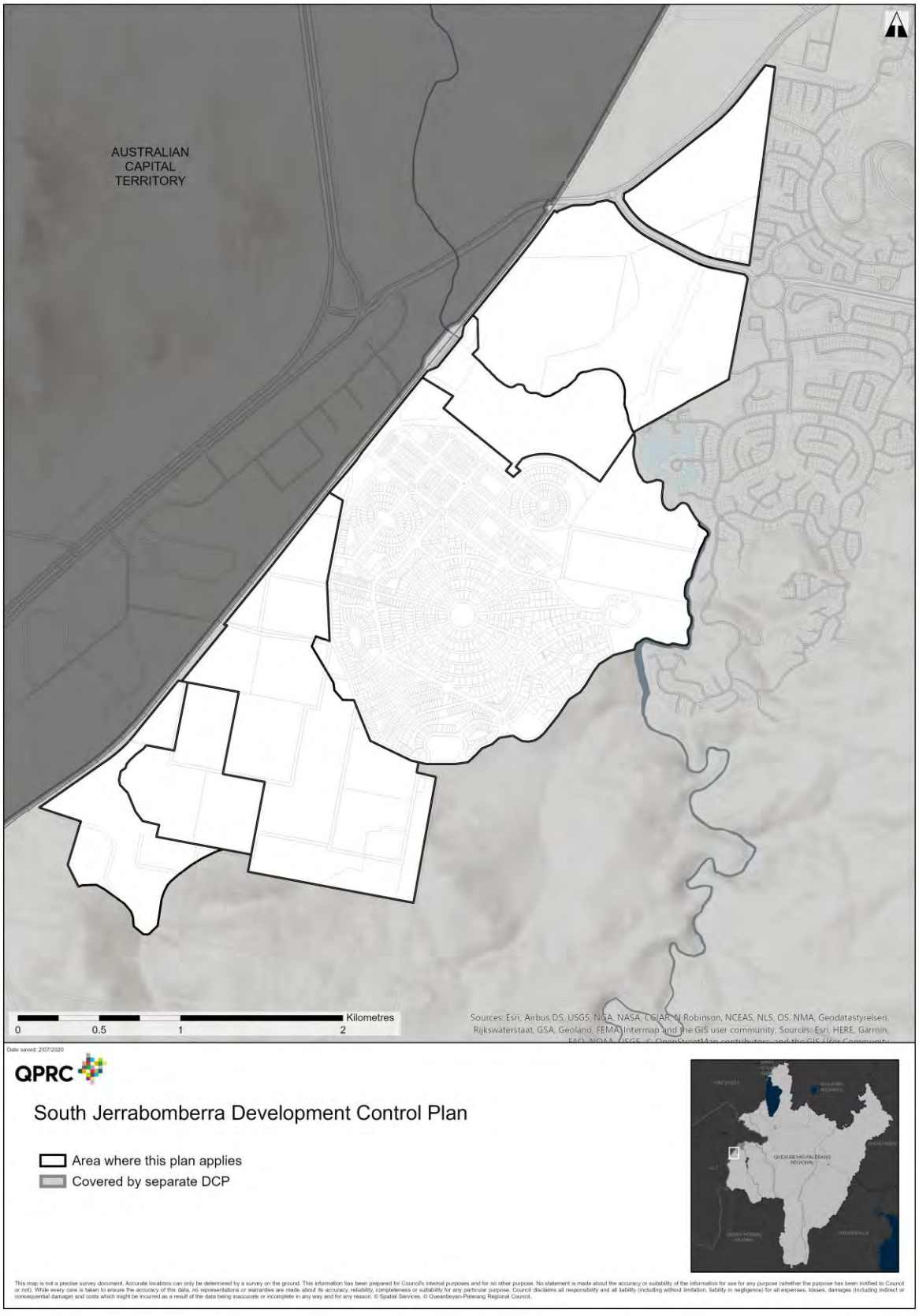
The following plans and details are required:

Site Analysis Plan (referred to above)
Proposed Layout Plans (three copies)

These plans shall:

1) Be prepared in A3 size.
2) Be of suitable scale 1:500 or 1:000 wherever possible. In cases where there is more than one sheet an overall plan at 1:4000 shall be submitted to illustrate the overall layout.
3) Include existing boundaries and lot numbers in broken lines/lettering.
4) Show proposed boundary lines.
5) Show proposed dimensions and areas.
6) Show proposed lots consecutively numbered and include any easements and restricted development areas.
7) Show widths of all existing roads.
8) Show footpath and pavement widths of all proposed roads, proposed road widening and corner splays.
9) Show all proposed roads consecutively numbered.
10) Show the position of all intersecting adjoining property boundaries, existing roads or property boundaries of land on the opposite side of all existing roads adjoining the site.
11) Show all vegetation and trees on the subject property (separate plan).
12) Show all environmental conservation lands.
13) Show contours in one metre intervals at Australian Height Datum.
14) Show all existing buildings, watercourses, drains, dams, swamps, easements, right-of-ways, structures or permanent improvements, heritage items.
15) Show all services.

Map1: South Jerrabomberra Development Control Plan Boundary



Part 2 - Context

2.1 Regional Planning Context

The South Jerrabomberra area is located south west of Queanbeyan between the existing suburb of Jerrabomberra and the ACT border. Queanbeyan is identified as a strategic centre in the NSW Government's 2017 South East and Tablelands Regional Plan 2036. Queanbeyan has experienced one of the highest growth rates in the region and, due to its strategic location adjacent to Canberra, is earmarked for significant additional growth over the next 25 years.

The Strategy projects an increase of 45,500 people in the region to the year 2036. The Queanbeyan-Palerang Local Government Area is expected to require an additional 12,050 dwellings to accommodate 25,050 more people by 2036.

The Strategy also stresses the importance of careful management of the environmental impacts of new settlements.

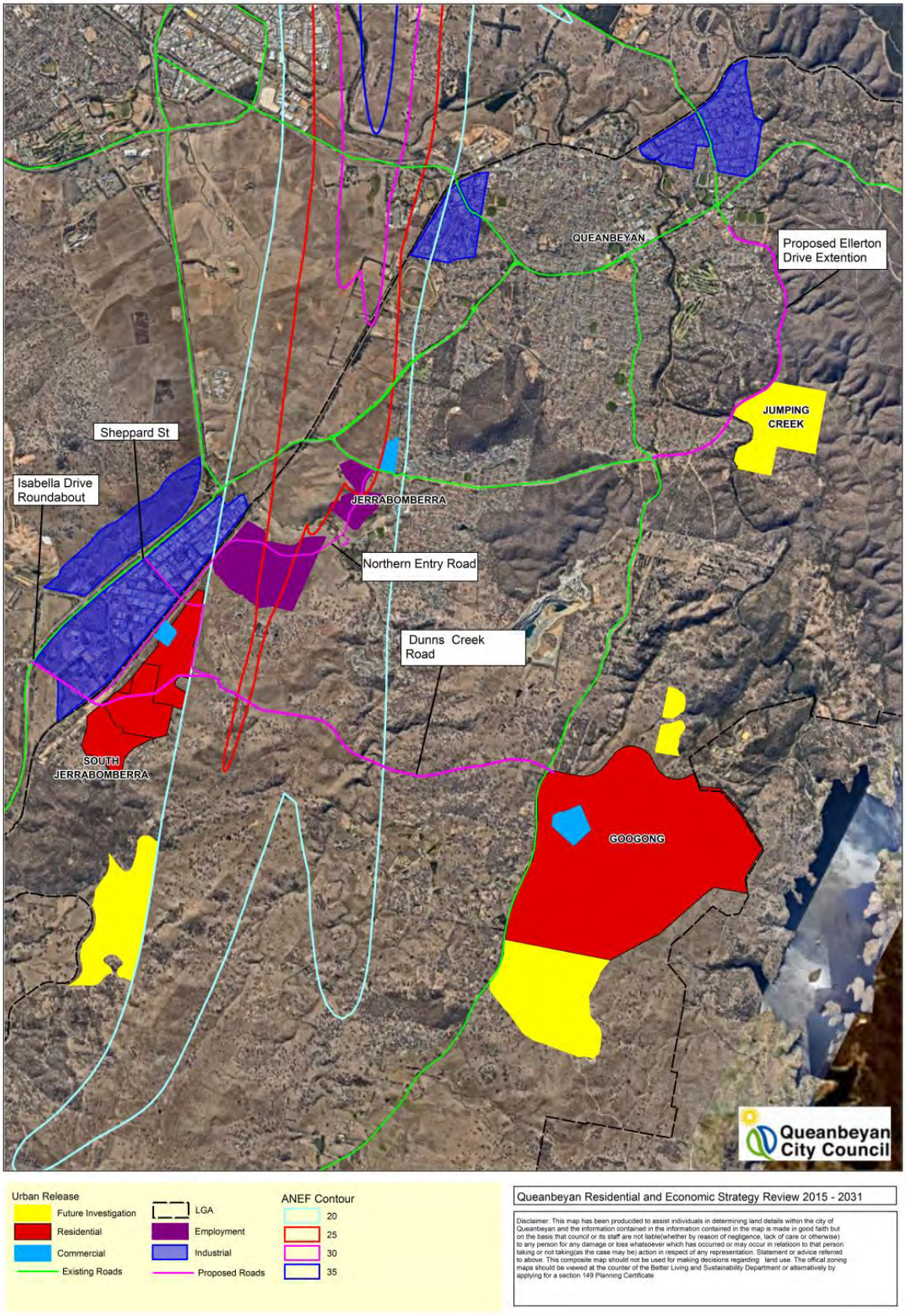
With its easy commuting distance to Canberra, Queanbeyan is a main employment centre in the region. The South East and Tablelands Regional Plan 2036 promotes a prosperous and connected economy for the region. This requires that opportunities are provided for the creation of employment lands.

Queanbeyan City Council prepared the *Queanbeyan Residential and Economic Strategy* in 2006 at the request of the Minister of Planning. The purpose of this document was to prepare a long term residential and employment lands strategy to accommodate up to 25 years of residential and employment growth. In detail the purpose of the strategy was to:

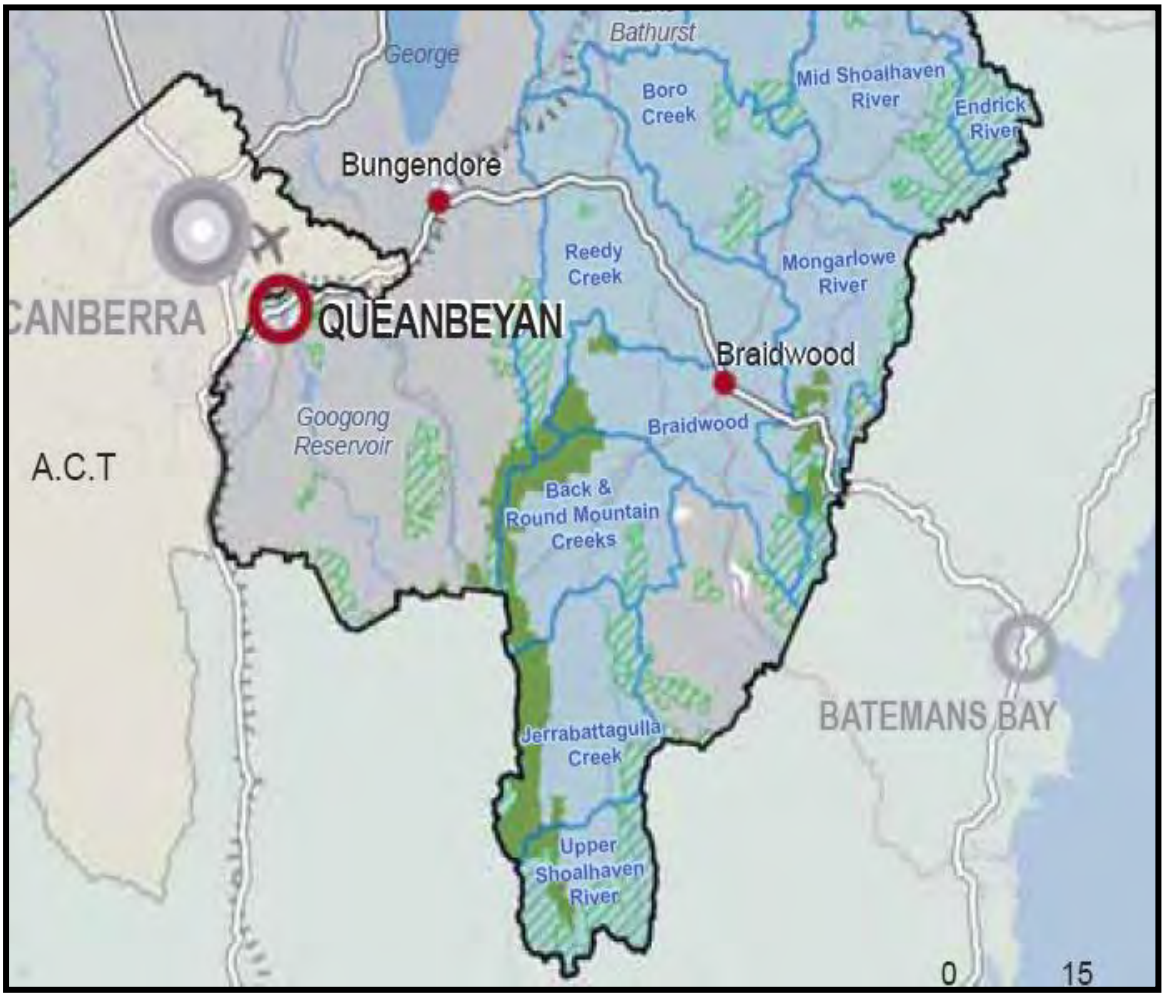
1) Outline a 25 year residential and economic land use strategy for Queanbeyan;
2) Provide a framework for ongoing growth and prosperity of Queanbeyan whilst protecting key environmental attributes;
3) Input into the Department of Planning's *Sydney-Canberra Corridor Regional Strategy*;
4) Provide a basis for the future Queanbeyan Strategic Plan / Local Environmental Study and Local Environmental Plan;
5) Give effect to the relevant key directions and strategies of the *Queanbeyan Tomorrow Community Vision 2021.*

The strategy was comprehensively reviewed in 2015 and a revised Strategy, known as the 'Residential and Economic Strategy 2015-2031 was adopted by Council on 9 December 2015 and endorsed by the NSW Department of Planning and Environment on 24 July 2016. The revised strategy reviewed the estimated demand for employment lands of the original strategy which recommended that 130ha of additional lands are required to meet the future demand. The review considered that no policy change is required in this regard. The review was underpinned by 2015 study undertaken by SGS Economics and Planning into the Demand and Supply of Employment (Industrial) lands in Queanbeyan.

Map 2: Queanbeyan Residential and Economic Strategy 2015-2031



Map 3: Regional Plan
Source: NSW Department of Planning, Sydney-Canberra Corridor Regional Strategy



Images of South Jerrabomberra

Photo1: View from Mount Pemberton looking north west over South Tralee and Hume

Photo 2: View from Mount Pemberton looking north towards Mount Jerrabomberra

Photo 3: View towards the ACT and Monaro Highway

South Jerrabomberra

DCP 2015

Amended

Part 3

The Master Plan

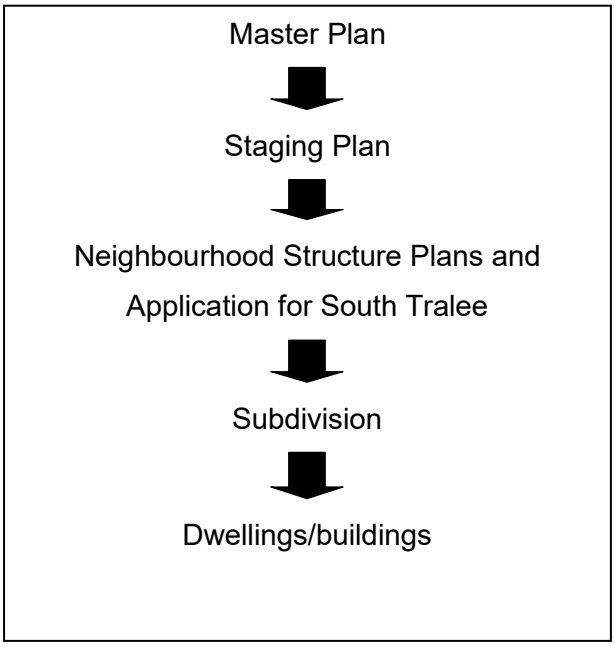
Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**893241**

Part 3 - The Master Plan

3.1 Master Planning for South Jerrabomberra

The South Jerrabomberra DCP is structured with the development of broad scale design progressing into more detail as the design process continues.

The diagram below outlines the Master planning and development process for South Jerrabomberra.



The South Jerrabomberra Master Plan prepared by Council (Map 1) broadly establishes the ultimate development outcomes for the South Jerrabomberra area, which are embodied in this Development Control Plan (DCP).

The purpose of the Master Plan is to guide the orderly and sequential development through the next 5-25 years, providing the community with information on the community facilities and open space, neighbourhood centres, residential neighbourhoods, management of conservation areas from a landscape management approach and employment lands to be developed, this includes a Staging Plan.

The Master Plan he general location of the land uses at South Jerrabomberra which include Private Recreation, Employment, Residential and Neighbourhood Centre uses with access being from the north from Tompsitt Drive through the Poplars business park via a transport interchange at South Tralee.

The residential neighbourhood development pattern and future character of South Jerrabomberra will transition from lower density large lots on elevated areas where the maximum building height shall not exceed the 740m contour to higher density development near the neighbourhood centre and in the mixed use area at South Tralee.

This transition of density will be the basis for organising the urban form including buildings, lots, land use, streets and open spaces.

3.2 Master Plan Objectives

The South Jerrabomberra Master Plan has the following objectives:

1) South Jerrabomberra will provide a high quality sustainable suburb that complements Jerrabomberra and provides land for employment and residential opportunities to meet the local needs of the community.
2) Development is appropriately staged to deliver orderly provision of infrastructure and services.
3) Create a transition from higher development in the urban mixed use centres to lower density residential development on the higher elevations of the Tralee Hills.
4) Landuses and developments are located to mitigate potential impacts from noise. Noise sources include the Hume industrial area, the railway when in operation and aircraft.
5) The Buffer area is to provide visual screening which can be achieved through planting or other appropriate measures.
6) Interconnectivity is promoted through safe and legible pedestrian paths, cycle ways, streets and a range of active and passive open spaces providing linkages particularly to the schools, the neighbourhood centres at the Poplars and South Tralee, the employment areas, the community facilities at both Poplars and South Tralee and the buffer areas.
7) Commercial and retail activity is focussed in the neighbourhood centres and mixed use areas.
8) Provide opportunities for future residents, employees and visitors to meet their local needs.
9) South Jerrabomberra will be developed to provide for the effective and ongoing operation of the Canberra Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitation or Operations Surface for that airport.
10) The Masterplan will progress the implementation of the *Queanbeyan Residential and Economic Strategy 2015-2031.*

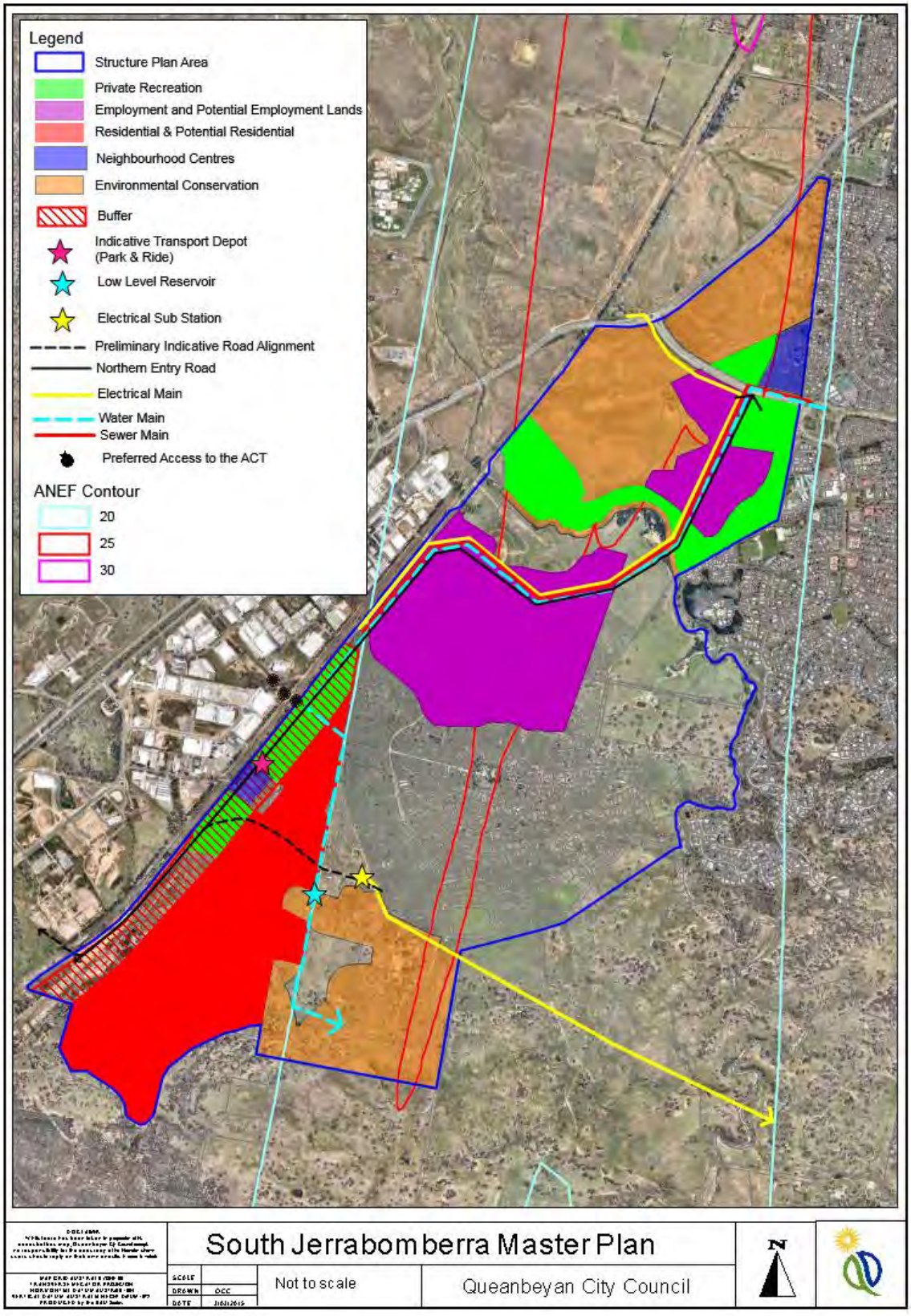
3.3 Master Plan Aims

Development is to be generally in accordance with the *South Jerrabomberra Master Plan* (Map 1), the applicable Local Environmental Plan and the controls in this document.

A variation to the *South Jerrabomberra Master Plan 2013* must demonstrate that it is consistent with the applicable objectives of this DCP. Any amendment can only be provided through a Neighbourhood Structure Plan approved by Council.

At the Ordinary Meeting of Council 24 September 2014 Council resolved to adopt Sheppard Street as the preferred southern access point to the South Jerrabomberra area. Council recognises that the ACT Government has not given support to Sheppard Street being the southern access point and accordingly the South Jerrabomberra Development Control Plan 2015 provides for Dunns Creek Road being directly connected to Isabella Drive, as resolved by Council on 8 October 2014. Council's policy position continues to be that Sheppard Street is the preferred southern access point to the South Jerrabomberra area.

Map1: South Jerrabomberra Master Plan



3.4 Desired Future Character of Development Areas in South Jerrabomberra

The Master Plan reflects the key development areas of South Jerrabomberra comprising South Tralee, Poplars, North Tralee and South Jerrabomberra (see Maps 1 and 2). The desired future character should consider landscape character and areas of environmental conservation including land that may contain endangered ecosystems in a landscape context.

West Jerrabomberra (Poplars)

The desired future character of this area will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.

The Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tompsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.

The Business Park precinct is an area of approximately 30ha located south of Tompsitt Drive primarily used to accommodate a business park, environmental conservation and private recreation. It will support a diverse range of business, office and light industrial uses in a high quality built form and landscaped setting showcased through best practice site planning and urban design provisions with staff and customers in mind. Development should limit any impacts on surrounding neighbourhoods. Buildings are to be designed to respect the topography and landscape features.

Environa

The desired future character of this land is to provide for industrial and employment opportunities. This land is constrained being under the high noise contours from flights to and from the Canberra Airport. Accordingly residential development is not able to be accommodated. The area adjoins Jerrabomberra Creek to the east and has views to and from existing residential areas in Jerrabomberra. Location and design of uses is to accommodate these features.

North Tralee

North Tralee has an area of approximately 55 hectares and is located south of The Poplars. The desired future character of North Tralee is to provide for business and employment uses, including light industrial to serve the local area whilst protecting and enhancing the riparian corridor of Jerrabomberra Creek. The area is highly visible and primarily flat so a high quality built form shall be achieved. Jerrabomberra Creek runs through the site, forming the boundary to the north east. Part of the site is flood prone and it is proposed to defer the flood prone land from being rezoned. Riparian controls including separation from the river by providing a buffer is envisaged. The buffer area can be developed for passive and active recreation uses and to provide linkages.

South Tralee

South Tralee will be characterised by urban streetscapes and environmentally responsible development. High quality pathways, direct connections, attractive and safe streets will encourage walking and cycling.

The high value natural habitat provides a visual backdrop and usable open space for the residents. New development will integrate with the existing characteristics, surrounding land uses and will take into consideration the historical context of the site.

Housing at South Tralee will comprise of a diverse range of higher density housing, affordable housing, traditional residential lots and a vibrant mixed use and neighbourhood centre precinct within a well-connected and walkable urban environment.

The Neighbourhood Centre will provide a traditional main street shopping experience with an enjoyable pedestrian environment. It will provide an attractive environment for residents, business and visitors (with links to the surrounding parks and residential areas).

South Jerrabomberra

This area was rezoned for urban development in March 2019. The planning proposal rezoned land to R2 Low Density Residential Zone, RE2 Private Recreation Zone and E2 Environmental Conservation Zone and apply appropriate minimum lot sizes. This will provide for additional dwellings and other appropriate land uses in the South Jerrabomberra area to meet the demand in accordance with the *Queanbeyan Residential and Economic Strategy 2015-2031.* The area is envisaged to deliver an additional 1500 dwellings. The lot size map will ensure that the future dwellings do not exceed 1500 dwellings to ensure that the intended maximum number of proposed dwellings does not exceed the infrastructure capacity at the intersection of Lanyon/Tompsitt Drive.

3.5 Staging of Development in South Jerrabomberra

The land that is currently zoned for urban development and/or being investigated for those uses in South Jerrabomberra to provide a land supply for the next 25 years. The orderly and efficient development of this land relies on the effective staging of subdivision and development within the whole South Jerrabomberra area.

The Staging Plan (Map 2) sets out the staging and how development is to be sequenced in South Jerrabomberra according to this plan to ensure that orderly and efficient development is achieved.

It is recommended that the land be generally developed in accordance with the sequence recommended in the Staging Plan (Map 2) that is:

- Developing from the north at the Poplars with the sequencing of residential development commencing in the north of South Tralee and developing generally in a southerly direction.

Controls for Staged Release of Land

Any development application for the staged release of land shall demonstrate that the following matters have been addressed:

a) Orderly Expansion of South Jerrabomberra

The release of land shall:

i. Progress sequentially as outlined in the endorsed Infrastructure and Urban Release Staging Plan.
ii. Not occur until a Neighbourhood Structure Plan has been approved for the release area by Queanbeyan City Council.

b) Achieving Growth Forecasts and Service Provision

Residential and other land uses will be provided to service existing residents in the local area and the needs of the ultimate population. The release of land shall support achieving 1,500 dwellings by 2038 in South Jerrabomberra.

i. Community facilities, open space and neighbourhood centres will be provided for the amenity of existing Jerrabomberra residents and future residents.
ii. A mix of dwelling types and development in South Jerrabomberra including affordable housing, a neighbourhood centre, community facilities, open space and infrastructure including roads, a primary school and transport interchange/park and ride to encourage residents.

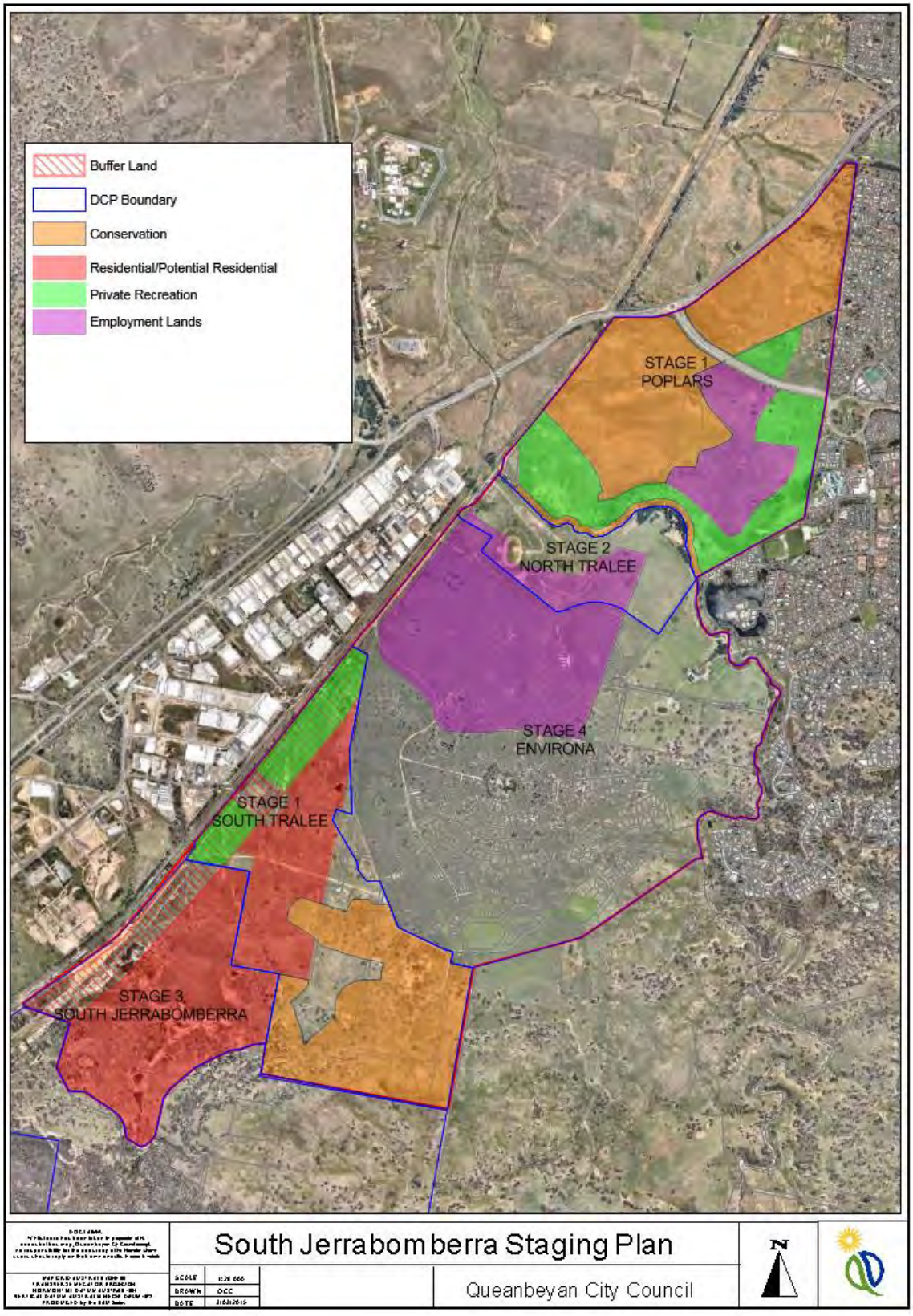
c) Timing of Infrastructure Provision

Much of the land subject to this DCP is currently 'greenfield' and un-serviced land. Accordingly, the installation of infrastructure including roads, water supply, stormwater, sewerage treatment, energy and communication facilities is required to service any uses.

Council is required to ensure that satisfactory arrangements have been made to ensure that public utility infrastructure essential for the anticipated development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

A Neighbourhood Structure Plan must include sufficient detail on the provision of essential services including sequencing or timing for provision, connectivity, design thresholds and catchments relevant to each essential service prior to its approval.

Map 2: South Jerrabomberra Staging Plan



3.6 Neighbourhood Structure Plans

Neighbourhood Structure Plans (refer Appendix 3) provide direction for the land release by development area in South Jerrabomberra and sets out the broad development pattern.

1) Design Process

   The Neighbourhoods in South Jerrabomberra shall comply with the following planning design processes are recommended:
   - Step 1 – Identification of non developable areas based on environmental constraints, topography, sites of cultural importance and vistas and views of merit.
   - Step 2 – Design of transport routes, including the hierarchy of roads and associated bicycle tracks.
   - Step 3 – Design of utilities to service the site, including water, stormwater, sewer, energy (natural gas, electricity and or solar power) and information technology cabling. In addition the provision of utilities for the entire area is required.
   - Step 4 – Design of open space networks and connections
   - Step 5 – Design of housing diversity
   - Step 6 – Design of viable commercial/retail centres and facilities to service the residents of South Jerrabomberra.

2) Approval Process

   The Neighbourhood Structure Plan will form part of the DCP when approved.

3) Submission Requirements

   A scaled and detailed Neighbourhood Structure Plan together with accompanying statement and evidence of compliance in achieving Part 3 of this DCP shall be submitted to council as a DCP amendment. A Neighbourhood Structure Plan will be assessed and considered under the DCP requirements.

   The Neighbourhood Structure plan is then exhibited as part of the DCP amendment and any comments received considered. Council can then adopt the Neighbourhood Structure plan as part of the DCP amendment, with or without changes.

3.7 Neighbourhood Structure Plan Controls

3.7.1 General

Objective

1) Provide for the orderly development of South Jerrabomberra by establishing the broad structure of the neighbourhoods within the context of the Structure Plan and Staging Plan.

Controls

a) Be generally consistent with the South Jerrabomberra Structure Plan.
b) Be prepared in accordance with the process outlined in the Structure Plan's objectives.
c) Demonstrate compliance with any Voluntary Planning Agreement commitments.
d) Details the indicative lot yield of each stage of the neighbourhood.

e) Be consistent with Part 4 Subdivision Control, Roads and Public Places (note: Part 2 of the *Queanbeyan Development Control Plan* provides detailed design criteria)
f) Be approved by Council as a DCP amendment prior to lodgement of any development application.
g) Demonstrated compliance with the desired character of the neighbourhood.

3.7.2 Flooding

Objectives

1) Neighbourhood Structure Plans shall avoid development of flood prone land.

Controls

h) Ensure that residential land is flood free for a 100 year ARI event.
i) Access and egress from development areas shall be provided that accounts for the 1:100 ARI flood event.

3.7.3 Bushfire

Objectives

1) Bushfire protection and management shall be addressed in land use planning to provide a safer environment for the community.

Controls

a) Identify bushfire prone areas and ensure buffers and development controls in *Planning for Bushfire Protection 2019 Guidelines* can be accommodated in any structure plan design and future subdivision.
b) A comprehensive bush fire management plan shall be prepared for bushfire prone land.

3.7.4 Biodiversity

Objectives

1) To conserve the diversity of native vegetation communities, including their component species and genes throughout the identified natural bushland areas in the LGA.
2) To minimise the impact of development on the biodiversity of the nature reserves, natural areas, parks, creeks and other open spaces and its rural surroundings.

Controls

a) Allow for subdivision which recognises the value of threatened species populations and ecological communities and their habitats and will minimize any impact on them.
b) Encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.
c) Safeguard the natural environment through the protection of the natural corridors where appropriate.
d) Consider how development impacts can be minimised at the urban and rural fringe.

3.7.5 Development on Higher Land

Objectives

1) To maintain a natural backdrop to South Jerrabomberra.
2) Encourage visually sensitive residential development between the 710m – 740m contour given its high visibility from the local area and from the ACT.
3) To provide for the effective and ongoing operation of the Canberra Airport by ensuring that such operation is not compromised by proposed development that

penetrates the Obstacle Limitation Surface or the Procedures for Air Navigation Systems Operations Surface for that airport,

4) To protect the community from undue risk from airport operation.

Controls

a) Development shall not be located above the 740m contour.
b) Residential lots located between the 710 and 740m contours are to be large and assist to transition development at the urban and rural fringe.
c) Development guidelines for highly visible lots between 710m–740m contours are to be included for the detailed subdivision stage.
d) Development on land between 710–740m is to comply with any clause dealing with Airspace Operations of the applicable local environmental plan.
e) For land between 710–740m any structure, whether temporary or permanent, proposed to breach the obstacle limitation surface must be referred to the Canberra Airport and relevant authorities for assessment.

3.7.6 Contamination

Objectives

1) To ensure that the land to be developed is not subject to any contaminants that may cause harm to the future population and employees of South Jerrabomberra.

Controls

a) Sites that may be potentially contaminated as identified by relevant previous studies or site inspections require detailed environmental investigation in accordance with relevant guidelines and legislation.
b) If land is identified as being potentially contaminated, remediation measures shall be outlined and put in place to ensure that the land is suitable for its intended purpose.

3.7.7 Cultural Heritage

Objectives

1) To protect and enhance the sites or items of cultural significance within South Jerrabomberra.

Controls

a) Ensure that development respects and does not compromise heritage items, archaeological sites, potential archaeological deposits or sites within identified heritage conservation areas.
b) Integrate elements of cultural heritage into the future development in appropriate circumstances.
c) Identify and conserve sites of European and Aboriginal Heritage as appropriate.

3.7.8 Access and Movement Network

Objectives

1) Streets in South Jerrabomberra are to be designed to facilitate legible, safe and efficient pedestrian, bicycle, public transport and private car movement.
2) A network of pedestrian and cycle paths in South Jerrabomberra to provide good access to key activity areas.
3) The main thoroughfare is to provide workable, convenient and safe public transport routes that can service the neighbourhood centres and residential areas.
4) Vehicular access to the in accordance with the Land Use and Infrastructure Plan.
5) Dunn's Creek Road shall operate as an Arterial Road for the convenience of motorists travelling from Googong and East Queanbeyan to the Monaro Highway at Isabella

Drive in the ACT, or vice versa. Dunn's Creek Road shall not provide direct access to the activity centres.

Controls

a) Provide for a street hierarchy that reflects the function and character of each street and forms part of a legible network. Table 2 in Parts 4 and 5 provides a summary of the role of typical streets. The indicative street network for South Tralee is shown in Appendix 3 - The Street Network Map.
b) Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout South Jerrabomberra and connections to activity areas such as neighbourhood centres, employment areas, the transport interchange, primary school, buffer areas, parks and community facilities. The indicative pedestrian and cycle network, proposed public transport route and walkable neighbourhoods for South Tralee are also shown in Appendix 3.
c) Make provision for a public transport route through South Tralee which shall pass close to the Neighbourhood centre but not through it.
d) The street hierarchy is to reflect the typical street cross sectional requirements provided in Part 4 and 5 of this draft development control plan.
e) Land uses in the vicinity of Dunn's Creek Road shall not impact on its operation as an important thoroughfare between NSW and the ACT nor in its function as an Arterial Road.
f) No direct access to individual residential lots from Dunns Creek Road will be permitted.
g) Noise mitigation is to be provided to protect uses from the future use of the road.

3.7.9 Essential Services

The Land Use and Infrastructure Plan and this DCP adopt the objectives and controls for the location and provision of essential utilities contained in Council's Engineering Design Specifications.

Objectives

1) Ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting will be available to cater for future development and peak demands.
2) Ensure all development is serviced by infrastructure designed to achieve reasonable sustainable outcomes.
3) Provide public utilities in a timely, efficient and cost effective manner.

Controls

a) Subdivisions are to be serviced by infrastructure designed to achieve reasonable sustainable outcomes, including services for water, sewerage, electricity, gas, telecommunications and public lighting.
b) Locate services so that they reduce environmental impact, are not unreasonably visually obtrusive and do not compromise community safety.
c) Optimise opportunities for shared trenching to allow for the provision of landscaping in road reservations.
d) Provide a sustainable, reliable, safe and efficient supply of potable water to meet the long term needs of the ultimate development potential in South Jerrabomberra including fire fighting requirements.

3.7.10 Water Sensitive Urban Design (WSUD) and Drainage Reserves

The land in South Jerrabomberra is a natural environment with a system of natural drainage lines that must be preserved and enhanced to cater for urban runoff to ensure that no significant detrimental impacts occur.

Objectives

1) To protect water quality and minimise impacts on natural waterways and drainage lines.
2) Incorporate Water Sensitive Urban design (WSUD) in the planning and development of the South Jerrabomberra areas to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
3) Provide a stormwater system which prevents damage to natural and built environment, is economic to maintain and is designed to be compatible with other uses where open space is utilised.
4) Ensure that all development within South Jerrabomberra incorporates stormwater management, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
5) Consideration be given to connecting the south western watercourse, known as Dog Trap Gully, through to the NSW/ACT border to provide a riparian link and environmental corridor.

Controls

a) Ensure that development incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
b) Incorporate WSUD in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
c) Integrate WSUD into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters
d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.
e) Protect and enhance creek corridors such as Jerrabomberra Creek and Dog Trap Gully Creek.
f) Ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.
g) Encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.

3.7.11 Housing Diversity

Areas zoned for residential uses in South Jerrabomberra will accommodate a diversity of housing types including single dwellings, multi dwellings, attached and detached homes (such as terraces; townhouses; villas and duplexes), residential flat buildings, secondary dwellings and seniors housing.

Higher density housing types will be located on land that is located less than 200m from any land in Zone B4 or on any land within 200m of the central point of a neighbourhood centre.

These higher density housing types are within 200m of the neighbourhood centre to take advantage of the proximity to facilities, services and public transport and to provide affordable purchase opportunities for moderate income earners.

Objectives

1) Provide a mix of housing types that will cater for different types of households (i.e. young, old, families, single households) with different incomes.

Controls

a) Address how the desired future character and function for residential areas will be achieved while at the same time providing a range of housing types.
b) Higher density housing is to be located in neighbourhood centres and sites adjacent to open space and along public transport routes.

3.7.12 Aircraft Noise

Objectives

1) Ensure that the amenity of all residential development and other sensitive land uses is not adversely affected by aircraft noise.
2) Development within areas subject to aircraft noise will need to be appropriately located and / or include mitigation measures to Council's satisfaction. Some forms of development are excluded in certain areas subject to this DCP due to potential impacts from aircraft traffic.

Controls

a) Development the subject of clauses 7.8 and 7.10 *of the QPRLEP 2022* must comply with those clauses. For further information and guidance, please refer to the Building Code of Australia and the Appendix 4 Aircraft Noise Assessment Guidelines.

3.7.13 Neighbourhood Centre Activity

Objectives

1) Ensure neighbourhood centres are developed in an efficient, orderly manner that are of high amenity and are attractive places.
2) Encourage higher density living in the South Tralee Neighbourhood Centre in close proximity to facilities, services and transport that also accounts for potential impacts on amenity from Hume and aircraft noise.

Controls

a) Until such time as a Retail and Business Hierarchy Strategy is prepared for the Queanbeyan Local Government Area:
    i. The total retail GFA within the Poplars Neighbourhood Centre shall not exceed 7000m^2 (excluding office and business premises).
    ii. The total commercial GFA within South Tralee Neighbourhood Centre shall not exceed 5000m^2.

These restrictions are in place to ensure that the retail premises provide a support role rather than a competing role to other retail centres particularly the Queanbeyan CBD. The retail centre for the Poplars is intended to complement the existing Jerrabomberra Centre.

b) As a matter for consideration, an Economic Impact Analysis (EIA) report is required to be submitted with any proposal that exceeds the cumulative GFA, irrespective of whether a Retail and Business Strategy has been prepared or not. An EIA shall address the following matters:
    i. Relevant matters in a regional strategy or Council's local strategy and an assessment of the proposal's relationship with that relevant strategy;
    ii. Assessment of the proposal's likely direct and indirect impacts upon existing and planned commercial centres in the LGA taking into account the existing and planned floor space;
    iii. Impacts, both negative and positive upon any existing and approved commercial facilities within the catchment or other commercial centres in the

city, and whether any existing or planned retail facilities within the immediate or wider catchment may be adversely affected by the proposal;

iv. Assessment as to whether the proposal will provide a net community benefit, taking into account the potential adverse impact of the proposed retail development upon existing commercial centres and whether the potential loss of goods and services will be off-set and made good by the proposed development. This assessment should also quantify potential employment generation from the development and likely employment losses from other existing commercial centres; and

v. Any other relevant matter.

c) No residential development is permitted at Poplars.
d) Where residential development is permitted in Neighbourhood Centres they are to be sited and designed in accordance with Part 7 of this DCP.

3.7.14 Community Facilities

High quality community facilities are required to meet the social, cultural, health, recreational, religious and community needs of the new community.

Facilities are to be generally located in attractive, vibrant and safe environments that can be easily accessed by foot, bicycle or public transport and be co-located with other community or open space facilities in order to create a community hub and allow sharing of ancillary facilities such as parking. These community facilities will be provided at Poplars and at South Tralee and these should be easily accessed by foot, bicycle or public transport.

Objectives

1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout South Jerrabomberra.
2) Encourage the co-location of appropriate services and facilities adjacent to the school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
3) Encourage the design of education and community buildings that are accessible to all and that provide a high level of amenity, health and well-being for users. Ensure community facilities including schools and recreation spaces are appropriately distributed across South Jerrabomberra.
4) Encourage, as far as practical, the co-location of compatible facilities and services in or adjacent to the neighbourhood centres to promote safety, security and efficient use of resources.

Controls

a) Community Facilities will be provided generally in accordance with any applicable Voluntary Planning Agreement.
b) Detail appropriate spatial locations for community facilities capable of meeting the objective and development controls outlined in Parts 4 and 5.

3.7.15 Public Open Space

Open spaces in South Jerrabomberra have a recreational and aesthetic role for the community.

Objectives

1) Ensure that the public open space network in South Jerrabomberra is of appropriate quality and quantity to meet the needs of the whole South Jerrabomberra future community.

2) Ensure connectivity between public open spaces to create an accessible network.

Controls

a) Open space is to be designed and located having regard to any previous relevant studies provided in support of rezoning of land in the area.
b) Area of each park connects to adjoining parks or is sufficiently large to be useable.
c) Provide open space that caters for a wide range of users and is well distributed throughout the area.
d) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of South Jerrabomberra.
e) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
f) Attractive walking and cycling links are to be provided throughout the open space network of South Jerrabomberra.
g) A hierarchy of spaces is provided to cater to the range of district and local parks uses
h) Street Trees including preferred plant species are to be considered within subdivision designs.

3.8 Additional Controls for Buffer Land and Land on the Urban/Non-Urban Interface

Buffer Areas are shown on the Staging Plan in Part 3.

3.8.1 Buffer to Hume Industrial Area and Goulburn / Bombala Rail Corridor

Objectives

1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to noise sensitive uses including shop top housing.
2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate odour emissions where applicable.

Controls

a) Where appropriate, acoustic, odour and vibration mitigation measures shall be incorporated into the design or layout of development within the buffer.
b) A combination of mitigation measures such as vegetation, mounding and built form should be utilised within the buffer where appropriate.
c) That any earth mounding or acoustic walls should be to a height of 3m where vegetation or other suitable land uses that mitigate noise and vibration cannot be used.
d) The buffer land shall provide visual mitigation measures to limit the impact of Hume industrial uses on residential development and other sensitive uses in South Jerrabomberra where appropriate.
e) Future Development within the buffer is to consider noise guidelines, including for *Suburban Land in the NSW Industrial Noise Policy (EPA 2000).*
f) A planting strip should be provided that is sufficient to screen Hume industrial uses from residential properties where appropriate.
g) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
h) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

3.8.2 Urban and Non-Urban Interface

Objectives

1) The interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas.
2) Ensure the potential for land use conflict is considered at subdivision stage.

Controls

a) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall comprise suitable lot sizes which reflect the site constraints.
b) Landscaping on land at the interface shall not include any weed or invasive species.
c) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.
d) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.
e) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.

South Jerrabomberra DCP 2015

Parts 4 and 5

Subdivision, Roads and Public Places

Principal Plan adopted by Council:	**11 February 2015**
Document ID	**893293**

Part 4 - Subdivision Controls

4.1 Introduction

This section sets out the objectives and controls for the subdivision design at South Jerrabomberra. This is supplemented by the QPRC Engineering Design and Construction Specifications, controls in the Queanbeyan Development Control Plan 2012 and any relevant Environmental Planning Instrument.

Subdivision design should be based upon:

- Community building
- Neighbourhood creation
- Safety
- Accessibility
- Solar orientation
- Maximising views and scenic amenity
- Appropriate controls to enhance residential amenity

General Objectives

1) Subdivision design and density should reflect the land capability, natural constraints and hazard of the land and be consistent with and enhance the character of the surrounding residential development.
2) Create a legible subdivision pattern that maximises the 'sense of neighbourhood' and promotes walking and cycling over private car uses.
3) To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public places.
4) Optimise amenity of residential allotments in regard to views, solar access and proximity to community facilities, open space and public transport
5) Ensure that neighbourhoods have a range of densities and housing choices to cater for the various needs of the community and that consideration is given to creating walkable communities where urban design focuses on pedestrian comfort between key destinations.
6) Provide good solar access opportunities for future dwellings to optimise solar access.
7) Provide and maintain a visual and acoustic attenuation buffer between the Hume Industrial Area and the residential areas of South Jerrabomberra.

General Controls

a) Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.

Land should not be divided:

i. In a manner which would prevent the satisfactory future division of land, or any part thereof;
ii. If the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;
iii. Unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;

iv. Unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.
v. If the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
vi. Where the land is likely to be inundated by floodwaters;
vii. Where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose;
viii. If the division and subsequent use is likely to lead to the clearance of one or more significant trees.

Note: Where any lot being created in a subdivision is of mixed title, the land held under Old System Title within that lot shall be brought under the Real Property Act.

a) Subdivision design shall be generally in accordance with the Neighbourhood Structure Plan.
b) Subdivision lot sizes shall comply with the minimum lot sizes as specified in the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 ((QPRLEP 2022*) (refer to Lot Size Maps).
c) There are to be no lots above the 740m contour.
d) Residential lots located between the 710 and 740 metre contours are to be large to act as visual attenuation between the urban and rural fringe. Any design and siting guidelines prepared for these areas are to consider consistency of colour, shape, scale, texture and reflectivity to protect scenic amenity.
e) Neighbourhoods should relate to the neighbourhood centre with retail, commercial or community facilities that are generally within a 5 – 10 minute walk from all dwellings where possible.
f) Neighbourhood pattern is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles.
g) Pedestrian and bicycle connectivity within residential neighbourhoods is to be provided between the residential areas and public open space areas in the buffer, public transport nodes, education and community / recreation facilities.
h) Street blocks are to be generally a maximum of 250m long by 70m wide. Block lengths and widths in excess of 250m may be considered where connectivity objectives are achieved.
i) Each new allotment has sufficient building area on it, being land with a slope of less than 20%.
j) Any development or subdivision application that incorporates road construction shall be accompanied by a planting schedule for road reserves. Such proposed planting shall include a mix of exotic and local native species.

Where the land in the opinion of the Council is unstable, a geophysical report on the stability of land is to be prepared by consultants acceptable to Council and the report is to indicate which part of the land is suitable for development or appropriate measures that need to be taken to stabilize the area proposed for development.

4.2 Lot Size and Design

Objectives

1) To provide subdivisions which are generally compatible with the urban suitability and capability of the land on which it is to be carried out on.
2) To provide layouts which encourage development compatible with the maintenance and enhancement of the existing urban and scenic character of the LGA.
3) To design subdivision layouts which maximise the potential use of public transport and non residential uses.

Controls

a) The density of allotments should maintain and promote the residential character of the area for infill subdivisions.
b) Lot sizes should be compatible with the character of the surrounding area and are to comply with the *QPRLEP 2022*.
c) Lot sizes and lot layouts in urban release areas should take account of the environmental constraints of the area and be designed to conserve agricultural productive land (where applicable) and the retention of any significant natural features of the site.
d) Lot sizes and lot layouts in urban release areas which increase potential residential density shall be sited in close proximity to public transport nodes and to commercial/community facilities.
e) Lot size and lot layouts should reflect the servicing capacity of the area.

4.3 Lot Orientation

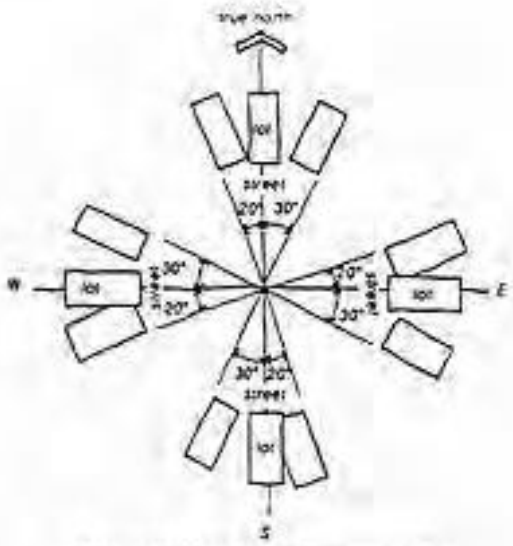
Lot layout and orientation must be considered from a number of angles, including maximising energy efficiency, creating a sense of place and attractive streetscape, supporting community interaction and safety, and housing choice.

In assessing applications for residential subdivisions major emphasis is placed on the ease with which the great majority of future dwellings will be able to achieve good solar access.

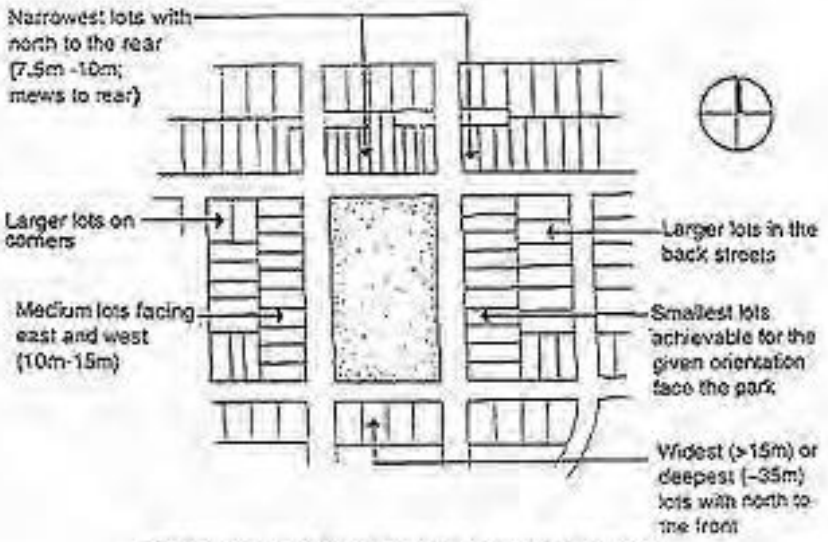
The preferred lot orientation is either on a north-south or east-west orientation (refer Figure 1).

Lot Orientation and Dimension Objectives

1) Lot orientation, size and dimensions should enable dwellings to be generally sited either on an N-S or E-W orientation. Where other amenities such as views over open space are available or the topography prevents solar orientated design then alternative lot orientations can be considered.
2) Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.
3) Lot orientation and dimensions should support the provision of future dwellings having living areas with a northerly orientation as well as a private open space area with a northerly orientation that is located to the rear or side of the dwelling.
4) E-W oriented lots should be wider to allow for a long-axis.
5) N-S orientated lots with north to the front should be wider and/or deeper.
6) N-S oriented lots with north to the rear can be narrower and less deep. These lots are generally well suited to two storey development and small lot housing.



Orientated lots for solar access in temperate and hot-arid climates.
(Source: Amcord)



Example of subdivision pattern likely after applying the principles

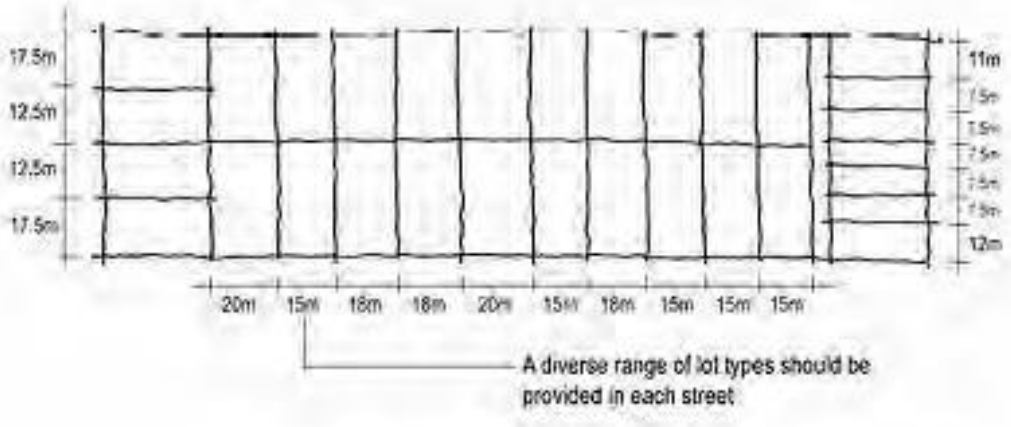


Figure 1: Lot Orientation

4.4 Lot Size and Layout

Objectives

1) Encourage a variety of lot sizes across the site to promote housing choice and create varied streetscapes.
2) Smaller lot sizes are to be located within easy walking distance of the neighbourhood centre and B4 Mixed Use Zone, with larger lot sizes generally located on the higher elevations and adjoining the C2 environmental conservation zoned land of South Jerrabomberra.
3) Promote generally rectangular, or otherwise uniform street blocks and lots to maximise efficiency.

Controls

a) Minimum lot size is to be in accordance with the *QPRLEP 2022*.
b) Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.
c) Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.
d) Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.

Table 1: Minimum Frontage

Lot Size	Minimum Frontage Dimension
130-170 m^2	4.5m
170-329m^2	6.0m
330 – 449m^2	10m
450 – 600m^2	12m
600 – 900m^2	12m
900 – 1500m^2	15m
Over 1500m^2	18m

e) No more than two battle axe shaped allotments should adjoin each other. The access corridor is that part of a battle axe shaped allotment which provides private access between the main part of the allotment and the public road.

Council's requirements for access corridors are as follows (refer Figure 2):

- Maximum length: 60m
- Minimum width: 4.0m
- Minimum width of Shared Access Corridor: 6.0m
- No more than two allotments should be served by a shared access corridor

The access corridor of a battle axe allotment is not included in the calculation of the minimum allotment area.

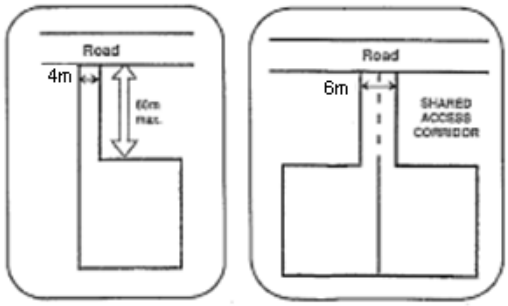


Figure 2: Access Corridors

Clause 7.26 "Development on Certain at South Jerrabomberra" of the *QPRLEP 2022* also provides additional requirements in respect of the subdivision of land subject to the 130m^2 minimum lot size on the Lot Size Map. Any development application for subdivision of this land must include a minimum of four (4) lots, and the subsequent dwelling designs for those lots provided with the development application.

4.5 Bushfire Management

Objectives

1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.

Controls

a) A perimeter road should be used where required for bushfire mitigation enclosing all lots within the southern section of South Jerrabomberra.
b) Maintain a 20m wide separation between the estate boundary and lots are to be provided in accordance with the distances specified in the Planning for Bushfire Guidelines 2006.
c) Provide at least two access points to the site to minimise travel times for fire services.

4.6 Additional Controls for Subdivision in a Buffer Area

Buffer Areas are shown on the Master Plan (Map 1)

4.6.1 Buffer to Hume Industrial Area and Goulburn / Bombala Railway

Objectives

1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to noise sensitive uses including shop top housing.
2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate odour emissions where applicable.

Controls

a) Where appropriate, acoustic, odour and vibration mitigation measures shall be incorporated into the design or layout of development within the buffer.
b) A combination of mitigation measures such as vegetation, mounding and built form should be utilised within the buffer where appropriate.
c) That any earth mounding or acoustic walls should be to a height of 3m where vegetation or other suitable land uses that mitigate odour, noise and vibration cannot be used.

d) The buffer land shall provide visual mitigation measures to limit the impact of Hume industrial uses on residential development and other sensitive uses in South Jerrabomberra where appropriate.
e) Future Development within the buffer is to consider noise guidelines, including for *Suburban Land in the NSW Industrial Noise Policy (EPA 2000).*
f) A planting strip should be provided to screen Hume industrial uses from residential properties where appropriate
g) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
h) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

4.6.2 Additional Controls for Buffer Land and Land on the Urban/Non-Urban Interface

Urban and Non-Urban Interface

Objectives

1) The interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas.
2) Ensure the potential for land use conflict is considered at subdivision stage.

Controls

a) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall comprise suitable lot sizes which reflect the site constraints.
b) Landscaping on land at the interface shall not include any weed or invasive species.
c) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.
d) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.
e) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.

Part 5 – Roads and Public Places

5.1 Introduction

It is intended that the roads and public places in South Jerrabomberra will respect its natural landscape, environment and water and create a place that is for people.

This part includes public infrastructure for example water, the road access network, public open spaces landscaping, public art and signage.

5.2 Street Network

- It is important that the street network creates legibility and contributes to a sense of place, social sustainability, casual surveillance and active vibrant places.
- A legible well connected street network ensures that people move easily between key activity nodes such as neighbourhood centres, schools etc. It will also ensure privacy for neighbourhoods by supporting local destination traffic rather than through traffic.
- Streets in South Jerrabomberra will be designed to facilitate efficient pedestrian, bicycle, public transport and private car movement.
- A network of pedestrian and cycle paths in South Jerrabomberra will provide good access to key destinations such as the neighbourhood centres at South Tralee and the Poplars, the schools, parks and community facilities contained in the buffer area.
- An Arterial Road will connect the area of South Jerrabomberra from the Poplars through South Tralee and the lands further south and provide an identifiable public transport route.

Objectives

1) Establish a street network that complements the characteristics of each residential component of South Jerrabomberra and promotes a liveable and permeable local environment.
2) To minimise the establishment of traffic generating development along main and arterial roads.
3) Provide safe and convenient access to all subdivisions and all allotments within a subdivision.
4) Facilitate safe movement of road users through the provision of usable and accessible facilities for pedestrian and cyclists.
5) Promote use of public transport through the provision of appropriate facilities for users of public transport such as a park and ride facilities.
6) Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout South Jerrabomberra and connections to the established network.
7) Create a street hierarchy that reflects the function and character of each street and forms part of a legible network.
8) Make provision for a public transport route through South Jerrabomberra and to provide facilities for users of public transport.
9) Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network, as illustrated in images above.

Controls

a) Streets are to be designed in accordance with the Master Plan, Council's Engineering Design and Construction Specifications and any applicable legislative requirements.
b) A development application must demonstrate that the proposed streets are appropriate for their role in the street network.
c) Subdivisions shall be designed so that allotments along a main arterial road have access from a local or secondary road.
d) All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in the QPRC Engineering Design and Construction Specifications.
e) Streets are to include a stormwater drainage facility as required. WSUD controls should be provided where and incorporated into the design at appropriate locations.

f) Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.
g) Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on-street cycling lanes .

There are four distinct levels of roads identified for residential neighbourhoods.

1. Access Street
2. Local Street
3. Collector Street
4. Local Sub-Arterial

Any other road type is at the discretion of the road authority to approve. Other road types not listed in the QPRC Engineering Design and Construction Specifications must be able to ensure functional access (through appropriate width of the pavement and road reserve) and manoeuvrability (appropriate intersection radius) for all road users as a basic rule. All technical information for the design and delivery of street networks in any development shall be sourced from the QPRC Engineering Design and Construction Specifications. This can be found at the following link:
https://www.qprc.nsw.gov.au/Building-Development/Engineering-design-and-construction-specifications

5.3 Public Open Spaces and Landscaping

Objectives

1) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of South Jerrabomberra.
2) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
3) Establish attractive walking and cycling links throughout.
4) Create attractive landscapes that are durable and generally low maintenance.
5) Landscaping of public open space shall be generally in accordance with any Landscape and Open Space Strategy for South Jerrabomberra which will be reflected in a local Voluntary Planning Agreement.

5.4 Open Space and Landscaping in the Hume Industrial Buffer Area and Goulburn / Bombala Railway Buffer Area

Controls

The buffer area to provide:

a) An open space resource.
b) An embankment with tree and shrub planting as appropriate, providing for noise attenuation and the visual screening of the Hume Industrial area where Noise and Visual Studies advise.
c) Cycle and pedestrian paths, amenities, playgrounds, passive recreation, active sports facilities and shelters, art and heritage interpretation.
d) A neighbourhood park which shall:
    i. Be identified in the Neighbourhood Structure Plan.
    ii. Be located so that the park is generally within 800m from the majority of dwellings.
    iii. Have a minimum area of 3,000m^2.
    iv. Be located with drainage lines or ridgelines to accommodate stormwater management and views respectively.
    v. Provide areas and facilities for both active and passive recreation.
    vi. Provide detail grading and retaining systems to allow for levels associated with existing trees to be retained and to achieve a satisfactory and practical park grade.
    vii. Provide one large play area with adequate shade facility and fencing/planting to define the play zone.
    viii. Provide a large shelter facility with BBQ facility with seating and tables.
    ix. Provide entry and signage (park name) elements.
    x. Ensure heritage overlay where appropriate through interpretive signage, artwork installations or retention of existing shelter belt and cultural plantings.
    xi. Include water sensitive urban design elements such as vegetated swales, minor creek lines, passive irrigation and detention ponds or treatment basins as a water feature.

5.5 Local Parks

Objectives

Local Parks shall:

1) Have a minimum area of 1,000m^2 and be linked to a larger open space network.
2) Be generally within 400m of most residents.
3) Allow for passive and / or active recreation.
4) Provide seating and pathways for circulation.

5) Incorporate small children's play facilities.
6) Provide entry and signage elements.
7) Integrate open space with stormwater management and environmental strategies
8) Optimise ecological functionality through planting of endemic species.

5.6 Civic Spaces in the Neighbourhood Centres

Objectives

Civic spaces in the neighbourhood centres shall:

1) Provide one central space.
2) Provide vegetation or other buffering elements from NW to SE winds to provide protected enjoyable spaces.
3) Provide areas and facilities for both active and passive recreation and café/spill out zone from adjoining retail or community facility.
4) Provide entry and signage (park name) elements.
5) Provide interpretive signage to reflect upon cultural and ecological landscape.
6) Provide and integrate artwork.
7) Provide and integrate cycle parking.
8) Provide for and integrate water sensitive urban design elements.
9) Be predominantly planted with a single identifier species.
10) Be generally oriented to optimise solar access.

5.7 Linear Parks and Drainage Reserves

Objectives

Linear Parks and drainage reserves shall:

1) Maximise ecological function through the planting of endemic species.
2) Link the neighbourhood and local parks and other key community focal points into the continuous open space network.
3) Facilitate overland flow requirements.
4) Integrate non-vehicular circulation within footpaths and cycleways to increase safety and connectivity.
5) Include water sensitive urban design elements such as weir structures to control water flow around drainage lines and create pooling where required, urban creek lines along streets and existing creeks.
6) Include bushland regeneration where appropriate.

5.8 Landscaping in Public Places

Objectives

1) Main access roads and boulevards are to incorporate WSUD bio retention elements where appropriate.
2) Gateways to the site are to include feature planting to establish a visual identity and include exotic species.
3) Any subdivision application shall be accompanied by a planting schedule detailing proposed planting for local streets. Such proposed planting shall include a mix of exotic and local native species.
4) Other plants may be used where it can be demonstrated that they meet the objectives and controls in this DCP.

5.9 Construction of Landscaping

Construction of Landscaping is to be in accordance with a site analysis plan and landscape plan and is not to commence until it has been approved by Council and a construction certificate has been issued for the subdivision or for that part of the subdivision where landscaping in accordance with the approved plan is to occur. A landscape plan must be submitted with a DA application for subdivision.

Objectives

A Landscape Plan is to demonstrate the full understanding of:

1) The existing site and its landscape features including landform, soil, climate, ecology and vegetation.
2) The existing surrounding land use and neighbourhood character.
3) The influence the existing and any proposed development may have on the amenity of the area.
4) The potential bushfire threat to the property/land and whether a bush fire hazard exists on or is adjacent to the land.
5) The implications of vegetation and wildlife corridors.

A Landscape Plan is to provide details on:

1) Earthworks.
2) Plant species and sizes.
3) Hard and soft landscape treatments.
4) Utilities and services.
5) Entry statements, street furniture, signage, public lighting, play equipment.
6) Waste management.
7) Rehabilitation/remediation work to any degraded land.
8) Treatment and protection measures of gullies, creeks and river corridors and significant tree and other vegetation.

5.10 Community and Educational Facilities

Objectives

1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout South Jerrabomberra.
2) Encourage the co-location of appropriate services and facilities adjacent to school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
3) Encourage the design of education and community buildings that will provide a high level of amenity, health and well-being for users of the building.

Controls

Community facilities provided at South Jerrabomberra shall:

a) Generally conform to the scope as outlined in the South Tralee Strategic Social Plan August 2013 which serves the whole of the South Jerrabomberra Area.
b) Adopt the objectives and controls in the *Queanbeyan Development Control Plan 2012* Part 2 which provides guidance on locating development above the 1 in 100 year flood level.

5.11 Educational Facilities

Sites for public schools must equate to at least one 3 hectare site for a primary school and one 9 hectare site for an integrated pre-school/child care, primary and high school, unless otherwise agreed by the NSW Department of Education and Training.

The potential sites for public schools are shown on the Structure Plan (Appendix 2). Alternate sites may be permitted subject to agreement with the NSW Department of Education and Training.

Should the NSW Department of Education and Training advise at a later date that the potential public school site is no longer required, the sites may be developed for permissible residential uses or if there is a justifiable need, for other community uses.

School sites shall:

a) Be designed and built in accordance with current standards and guidelines from NSW Department of Education and Training or equivalent private education body.
b) Be located near other community facilities including child care facilities, health centres, public open space and community sporting and other recreation facilities
c) Be located on walking and cycling networks.
d) Be located on a distributor or collector road and be well serviced by public transport, pedestrian and bicycle links.
e) Be relatively flat and free of possible restrictions such as power easements, contamination, and environmental constraints.
f) Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.

Educational Establishments (including schools), Community Facilities and Places of Worship are to:

a) Be located above the 1 in 100 year flood level.
b) Co-locate with appropriate facilities.
c) Locate in or near activity centres to enhance community identity and create focal points in the development.
d) Achieve high quality design that complements the existing and desired character of the surrounding area.
e) Be designed so that the layout and built form minimises impacts on the surrounding residential area, in relation to parking, views, overshadowing and noise.

Parking provisions for community uses are to meet the standard set out in the Queanbeyan DCP section 2.2.

Notwithstanding above, the overall parking rate may be considered by Council to be satisfied with a combination of On Site Parking, Communal Car Parks and On Street Parking where it can be demonstrated by a suitably qualified traffic consultant that there is sufficient public parking in the locality (as demonstrated by an empirical assessment).

5.12 Public Art

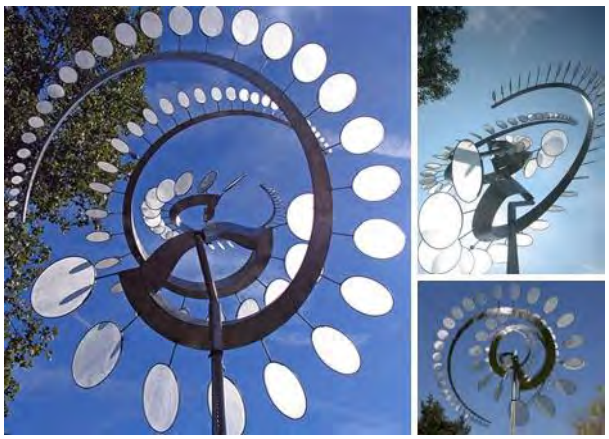
Public art may be manifested in countless forms including, sculpture, water features, paving, fencing, paintings, mosaics, incorporated into seating, paving, bus shelters etc. Public art shall be provided in a timely, efficient and cost effective manner.

Objectives

1) To create opportunities for the provision of public art to embrace the natural environment of the site and foster a sense of place.
2) To provide spaces which act as focal points, utilising the existing views and vistas of the site.
3) To create an element of surprise, wonder and announcement.

Controls

a) As part of the precinct planning/neighbourhood level subdivision layout, identify spaces suitable for public art.
b) Where appropriate work with stakeholders, community and Council to create a piece of work that enhances public places.
c) Integrate the provision of public art into the staging program for the neighbourhood.



5.13 Signage in Public Places

Objectives

1) The use of signage is an effective means of communicating information. All signage shall be designed to enhance and support the desired character of the new neighbourhood.
2) Objectives for signage in South Jerrabomberra include:
    i. To establish a consistent approach to the use of signs without being detrimental to the urban streetscape of the different neighbourhoods.
    ii. To ensure that signs are in keeping with the scale and character of buildings and localities.
    iii. To minimise the extent of visual clutter caused by the proliferation of signs and to encourage the rationalisation of proposed signs.
    iv. Ensure that signage is of a high quality design and finish.

Controls

a) That all signage be subject to a development application to Council, with the exception of those listed in Exempt and Complying State Environmental Planning Policy provisions.
b) Any application for signage must state that the proposal complies with *State Environmental Planning Policy (Exempt and Complying) 2008* under the *Environmental Planning and Assessment Act 1979*.
c) Signage in public places is to be shown in applications for Construction Certificates and is to be consistent with the guidelines for signage in public places outlined in the

any Landscape and Open Space Strategy prepared for any part of South Jerrabomberra.

d) Public signage is to clearly identify each local neighbourhood.

5.14 Additional Controls for the Poplars Neighbourhood Centre

Access & Parking

1. Vehicular access is to be provided from a proposed intersection on Tompsitt Drive, the specific location and design of which is subject to the detailed design and siting of development on site.
2. The 'proposed access is to be designed to accommodate the access needs of the Neighbourhood Centre and the Community Site 01 (located immediately to the west).
3. Direct vehicle access is not permitted from Tompsitt Drive except via the main vehicular access.
4. Carparking is to be suitably landscaped and is to be designed to minimise vehicle and pedestrian conflicts and maximise general safety for users.
5. Carparking shall be located so as to be convenient for users of the Neighbourhood Centre and minimise any impact on the amenity of adjoining residential areas.
6. Bicycle parking shall be incorporated into any landscape and car parking design.

Vehicle Servicing of the Neighbourhood Centre

1. Servicing is to be designed and located in such a manner that is convenient for users of the centre and to minimise any impact on the amenity of adjoining residential areas.
2. Service zones are to be designed to be visually unobtrusive and suitably screened where practicable from public view.

South Jerrabomberra DCP 2015

Part 6

Amended

General Residential Controls

Single Dwellings and Alterations/Additions

Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**893421**

Part 6 – General Residential Controls– Single Dwellings and Alterations/Additions

Section A: Streetscape and Urban Character

6.1 Introduction

This Section contains the controls for private development within the South Jerrabomberra area. Development applications for the private domain must consider these controls, as well as those contained within the Queanbeyan DCP 2012 and policies.

6.2 Streetscape

Objectives

1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various areas of South Jerrabomberra as envisaged in the Master Plan.
2) Provide a variety of streetscapes that reflect the character of the different development areas, the diversity of edge conditions, housing types and street hierarchy.
3) Ensure garage structures do not visually dominate the streetscape.
4) Promote the use of verandas, balconies, porches to encourage front yard living spaces for surveillance and to relate to the streetscape and engage with the community.
5) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

Controls

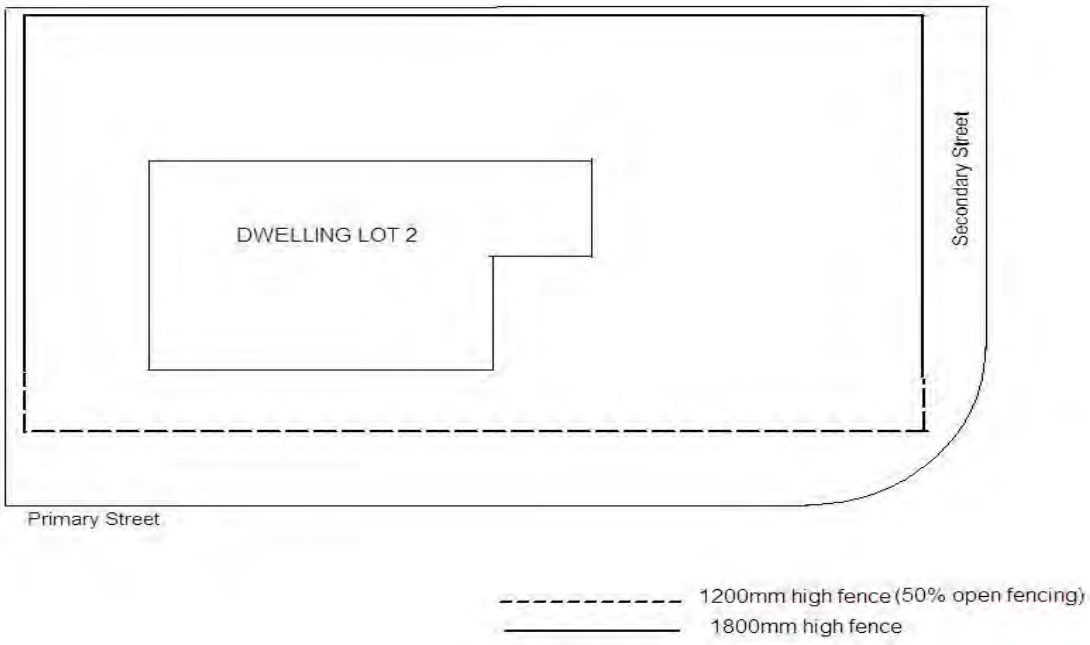
a) To create an attractive and cohesive streetscape through the use of a mix of compatible materials including masonry, timber and glass and the provision of simple and articulated building and roof forms.
b) New buildings shall adhere to the minimum building line setbacks as set out in Table 6.3.
c) Any building with walls on the boundary shall adhere to zero lot line requirements set out in Table 6.3.
d) Corner sites are developed as visually significant elements in order to promote a strong and legible character, while maintaining sight lines for the safety of pedestrians and vehicles. Façade treatment should address both street frontages.

Indicative **Garage to house frontage**

Façade treatment to address both streets. Articulated roof. Fences and landscaping defining the front boundary

e) There is to be a clear distinction between private and public space and to encourage casual surveillance of the street.
f) Where a rear lane is provided to a dwelling house, vehicular access to the front of the dwelling house shall be denied.
g) Where a rear laneway is not provided to a dwelling house, garages facing a street shall comply with the maximum garage to house frontage requirement as set out in Table 6.3.
h) Where a rear laneway is not provided garage doors are to adhere to the requirements set out in Table 6.3.
i) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.
j) Retaining walls forward of the building line are to be no greater than 1.0m in height.
k) Fences shall meet the following requirements:
    i. **Forward of the building line** – Be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence except for corner lots (Figure 1).
    ii. **Behind the building line** – Be no more than 1.8m above ground level (existing).
    iii. **For sloping sites** – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level in any other case.

Figure 1:- Fencing requirements.



6.3 Streetscape – Public and Private Laneways

Objectives

1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and active surveillance.
2) To provide development that is of a scale and architectural quality which contributes to the laneways streetscape.
3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways.
4) The laneway design shall not compromise the laneway's use as a service corridor by obstructing passage of service and resident vehicles or encouraging inappropriate and unsafe parking.

Controls

a) Dwellings and garages shall be setback from laneways as set out in Table 6.3.
b) Articulation of buildings and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. Landscaping treatment with pavers, gravel or similar hardstand materials is not acceptable.
c) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of laneways.

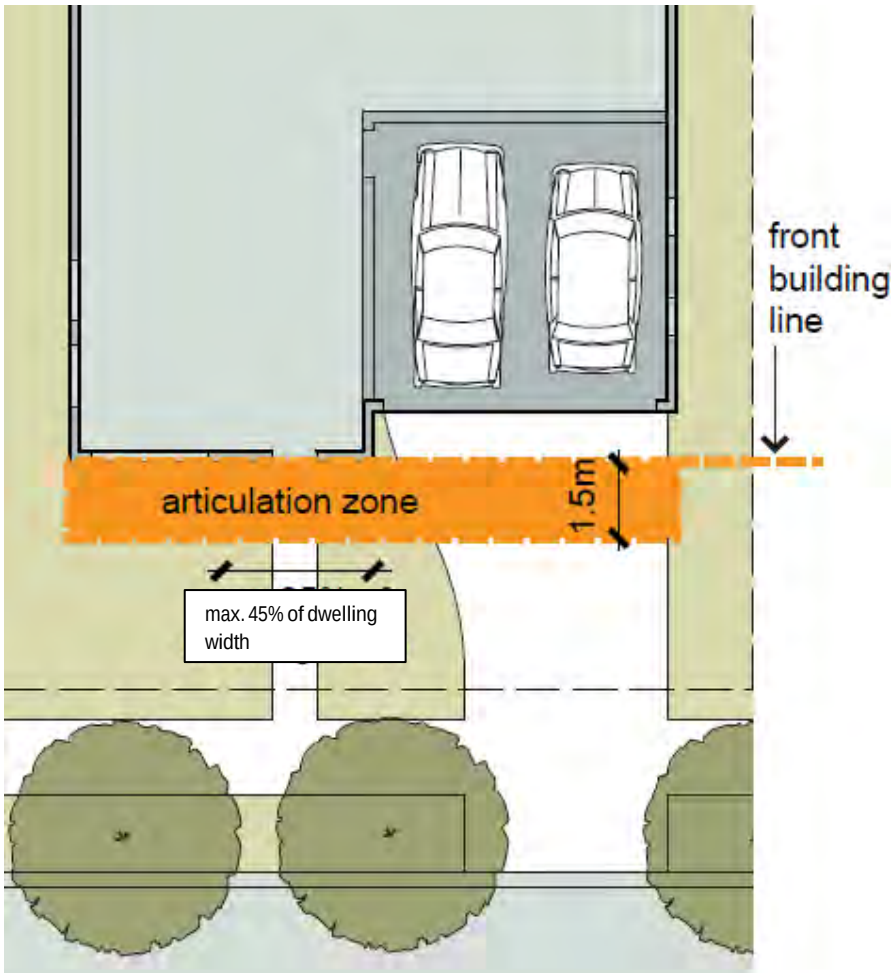
6.4 Building Form and Design

Objectives

1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.
3) Encourage facade articulation of individual buildings to enhance the streetscape such as highlighting front entries to give the building a sense of address.

Controls

a) Building form shall be modulated with articulated façades to avoid heavy bulky appearance.
b) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.
c) The façade of a dwelling on a corner lot is to address both streets and is to be appropriately articulated.
d) Articulation zones shall be a maximum of 1.5m deep into the minimum front setback and designed to be maximum of 45% of the dwelling width
e) Articulation zone is not to lead to an increased internal gross floor area.



Articulation zones

The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:

i. Entry feature or portico,
ii. Awnings and other features over windows,
iii. Sun shading,
iv. Balcony (roofed or unroofed),
v. Window box treatment to any first floor element,
vi. Recessing or projecting architectural elements,
vii. Open verandas,
viii. Bay windows or similar features.

6.5 Height, Site Coverage and Gross Floor Area

Objectives

1) Manage the scale of development across South Jerrabomberra to promote appropriate residential densities.
2) To ensure height and scale of development responds appropriately to the topography and the transition from lower density development on the urban rural interface to higher density development near the neighbourhood centre.

3) Development shall not exceed the 740m contour.

Controls

a) The maximum height for dwellings shall be consistent with the height of building map of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022).*

Note: The building height is taken as the vertical distance between ground level (existing) and the highest point of the building.

b) The ridgeline of any building shall not protrude above the 740m contour.

c) New buildings shall adhere to the maximum site coverage set out in Table 6.3

Note: Site Coverage is defined under the appropriate *QPRLEP 2022* and means the proportion of a site covered by buildings. However, the following are not included for the purpose of calculating site coverage:

i. Any basement,
ii. Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
iii. Any eaves, unenclosed balconies, decks, pergolas and the like.

6.6 Privacy and View Sharing

Objectives

1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.
2) To maximise opportunities for view sharing.

Privacy Controls

a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking into dwellings and /or the private open space of neighbouring properties.
b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.
c) Privacy considerations must be determined on merit. As a guide windows may require privacy screens or other suitable privacy measures where the floor level is more than 1m above ground level and less than 3m from the side and rear boundary.

View Sharing Controls:

a) Development is to be designed to minimise loss of views from neighbouring properties. Significant views within South Jerrabomberra include the hilltops of Mount Jerrabomberra, Mount Pemberton and Tralee Hills and Stringybark Ridge and are to be valued and shared.

Acoustic Privacy Controls

a) Noise sources such as air conditioners, exhaust fans and the like shall be sound insulated or located away from noise sensitive areas such as bedrooms of the dwelling or where dwellings on adjoining properties are likely to be located.

6.7 Safety and Security

Objectives

1. Buildings and open space areas are planned to facilitate casual surveillance to decrease the opportunity for crime.
2. Encourage design that contributes to a perception of community safety.

Controls

a) Design buildings and landscaping in accordance with Section 2.9 of the *Queanbeyan Development Control Plan 2012–Safe Design Guidelines for the City of Queanbeyan.*

Section B: Site Amenity

6.8 Principal Private Open Space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Principal Private Open Space (PPOS) is the 'breathing space' for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

Principal Private Open Space is an area at ground level (existing) that is directly accessible from and adjacent to a habitable room other than a bedroom.

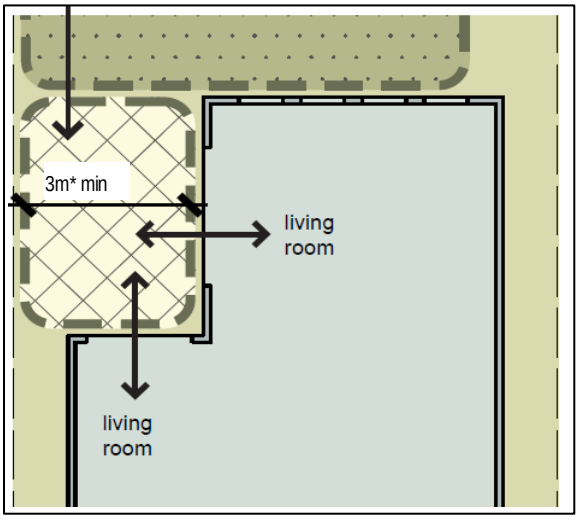
Landscape area refers to a permeable area of a lot that is capable of growing plants, grasses and trees or other impervious surfaces.

Objectives

1) Landscape design shall optimise useability, privacy, social opportunity, equitable access and respect for neighbour's amenity.
2) Provide sufficient open space for the reasonable recreation needs of residents.
3) Allow northerly aspect into the principal private open space of new residential buildings.
4) Provide areas for deep soil planting with additional landscaping that is to be low maintenance in the long term without continued reliance on watering systems.
5) Principal private open space should provide a pleasant outlook.

Controls

a) Landscaping and private open space requirements are set out in Table 6.1.
b) Principal private open space is not to be generated by left-over spaces resulting from building siting and location but shall be attractive and useable spaces.
c) The principal private open space is to be:
    i. Located behind the building line to the primary street frontage.
    ii. Directly accessible from, and adjacent to, a habitable room, other than a bedroom.
    iii. Located to have a northerly aspect, where the lot allows.



Principal Private Open Space 24m² min – single dwelling
* 3m min. for lots less than 600m².

~~e)~~ d) A landscape plan for each dwelling is to be prepared and submitted and must incorporate:
    i. Front gardens to include at least 2 'small' trees appropriate for the size of the front garden.
    ii. Rear yards shall accommodate grassed areas, or open space with other soft, permeable ground cover, with good solar access.
    iii. Rear yards of allotment greater than 900m² shall accommodate at least one large tree, 8m to 15m high at maturity, to establish a natural canopy.
    iv. Open air clothes drying area are to be concealed from view from the street.

Table 6.1 Principal Private Open Space and Landscaping Requirements

Lot Size	330m² < 450m²	450 < 600m²	600 < 900m²	900 < 1500m²	>1500m²
Landscaped area	15% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	20% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	25% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	35% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	45% of the area of the lot must be landscaped with a minimum width of 1.5m. 50% of the area forward of the building line to the primary road must be landscaped.
	50% of the landscaped area must be located behind the building line of the primary road.				
Principal Private Open Space (PPOS)	• Dwellings located on a lot with a size of 330m² <600m² must have a minimum of 24m² of private open space with a minimum width of 3m. • Dwellings located on a lot with a size of 600m²< 1500m² must have a minimum of 24m² of private open space. • Located behind the building line to the primary street frontage.				

6.9 Car Parking and Garages

Objectives

1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
2) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.
3) Provide safe and functional parking areas.
4) To integrate the location and design of car parking within the design of the site and the building.
5) Ensure the house facade is dominant, with the garage being a recessed element in the streetscape.

Parking Controls

a) All on-site parking is to be provided in accordance with Table 6.2.
b) Parking may be provided in tandem.
c) All off street parking shall be designed in accordance with *AS/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking.*
d) Underground parking is not permitted.

Garage Controls

a) Garage doors of single dwelling developments are to be set back at least:
   i. 1m behind the front facade of the home and
   ii. 5.5m from the front boundary to allow another car to park on site in driveway if necessary.
b) Garage door widths are to adhere to the requirements of Table 6.2.
c) Garages are to be treated as an important element of the dwelling façade and are to be integrated with and complementary, in terms of design and material to the dwelling design.
d) When facing the street, the maximum total width of a garage, carport or covered car parking space is to comply with the maximum garage to house frontage requirements as set out in Table 6.3.
e) The maximum width of a driveway at the property boundary shall be 5.5m.
f) Any proposed car parking spaces located within a front or rear setback shall remain uncovered and shall have a minimum length of 5.5m.

Table 6.2 Car parking requirements

Car parking	2 spaces required per dwelling and both parking spaces are to be provided behind the main building line.
Garage door width	Total width of all garage door openings must not exceed: • 3.2m on lots 8m to 12m wide measured at the building line, or • 6m if the lot is 12m wide measured at the building line.

Table 6.3 Single dwelling requirements

Dwelling Type	**Single Dwelling and Alterations/Additions**				
Lot Size	**330m² < 450m²**	**450 < 600m²**	**600 < 900m²**	**900 < 1500m²**	**>1500m²**
Lot width (min)	10m	12m	12m	15m	18m
Site coverage max	60%	50%	50%	40%	30%
Building height	As per *QPRLEP 2022*				
Front (Primary) boundary setback (exc.garages, carports)	4.0m	4.0m	4.5m	6.5m	10.0m
Front boundary setback to garages, carports	1.0m behind the front façade and a minimum of 5.5m from boundary	1.0m behind the front façade and a minimum of 5.5m from front boundary	1.0m behind the front façade and a minimum of 5.5m from front boundary	1.0m behind front facade	1.0m behind front facade
Side setback	0.9m for two storey (0m for zero lot line)	0.9m (0m for zero lot line –	0.9m for single storey	1.5m	2.5m

Dwelling Type	Single Dwelling and Alterations/Additions				
Lot Size	**330m² < 450m²**	**450 < 600m²**	**600 < 900m²**	**900 < 1500m²**	**>1500m²**
		single story on one side only)	1.5m for two storey		
Zero Lot Line requirements **(Maximum length of zero lot line wall)**	70% of the depth of the lot for single storey dwelling only 50% of the depth of the lot for the single storey portion of two storey dwelling, and,30%of the depth of the lot for second storey portion of the dwelling	70% of the depth of the lot for single storey dwelling only 50% of the depth of the lot for the single storey portion of two storey dwelling, and,30%of the depth of the lot for second storey portion of the dwelling	Not permissible	Not permissible	Not permissible
Rear setback for building wall height up to 4.5m (where there is no rear laneway)	3.0m	3.0m	3.0m	5.0m	10.0m
Rear setback for building wall height greater than 4.5m (where there is no rear laneway)	4.0m	4.0m	4.0m	5.0m	10.0m
Rear setback to private or public laneway for a garage, carport	0m	0m	5.5m	5.5m	10.0m
Corner Lot – **Secondary frontage Setback (excl. garages, carports)**	2.0m	2.0m	3.0m	3.0m	5.0m
Corner Lot – **secondary frontage Setback for garages, carports**	1.0m behind the secondary frontage 5.5m from front boundary	1.0m behind the secondary frontage 5.5m from front boundary	1.0m behind the secondary frontage 5.5m from front boundary	1.0m behind the secondary frontage 5.5m from front boundary	1.0m behind the secondary frontage

Dwelling Type	Single Dwelling and Alterations/Additions				
Lot Size	**330m² < 450m²**	**450 < 600m²**	**600 < 900m²**	**900 < 1500m²**	**>1500m²**
Corner Lot – Rear / Side setback **Not primary or secondary**	One of the rear/side boundary setbacks to be 4.0m for any two storey portion. The other rear/side setback to be a minimum of 0.9m for two storeys or 0m for single storey	One of the rear/side boundary setbacks to be 4.0m for any two storey portion. The other rear/side setback to be a minimum of 0.9m or 0m for single storey.	4.0m for rear setback for two storeys 0.9m side setback for single storey	1.5m for single storeys 4.0m for any two storey portions	2.5m for single storey 4.0m for any two storey portions
Garage to house frontage (front facade only)	55% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling

Note: All requirements are minimums unless otherwise mentioned

Section C: Energy Efficiency

6.10 Thermal performance

The ability of buildings to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of buildings, provide increased amenity to occupants and reduce greenhouse emissions and hence, the cost of supplying energy.

Building Performance Objectives

1) To reduce the necessity for mechanical heating and cooling.
2) To reduce reliance on fossil fuels.
3) To minimise greenhouse gas emissions.
4) To promote renewable energy initiatives.

Building Performance Controls

a) All dwellings within South Jerrabomberra are to comply with the relevant energy efficiency requirements of ~~*State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*~~ *State Environmental Planning Policy (Sustainable Buildings) 2022*.~~ A BASIX Certificate is to accompany all development applications for new dwellings or alterations and additions to existing dwellings having an estimated construction cost of $50,000 or more~~.

6.11 Solar Access

A significant element of the level of amenity of a dwelling is its access to sunlight. Maximising solar access to dwellings, particularly living spaces and principal private open space also has significant benefits for energy conservation.

Objectives

1) Allow adequate daylight into habitable room windows.
2) Minimise over shadowing of neighbouring properties
3) Encourage energy efficient principles and practices.
4) Provide principal private open space with adequate sunlight over winter

Controls

a) Buildings shall be sited and designed to maximise sun light to north facing windows and principal private open space for a minimum of 3 hours of sunlight on 21 June. Shadow diagrams are to be provided for all 2 storey developments and should show shadows cast onto the subject property and adjoining properties including windows for 9.00am, 12.00 midday and 3.00pm.
b) Buildings shall be designed to take advantage of energy saving technology such as solar panels.
c) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves and louvres.
d) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.

6.12 Energy and Natural Ventilation

Designing for natural ventilation is one of the cornerstones of sustainable development, by eliminating the need for the mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and windows.

Objectives

1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
2) Reduce energy consumption throughout the South Jerrabomberra area.
3) Promote greater energy efficiency and ecologically sustainable development.

Controls

a) Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.
b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.
c) Where feasible make use of solar energy and solar hot water.
d) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices.

6.13 Waste Management

Minimising waste is relevant to all stages of a building's life cycle, from construction through occupation to eventual demolition. Importantly it includes the way in which waste and other recoverable resources are stored and collected to maximise the separation of waste materials and to minimise health impacts.

Objectives

1) To ensure the efficient storage and collection of wastes and recoverable resources by adopting the following principles:
   i. hygiene and cleanliness are a priority;
   ii. storage and collection systems shall be as simple to use and intuitive as possible;
   iii. storage and collection systems shall aim to maximise source separation of recoverable resources (e.g. recyclables, organics)
2) To avoid the generation of waste through appropriate design, material selection and building practices

Controls

a) Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase.

   Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft ~~A storage area capable of accommodating a minimum of three waste bins is to be located behind the front building line.~~

6.14 Water Conservation

Objectives

1) To optimise the conservation of potable water.
2) To minimise impacts of development on the hydrological regime of receiving waters including stormwater.

Controls

a) Water conservation measures identified in any BASIX certificate must be incorporated into the development.
b) Water storage tanks to be provided where BASIX certificates require such items.

Section D: Environmental Management

6.15 Soil and Salinity

Objectives

1) To minimise erosion and sediment loss during and after construction.
2) To minimise water pollution due to erosion, siltation and sedimentation.
3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls

a) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been re-vegetated/established.

6.16 Cut and Fill

Objectives

1) Minimise the extent of cut and fill.
2) Ensure that the built form responds to the topographical constraints of the South Tralee site.
3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
5) To minimise the need for retaining walls.
6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls

a) Cut and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
b) The maximum height of retaining walls is to be 1.5m.
c) Where terraced walls are proposed the minimum distance between each step is 0.5m.
d) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
e) Proposed excavation or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

Earthworks	1.5m Maximum cut and fill
Retaining walls	Retaining walls forwards of the building line are to be no greater than 1.0m in height

6.17 Stormwater Management and Flooding

Objectives

1) Ensure that all development within South Jerrabomberra incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways.
2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways such as the Jerrabomberra Creek.
3) To consider connecting the south western watercourse through to the NSW/ACT border, to provide a riparian link and environmental corridor.
4) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
5) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.

Controls

a) All stormwater generated on site is to discharge to Council stormwater system.
b) Water storage tanks to be provided where BASIX certificates require such items.
c) Compliance with Office of the Environment and Heritage Guidelines for Controlled Activities – Riparian Corridors (February 2008) is required.

6.18 Bushfire Management

Applicants are advised to consult the following publication: "*NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 20019".* The document can be obtained on the Rural Fire Service's webpage www.rfs.nsw.gov.au

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat. The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives

1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
4) Provide safe access for emergency service personnel
5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls

a) A Bushfire Assessment Report is to accompany all development applications for lands identified as 'bush fire prone' on the Queanbeyan City Council Bush Fire Prone Land Map. The Report is to identify the vegetation type, distance to vegetation and slope

under the hazard on the allotment and surrounding allotment, in order to establish the level of bush fire threat associated with the allotment.

b) The recommendations of the Bushfire Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).

6.19 Aboriginal Heritage

Objectives

1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.

Controls

a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Maps contained within Appendix 2. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.

b) A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits. Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.

c) Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974.*

6.20 European Archaeological Heritage

Objectives

1) To protect the recognised European archaeological significance of the precinct.
2) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls

a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 2. Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

6.21 Tree Retention and Biodiversity

Objectives

1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.

Controls

a) Existing trees, in particular large hollow bearing trees, are to be retained wherever possible. A preliminary report by an expert arborist or ecologist can assist in the assessment of the retention value of existing trees.
b) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
c) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
d) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

6.22 Land Contamination Management

Objectives

1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

1) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands.* A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
2) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc.), Council may request a Stage 1 Preliminary Site Contamination Investigation.
3) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the NSW EPA's ~~(DECC)~~ *Guidelines for Consultants Reporting on Contaminated Sites* and *State Environmental Planning Policy (Resilience and Hazards) 2021.* Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
4) Council may require a Site Audit Statement (SAS) (issued by an Office of Environment and Heritage Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

6.23 Development may be Subject to Additional Controls

Part of the land within the South Jerrabomberra area is subject to additional controls, as outlined in the *QPRLEP 2022*. Please refer to Part 8 of this document.

South Jerrabomberra

DCP 2015

Part 7

Amended

Small lots less than 330m^2, ~~Studio Dwellings,~~ Multi Dwelling Housing, Dual Occupancies, Residential Flat Buildings and Shop Top Housing

Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**893464**

Part 7 – Small Lots less than 330m^2, ~~Studio Dwellings,~~ Dual Occupancies, Multi Dwelling Housing, Residential Flat Buildings and Shop Top Housing

Section A: Streetscape and Urban Character

7.1 Introduction

This Section contains the controls for small lot Housing less than 330m^2, ~~studio dwellings~~ Multi Dwelling Housing, Dual Occupancies, Residential Flat Buildings and Shop Top Housing. Development applications must consider these controls, as well as those contained within the *Queanbeyan Development Control Plan 2012* (QDCP 2012) referred to in paragraph 1.7 of this DCP.

7.2 Streetscape

Streetscape and Urban Character is made up of the visual elements of a street, including the road, adjoining buildings, fencing, trees and open spaces, etc. that combine to form the desired urban character.

Objectives

1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various development areas.
2) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality especially where located in a Buffer Area (refer Staging Plan at Appendix 2)

The following additional objectives apply for Residential Flat Development and Shop Top Housing:

3) Establish a high quality residential environment where all dwellings within residential flat buildings and shop top housing have a good level of comfort and amenity.
4) Front buildings onto major streets with active uses.
5) Provide for a mix of type and size of unit ensuring that each unit has a designated secure storage space.
6) Encourage the development of mixed use residential/commercial development in the neighbourhood centre within easy walking distance of public transport.
7) Ensure that the design of mixed use developments maintains residential amenities, and preserves compatibility between uses.
8) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.

Controls

a) Development shall be generally in accordance with the Neighbourhood Structure Plan.
b) A mix of materials with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
c) New buildings shall adhere to the minimum lot sizes as set out in Table 1 Small Lot Housing ~~and Studio Dwellings~~, Table 2 Multi-dwelling housing, Table 3 Residential Flat Buildings and Table 4 Shop Top Housing.

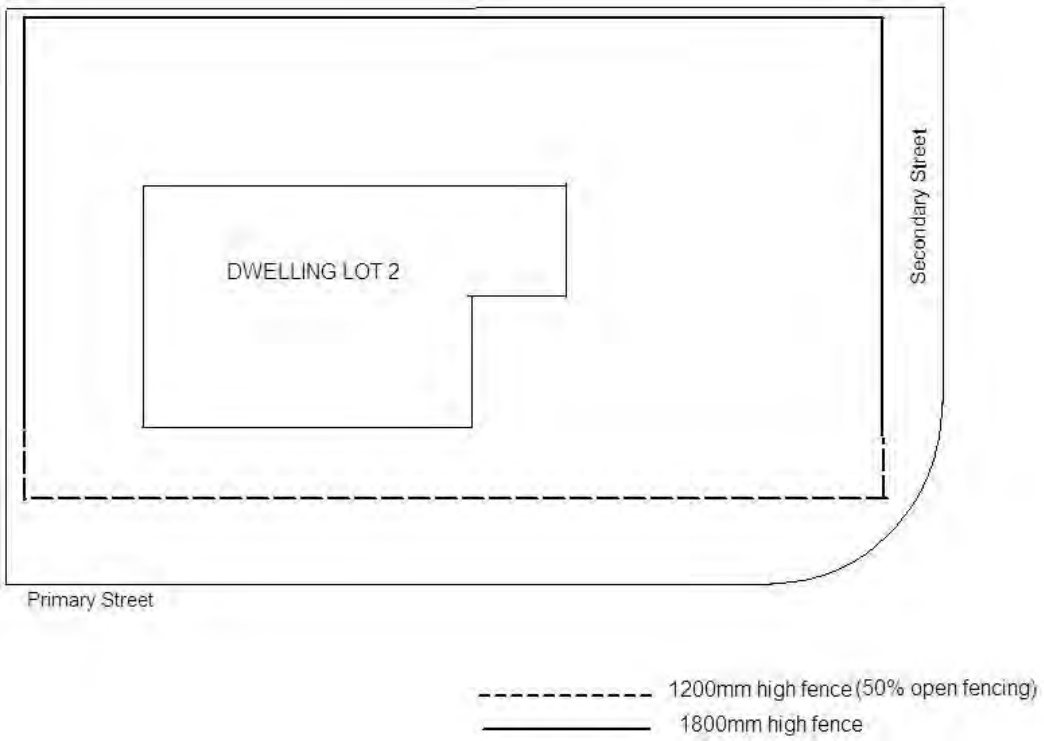
d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
e) Fencing should be designed to provide a clear distinction between private and public space and to encourage casual surveillance of the street.
f) Fencing should be consistent with the established style and pattern of fences in the locality.
g) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.

Façade treatment to address both streets

Articulated Roof Form & Fencing & Landscaping define the front boundary

h) Where front fences / walls are used they are to be a maximum height of 1.2m to the primary street frontage.
i) Front fencing is to be predominately open in design, such as picket fences, hedges or palisade style fencing.
j) Maximum height of fences to secondary street frontage is 1.8m. A fence on a secondary street frontage that is 1.8m must not extend more than 50% of the lot depth. Fences to secondary street frontage that extend beyond the 50% lot depth are considered to be front fencing and have a maximum height of 1.2m.
k) Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.

Figure 1:- Fencing requirements.



7.3 Streetscape Laneways

Laneways have the potential to lack amenity, become neglected and create a streetscape that is undesirable and lacks safety and security. Laneways need to act as more than simply a services corridor and should develop their own activated streetscape.

Objectives

1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and both active and passive surveillance.
2) To provide development that is of a scale and architectural quality which contributes to the laneway's streetscape.
3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length.
4) To ensure the laneway's use as a service corridor is not compromised by a design which encourages inappropriate, unsafe parking, encourages the erection of obstructions or otherwise prevents the passage of service and resident vehicles.
5) To provide vehicular access to the rear or side of lots where front access is restricted or not possible, particularly narrow lots where front garaging is not permitted.
6) To reduce garage dominance in residential streets.
7) To facilitate the use of attached and narrow lot housing.
8) A continuous run of ~~studio dwellings or~~ small lots along the lane is to be avoided, as it changes the character, purpose and functions of the lane.

Controls

a) Laneways shall be limited in length and constructed with decorative elements to break up the laneway surfaces.
b) Laneways in adjacent housing blocks shall not be continuous over access streets to prevent the appearance of long, gun barrel laneways unless appropriate measures such as using staggered laneways are taken to eliminate the gun barrel effect.

c) Straight layouts across the blocks are preferred for safety and legibility, but the detailed alignment can employ subtle bends to add visual interest and avoid long distance monotonous views, subject to meeting the minimum construction requirements for turning paths.

d) Changes in laneway direction to remove long straight lengths, is encouraged subject to meeting the minimum construction requirements for turning paths.

e) Dwellings and garages shall be setback from laneways as provided in Tables 1, 2, 3 and 4.

f) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of the laneway.

g) Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. An area shall be provided on each laneway frontage to plant at least one medium sized tree. Landscaping treatments with pavers, gravel or similar hardstand materials is not acceptable.

h) Laneways shall be provided with street lighting.

i) The minimum garage doorway widths for manoeuvrability are 2.4m (single) and 4.8m (double).

j) The configuration of the laneway, associated subdivision and likely arrangement of garages arising from that subdivision should create ordered, safe and tidy laneways by designing out ambiguous spaces and unintended uses such as casual parking, the storage of trailers, bin stacking etc.

k) Passive surveillance along the laneway from the upper storey rooms is encouraged.

l) Ground floor habitable rooms on laneways are to be avoided unless they are located on external corners (laneway with a street) and face the street to take advantage of the residential street for an address.

7.4 Building Form and Design

Objectives

1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.
3) Provide quality architecture through richness in detail and architectural interest and complementary to the particular precinct within South Jerrabomberra.
4) Provide legibility of building function.
5) Maintain pedestrian scale in the articulation of details on lower levels.
6) Ensure that balconies are integrated into the overall architectural form and detail of both residential flat buildings and shop top housing and contribute to the safety and liveliness of the street by allowing for casual overlooking.
7) Establish a high quality residential environment where all dwellings have a good level amenity.
8) Encourage the development of mixed residential/commercial developments in the neighbourhood centre within easy walking distance to public transport.
9) Ensure the design of mixed use developments maintains residential amenity and preserves compatibility between uses.
10) Ensure that there is separate entry provided for public vehicle parking and residential parking in shop top housing developments.

11) Residential development is generally located to take advantage of high amenity spaces and views, such as the Tralee Hills, Mount Jerrabomberra, or other public domain open spaces.
12) Encourage façade articulation of individual buildings to enhance the streetscape, such as highlighting front entries to give the building a sense of address.

Controls

Design

a) Development is to exhibit a high degree of design quality and provide attractive street frontage by ensuring that all dwellings have a main element to address the street.
b) The design of new development is to address shading from summer sun, ventilation and topography.
c) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants.
d) A development will need to separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
e) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.
~~f) Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot.~~
~~g) Rear garages with studio dwellings may have first level balconies facing the lane provided the balcony remains within the lot boundary. Where 2m deep, overhanging balconies provide for principal private open space the application must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc.~~
~~h) Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance.~~

Articulation and Façade Treatment

a. Large expanses of blank walls or 'glass box style' developments will not be permitted. As these are considered to be inconsistent with the desired character of South Jerrabomberra.
b. Provide non-congruous balconies, awnings and screens.
c. Avoid the use of blank building walls at the ground level.
d. Provide fixed and/or operable sun screens and articulate façades.
e. Select articulated elements which are integral with the building design and massing.
f. The articulation zone is not to lead to an increased internal gross floor area.

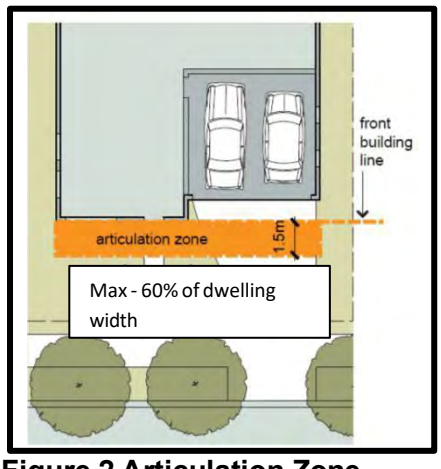


Figure 2 Articulation Zone

The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:

- Entry feature or portico, awnings or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.

Building Entries

Define building entries clearly using setbacks, canopies, different materials, textures and colours.

Roof Design

a. Articulate roofs to provide a varied and interesting roofscape.
b. Minimise impact on tree-top skyline viewed from beyond the site.
c. Avoid glare, high colour contrast and screen unsightly roof mounted services.
d. Obscure roof mounted structures when viewed from higher dwellings and the public domain. Pitched hip and gable roof forms shall predominate.
e. Strong colours and black shall be avoided.
f. Roof design shall fully integrate and coordinate services. Antennae, plant and solar panels should not be viewed from public areas where practical.
~~g. Where a studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and studio dwelling.~~

7.5 Additional Building Form and Design Controls for Residential Flat Buildings and Shop Top Housing

Objectives

1) Provide Shop Top Housing only in appropriate locations.
2) Establish an attractive streetscape through high quality design where all dwellings as Shop Top housing have a good level of comfort and amenity.
3) Provide for a mix of type and size of unit ensuring that each unit has a designated secure storage space.
4) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.
5) Shop top housing shall encourage activity on streets by providing awnings to ground floor retail, commercial or public uses.
6) Residential development is generally located to take advantage of high amenity spaces, such as the River, Park, or other civic spaces.
7) In development with shop top housing a separate entry is provided for vehicle and residential uses.
8) All developments must provide a designated secure storage space for each unit.

Shop-top housing Sawtell NSW

Controls

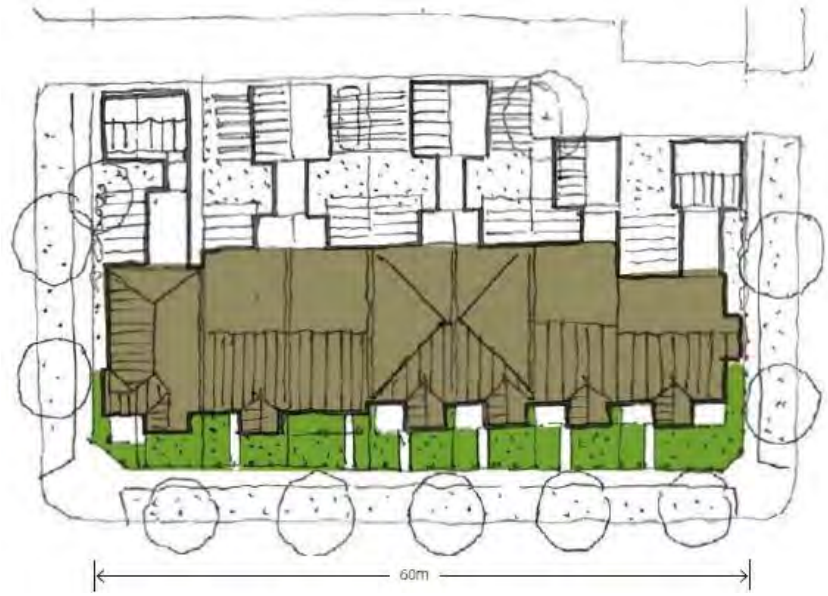
a) Development shall be located generally in accordance with the Neighbourhood Structure Plan.
b) A mix of materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
c) Development shall comply with the minimum standards as set out in Table 1 Shop Top Housing.
d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
e) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.
f) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants.
g) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
h) Locate clearly demarcated residential entries directly from the public street.
i) Clearly separate and distinguish commercial and residential entries and vertical circulation.
j) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.
k) Provide safe pedestrian routes through the site, where required.
l) Front buildings onto major streets with active uses.
m) Avoid the use of blank building walls at the ground level.
n) The design of Shop Top housing shall address:
    i. Articulation to the street unless in the buffer area to Hume Industrial Estate
    ii. Roof form to provide for visual variety
    iii. Entrances which are easily identifiable
    iv. Car parking to meet the needs of residents
    v. Allow for private open space/balconies, privacy, natural ventilation, daylight access, storage areas and a high level of amenity for residents.
o) Where Shop Top Housing is located in proximity to existing and future noise and odour sources, or within the buffer area to the Hume Industrial estate, building design shall ensure that the impact of any of the existing activities in that adjoining area are minimised by:
    i. Incorporating acoustic protection measures within the building design.
    ii. Siting noise - sensitive rooms like habitable rooms away from the noise source
    iii. Utilising design features such acoustic barriers, fences, mounding and landscaping.
    iv. Views from habitable rooms and balconies to face away from the Hume Industrial Estate.
p) Awnings are to:

i. Give continuous cover in areas which have a desired pattern of continuous awnings
ii. Complement the height, depth and form of the desired character or existing pattern of awnings
iii. Provide sufficient protection for sun and rain
iv. Contribute to the legibility of the shop top housing and amenity of the public domain by locating local awnings over building entries. Provide safe pedestrian routes through the site, where required.
v. Enhance safety for pedestrians by providing under-awning lighting.

The following additional controls apply for Residential Flat Buildings.

a) Residential flat buildings shall be located generally in accordance with the Neighbourhood Structure Plan
b) Residential Flat Buildings must be designed to be consistent with the principles outlined in ~~*State Environmental Planning Policy (SEPP) 65 – Residential Flat Development and Residential Flat Design Code.*~~ *Schedule 9 of the State Environmental Planning Policy (Housing) 2021*
c) Residential flat buildings shall provide for the articulation of roofscape where appropriate.

Figure 3: Maximum Wall Length – Attached Dwellings, Residential Flat Buildings and Shop Top Housing



7.6 Height and Floorspace

Objectives

1) To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.

Controls

a) The maximum permissible floor space ratio for development within B1 Neighbourhood Centre and B4 Mixed Use zones shall be in accordance with the requirements of the relevant LEP (Refer to relevant Floor Space Ratio Map).

b) The maximum heights shall be in accordance with the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022) (*Refer to relevant Height of Buildings Map).

7.7 Visual and Acoustic Privacy and View Sharing

Designing for privacy protects the ability of the occupants of the building to carry out functions within all rooms and private open spaces without visual intrusion. Visual privacy is influenced by site configuration, topography, scale of the proposed development, building layout and relationship to adjoining developments.

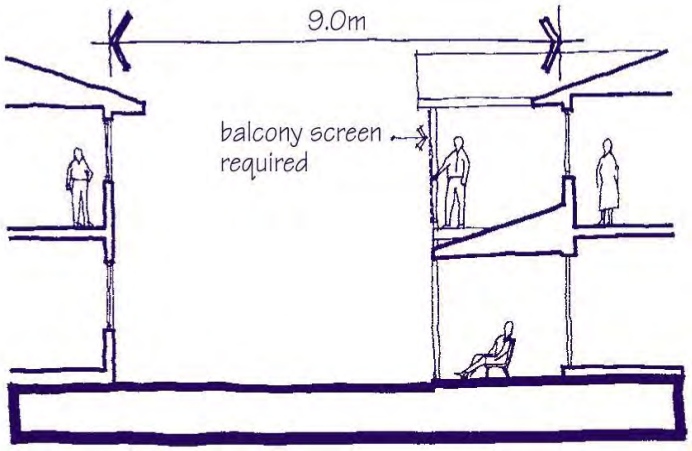
Visual and Acoustic Objectives

1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.

Visual and Acoustic Controls

a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.
b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.
c) Narrow or high sill windows may be used to reduce overlooking. Unscreened outlooks into a habitable room on an adjacent dwelling are to have a minimum distance of 6m at the ground floor level or 9m on upper floor levels.
d) Screening is not required in circumstances where the windows are within non-habitable rooms (e.g. bathrooms, toilets, storage or laundries) and have translucent glazing or high sill windows.
e) Where dwellings are built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless the wall adjoins a laneway, public road, public open space or drainage land.
f) Windows of upper-level habitable rooms facing a habitable room of a neighbouring dwelling within 9m are to:
    i. Be offset by 1m
    ii. Have high sill windows
    iii. Have fixed obscure or frosted glazing installed in window above ground level of a dwelling where the sill height is less than 1.6m
    iv. Balconies to have fixed obscure or frosted glazing
    v. Provide other suitable solutions

Figure 4: Above ground floor a screen is required where setback is less than 9m from next door window
Source: Brisbane City Plan



Dual purpose privacy and shade screens on a residential flat development

Balcony privacy screen in residential flat development

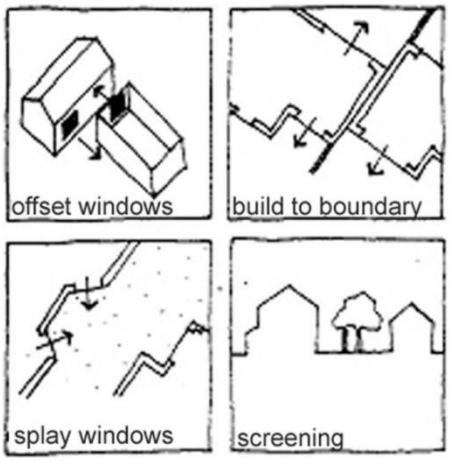


Figure 5: Position windows to limit overlooking

Visual and Acoustic Privacy Controls

a) Shared walls and floors to be constructed in accordance with the sound transmission and insulation requirements of the *Building Code of Australia*.

b) Where residential development is proposed along a main road (Arterial or sub-arterial) Environmental Protection Authority's *Environmental Criteria for Road Traffic Noise Policy* is to be achieved through a combination of building setbacks, noise barriers and solid high fences and building design, layout and treatment.

c) Where buildings adjoin any other major external noise sources (e.g. parking/recreation areas / services or loading & unloading area / air conditioning units, etc.), proper consideration is to be given to the following design issues:

   i. Appropriate separation.
   ii. Use of buildings as noise buffers i.e. less sensitive land uses to be located closer to the noise source.
   iii. Locating sensitive areas of use such as bedrooms away from noise sources.
   iv. Use of acoustic glazing, solid-core doors, solid wall construction and other appropriate noise preventative design measures.
   v. Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.

d) Noise sources such as air conditioners, exhaust fans and the like shall be located away from sensitive areas such as bedrooms.

Figure 6: Areas not sensitive to noise provide buffers to noise sensitive areas

Source: Brisbane City Plan

7.8 Safety and Security

Objectives

1) Maximise personal and property security for residents and visitors by ensuring siting and design of built form and open space are planned to facilitate casual surveillance to decrease the opportunity for crime.
2) Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.

Controls

a) Design buildings and landscaping in accordance with Part 2.9 of the *Queanbeyan Development Control Plan 2012 – Safe Design*.
b) Provide safe pedestrian routes through the site, where required.
c) Enhance safety for pedestrians by providing under-awning lighting in shop top housing developments.

7.9 Access and Mobility

This section of the DCP is informed by *Landcom's Universal Housing Guidelines 2008* which are based on a review of the *Australian Standards for Adaptable Housing and for Access and Mobility*. These principles support the 'Planning to Stay' concept.

This section contains key principles for designing houses that age with us.

Objectives

1) To provide a diversity of apartment types, which cater for different household requirements now and in the future.
2) To encourage housing designs which meet the broadest range of the occupants' needs as possible.
3) To encourage adaptive re-use.

Controls

Multiple Dwelling Houses and Residential Flat Buildings must comply with *AS4299-1995 Adaptable Housing* on the following ratio:

i. One adaptable dwelling for every 10 dwellings in the development.
ii. Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling.

a) For adaptable housing direct and level access is to be provided from the car parking space to the dwelling or lift access.
b) Car parking spaces for adaptable dwellings shall have at least 6.0m in length with potential for 3.8m in width.
c) Front entrances are to have a minimum internal clearance of 850mm.
d) Internal entry level doorways to have a minimum internal clearance of 820mm.
e) Internal entry level corridors to have a minimum width of 1,000mm.
f) A living/family room; a room/space capable of being used as a bedroom; and a bathroom are to be located on the ground/entry level.
g) A living/family room is to be provided with circulation space of at least 2.25m diameter (clear of furniture).
h) Bedroom space (on ground/entry level) is to be large enough for a queen size bed and include wardrobe and circulation space (i.e. 3.5 x 3.2m/3.7 x 3.0m).
i) One bathroom (on ground/entry level) is to have minimum dimensions of 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower (at 700–1,500mm and 700–1,850mm above floor level respectively).
j) Kitchen with a minimum of 2.7m between walls.
k) Laundry with a minimum clear circulation space of 1.55m diameter.
l) Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen).

Section B: Site Amenity

7.10 Pedestrian Access and Building Entries

Design is to focus on delivering high quality, safe and pleasant walking environments for pedestrians. Potential for pedestrian/vehicle conflict must be avoided in the design of developments. Pedestrian access must be enjoyable, logical and available equally to all people who live in, work or visit a development.

Objectives

1) To promote developments which are well- connected to the street and contribute to the accessibility of the public domain.
2) To ensure that all users of developments, including people with strollers, wheelchairs and bicycles, are able to reach and enter shop, office, apartment, other use areas, and communal areas via minimum grade ramps, paths, access ways or lifts.

Controls

a) The planning of the site is to optimise accessibility for all to the development from the public domain.
b) High quality accessible routes are to be provided to public and semi-public areas of residential buildings and the site, including major entries, lobbies, communal open spaces, site facilities, parking areas, public streets and internal roads.
c) The main building entrance is to be accessible for all from the street and car parking areas.
d) Residential entries are to be clearly demarcated directly from the public street and the commercial entries are to be separately distinguished from the residential entries
e) Pedestrian ramps are to be integrated into the overall building and landscape design.
f) Ground floor shops and apartments are to be designed to be accessible for all from the street.
g) Pedestrian accessways and vehicle accessways are to be separated and clearly distinguishable.
h) The provision of public through-site pedestrian accessways is to be considered in the development of all large sites.
i) The access requirements from the street or car parking area to the entrances of buildings are to be clearly identified.
~~j) For studio dwellings access is to be separate from the principal dwelling and is to front a public street, lane or shared private access way. If appropriately designed, a combined access for the principal dwelling and studio dwelling can be through communal land but this must be shown on the subdivision plan for separate titling.~~

7.11 Principal Private Open Space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Principal Private Open Space (PPOS) is the 'breathing space' for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

PPOS is that part of open space primarily intended for outdoor living activities which enjoy a reasonable amount of privacy.

Landscape area refers to a permeable area of a lot that is capable of growing plants, grasses and trees or containing impervious surfaces.

Objectives

1) Provide sufficient open space for the reasonable recreation needs of residents.
2) Allow northerly aspect into the principal private open space of new residential buildings.
3) Provide for landscaping that is low maintenance in the long term without long term reliance on watering systems.
4) Landscape design shall optimize useability, privacy, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.
5) Principal private open space shall provide a pleasant outlook.

Controls

a) PPOS shall be provided in accordance with Tables 1, 2 and 3.
b) The PPOS is to be:
   i. Located behind the building line.
   ii. Directly accessible from, and adjacent to a habitable room, other than a bedroom,
   iii. Located to have a northerly aspect where practical.

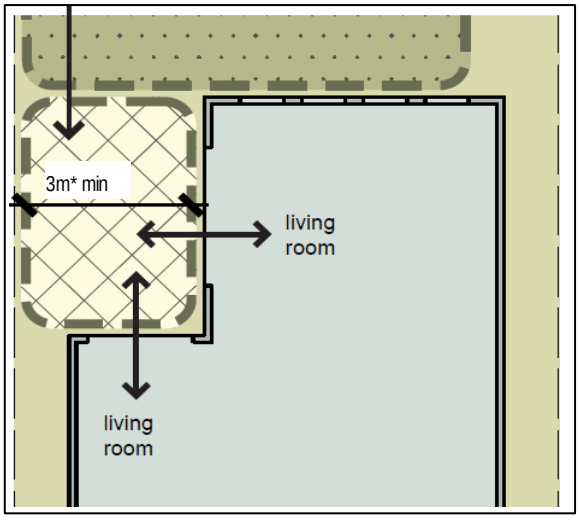


Figure 5 Principal Private Open Space 24m² min – single dwelling
* 3m min. for lots less than 600m². Refer to Table 1 for other lot sizes

c) A landscape plan is to be prepared in relation to private and communal open space for small lot housing, Multi-Unit/Dual Occupancy development, Residential Flat Buildings and Shop-top Housing. Such a landscaping plan must be prepared by a Council accredited consultant in accordance with Part 2.6 Landscaping of the *Queanbeyan Development Control Plan 2012.*

~~d) For studio dwellings the principal private open space shall be in the form of a balcony directly accessed off living space having a minimum size of 12m² with a minimum dimension of 2m. It must be north facing where possible with a minimum of 3 hours of solar access between 9am-3pm on 21 June.~~

~~Solar access and privacy to the private open space of neighbouring lots shall not be significantly reduced or compromised.~~

7.12 Car Parking and Garages

Objectives

1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
2) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.
3) Provide safe and functional parking areas.
4) To integrate the location and design of car parking with the design of the site and the building.
5) Ensure the house facade is dominant, with the garage a recessive element in the streetscape.

Controls

a) All on-site parking is to be provided in accordance with the Tables 1, 2 and 3.
b) The provision of parking meets the needs of the activity associated with any land use to be accommodated on the site.
c) Provide security access controls to all entrances into private car parking areas
d) Car parking structures shall be incorporated into the design of residential flat buildings so to not dominate the appearance of the building when viewed from public streets or internal roads. However it is understood that for ~~studio dwellings and~~ small lots, the garage will dominate the appearance of the building from the rear.
e) All off street parking (including parking spaces and manoeuvring areas) shall be designed in accordance with *AS/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking and AS2890.2-2002, Part 2: Parking Facilities, Part 2: Off-street commercial vehicle facilities* and in accordance with Part 2 of the *Queanbeyan Development Control Plan 2012* except where Tables 1, 2 and 3 in this Part applies.
f) Parking may be provided in tandem where two spaces are provided for one dwelling.
g) For ~~studio and~~ one bedroom dwellings one on–site car space is required and two spaces for two or more bedroom dwellings. ~~Garages for separately titled studio dwellings may have a zero lot setback to one side boundary and may be attached to another garage/studio dwellings on an adjoining lot.~~
h) Garage doors of residential development are to be set back at least:
    i. 1m behind the façade of the home.
    ii. 5.5m from the street boundary to allow another car to park on site in the driveway if necessary.
    iii. 0m setback where garages are rear loaded for small lots ~~or studio dwellings~~.

Garage set back to rear laneway

Garages setback from front building line

i) Double garages are only permitted on lots 12.5m wide or greater.
j) Garages on corner lots shall be preferably accessed from the secondary street.
k) Driveways to be a minimum of 1.5m from street trees.
l) Provide landscaping between the driveway and the side boundary.
m) Where bicycle parking is provided in multi unit and residential flat buildings such bicycle parking is to be located in proximity to building entrances in highly visible and illuminated areas to minimise theft and vandalism.
n) Garages are to be treated as an important element of the dwelling facade and are to be integrated with and complementary, in terms of design and material, to the dwelling design.
o) Garage doors are to be visually recessed through use of materials, colours, and overhangs.
p) When facing the street, the maximum total width of a garage or carport door is to be 50% of the building facade length.
q) Garages and covered parking spaces with a column or structure on one or both sides are to be at least 5.5m long with a clear width of at least 3m and a clear height of 2.2m.
r) Long straight driveways (gun barrel developments) are to be avoided.
s) Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.
t) The opening of basement parking spaces shall not occupy more than 50% of the total width of the street elevation of the building. This does not apply to rear lanes.
u) No parking is required for secondary dwellings (including studio apartments).
v) In finalising the parking numbers required the total number is to be rounded up to the next whole number.
w) Parking shall provided at a rate of not less than one disabled space per disability unit in accordance with Australian Standards 2890.1 and Part D3.5 of the *Building Code of Australia* for parking located at ground level.

Note: If there are any inconsistencies between the SJDCP and QDCP, then the SJSCP prevails.

Basement Parking entries incorporated into design of residential flat building

7.13 Site Facilities

Objectives

1) To have adequate provision made for site facilities including: garbage areas, mail boxes, service meters etc.
2) To have site facilities that are functional, accessible and easy to maintain.
3) To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly.

Controls

a) Refer to 7.16 for specific waste storage area requirements.
b) Communal waste bin enclosure areas are to be located so as to:
    i. Conceal their contents from view from the dwellings, public places and adjacent properties,
    ii. Avoid creating an odour nuisance for dwellings on the property and adjoining properties,
    iii. Avoid creating a noise nuisance during servicing for dwellings on the property and on adjoining properties, and
    iv. Be incorporated into the landscaping if provided at ground level.
c) One television antenna is provided to serve all dwellings in a residential flat building. Likewise for other communication antennae or dishes.
d) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6 cubic metres. A lockable garage or locker in a carport is acceptable.
e) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.
f) Developments are to be provided with secure, open air clothes drying facilities screened from street view.
g) Open air, common clothes drying facilities are provided to be easily accessible to all residents and visually screened from streets and other public areas. If clothes drying facilities are located on private balconies, $2m^2$ is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.

h) Mechanical plant is to be designed as integral to the building and structure. Mechanical plant for individual apartments (such as air conditioner heat pumps) is to be visually and acoustically screened from public spaces and neighbouring dwellings.

i) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well lit location. Mail boxes must be located on the site and shall not be erected on the road verge.

j) For ~~studio dwellings and~~ small lot housing, provisions shall be made for separate services, such as mail delivery and waste collection, and on-site garbage storage areas so that bins are not visible from a street or laneway. Services are to be located on a street address that can be accessed by garbage collection and mail delivery services. Where it is more appropriate due to design and layout such services may be serviced from the front residential street via the principal dwelling lot.

7.14 ~~Studio Dwellings and~~ Small Lots

Objectives

~~1. Studio dwellings provide passive surveillance and monitor laneway activities.~~

~~2.~~1. ~~Studio dwellings and s~~Small lots of 130-170m^2 are to be accessed from laneways only.

~~3.~~2. ~~Studio dwellings and s~~Small lots do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual).

~~4. A studio dwelling must be developed in a complimentary architectural style, materials and colours to the principal dwelling.~~

~~5.~~3. Design quality of corner lots should be considered in terms of streetscape, setback, solar access and parking.

Controls

1. ~~Studio dwellings and s~~Small lots in South Jerrabomberra shall comply with Table 1.

Table 1: Small Lot Housing ~~and Studio Dwellings~~

Small Lot Housing ~~and Studio Dwellings~~				
Lot Size	**~~Studio Dwellings~~**	**130<170m^2**	**171~~0~~ < 250m^2**	**251~~0~~ < 330m^2**
Lot Width (min)	~~Not applicable~~	4.5m	6.0m	6.0m
Site Coverage	~~Not applicable~~	70% including all ancillary buildings.	70% including all ancillary buildings	70% including all ancillary buildings
Building height	~~As per relevant LEP~~	As per relevant LEP	As per relevant LEP Height of Buildings Map	As per relevant LEP Height of Buildings Map
Setback (min) (excluding garages and carports) **Front**	~~Not applicable~~	3.0m	3.0m	3.0m
Side	~~0m~~	0.9m (0m for zero lot line)	0.9m (0m for zero lot line)	0.9m (0m for zero lot line)

Small Lot Housing ~~and Studio Dwellings~~				
Lot Size	**~~Studio Dwellings~~**	**130<170m²**	**171~~0~~ < 250m²**	**251~~0~~ < 330m²**
Zero lot line	~~Not applicable~~	Zero lot line to both side boundaries is accepted for internal lots but must only extend 60% of the lot length for the ground floor. The zero lot line for the 2nd storey will be assessed on merit. ***Note:*** Detached garages are not included in calculations.	70% of the depth of the lot for single storey. The zero lot line for the 2nd storey will be assessed on merit. For lots that have a width measured at building line of at least 6m but less than 8m, the building may be built to both side boundaries.	70% of the depth of the lot for single storey. The zero lot line for the 2nd storey will be assessed on merit. For lots that have a width measured at building line of at least 6m but less than 8m, the building may be built to both side boundaries
Garage setback to front boundary	~~Not permitted~~	Not permitted	5.5m	5.5m
Corner Lot – Secondary street setback (excluding garages and carports)	~~1.5m~~	1.5m	1.5m	2.0m
Corner Lot – Secondary street setback for garage and carports	~~As per garage setback~~	5.5m	5.5m	5.5m
Articulation of front facade	~~Not applicable~~	Articulation element of 1.5m is encouraged and will be assessed on merit.	Measured from the minimum setback of the lot, 1.5m encroachment for 45-50% of the dwelling width on the side at which the articulation zone is proposed.	
Rear setback (min) where there is no rear laneway for building wall height greater than 4.5m	~~Not applicable~~	Not applicable	4.0m	4.0m
Rear setback (min) to private or public laneway for a	~~0m~~	0m	0m	0m

Small Lot Housing ~~and Studio Dwellings~~				
Lot Size	**~~Studio Dwellings~~**	**130<170m²**	**171~~0~~ < 250m²**	**251~~0~~ < 330m²**
garage or carport				
Landscaped area min (Permeable area, grasses, trees etc)	~~Not applicable~~	Not applicable	10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road.	10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road.
Principal Private Open Space (PPOS) **Minimum area**	~~12m² – balcony only.~~ ~~Minimum width of 2m~~	16m² PPOS is to be directly accessible from living areas, with a minimum width of 3m	24m² PPOS is to be directly accessible from living areas, with a minimum width of 3m and located behind the building line to the main street frontage Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m²	24m² PPOS is to be directly accessible from living areas, with a minimum width of 3m and located behind the building line to the main street frontage Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m²
Solar access to principal private open space (as measured between 9am and 3pm on 21 June)	~~Balcony to be north facing where practical.~~ ~~Minimum 3hrs required.~~ ~~3hrs to adjoining living room windows and PPOS on neighbour's land.~~	Private open space will be north facing where practical. Minimum 3hrs to 50% of principal open space. 3hrs to adjoining living room windows and PPOS on neighbour's land.		
Car parking spaces - minimum number	~~1 space~~	2 paces for each dwelling (to be located behind the building line)		
Garage to house frontage (front façade only)	~~Not applicable~~	Not applicable	Total width of all the door openings must not exceed: • 3.2m on lots 8m to 12 m wide measured at the building line, or • 6m if the lot is greater than 12 m wide measured at the building line.	
Underground parking	Not permitted			
Earthworks	1.5m Maximum cut and fill			

Small Lot Housing ~~and Studio Dwellings~~				
Lot Size	**~~Studio Dwellings~~**	**130<170m²**	**171~~0~~ < 250m²**	**251~~0~~ < 330m²**
Fences and retaining walls	~~Not applicable~~	**Forward of the building line** – Be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence. **Behind the building line** – Be no more than 1.8m above ground level (existing). **For sloping sites** – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level in any other case.		
Clothes drying	Nil	Provide open air clothes drying area screened from public street		
Garbage area	Located behind building line Area must accommodate a minimum of 3 waste bins			

Table 2: Multi Dwelling Housing and Dual Occupancy

Multi Dwelling Housing and Dual Occupancy	
Min lot size	Dual Occupancy – 600m² Multi Dwelling Housing – 750m² (Refer to Clause 4.1A of the QLEP (ST) 2012)
Min lot width	Dual Occupancy – 18.0 metres Multi Dwelling Housing – 25.0 metres
Site coverage max	40%
Building height	As per the relevant LEP
Articulation zone	1.5m (minor architectural feature over 45 - 50% building width)
Front setback min	6.0m
Corner lot - Secondary Setback (min)	Where facade length is less than 9m in length setback is 3.0 metres Where facade length is greater than 9m in length setback is 4.0 metres.
Garage setback to front or secondary boundary (min)	5.5m
Side setback min	Up to 2 Storeys – 3.0m Subsequent stories – an additional 0.5m per storey
Rear setback min	4.0m
Garage setback to public or private rear lane	0m
Principal Private Open Space – On ground Minimum area	24m² – North facing, directly accessible from living areas. Must have a minimum width of 4m to be counted as private open space. 50% of PPOS to be permeable and landscaped.

Multi Dwelling Housing and Dual Occupancy	
Principal Private Open space – Balcony Minimum area	Must be north facing 12m^2 minimum area 2.0m minimum dimension **(The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)**
Solar access to Principal Private Open Space as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
Communal Landscaped Area (min)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
Car Parking – minimum number of spaces	1 space per 1 bedroom dwelling and with a Gross Floor Area (GFA) of not more than 60m^2. 2 spaces per dwelling for all other dwellings
Visitor parking - minimum number of spaces	A minimum of 2 spaces plus one space per 4 dwellings (in excess of 4 dwellings).
Underground parking	Underground parking permissible where the slope of the land provides the opportunity
Garage to building frontage (front façade only)	No more than 50% of street façade. Double width garage doors not permitted. Two separate doors are to be used with a min 230mm separation. No common gable over both doors.
Maximum length of multi dwelling buildings	Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken.
Minimum gap between multi dwelling buildings	6.0m
Earthworks	1.5m maximum cut and fill

Table 3: Residential Flat Building

Residential Flat Building	
Minimum Lot Size	1000m^2
Lot width (min)	25m
Site coverage max	40%
Building Height	As per *QPRLEP 2022*
Front setback min	Residential Flat Buildings - 6.0m
Corner Lot Secondary Setback (min)	Residential Flat Buildings:

Residential Flat Building	
	Where facade length is less than 9m in length setback is 3.0m; Where facade length is greater than 9m in length setback is 4.0m
Articulation zone	1.5m articulation zone – 40% of width of building
Garage setback to front boundary (min)	6.0m
Garage setback to secondary boundary (min)	5.5m
Side setback min	Residential Flat Buildings: 3.0m – up to two storeys plus an additional 0.5m – for each floor over two storeys
Rear setback min (excluding garaging)	Residential Flat Buildings: 4.0m
Garage setback to rear public or private lane	0m
Principal Private Open Space minimum - On Ground	24m^2 North facing, directly accessible from living areas minimum width of 4.0m. 50% of PPOS to be permeable and landscaped.
Principal Private Open Space **Balcony minimum area**	12m^2 North facing directly accessible from living areas minimum width of 2.0m. **(The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)**
Solar access to Principal Private Open Space (PPOS) as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of PPOS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
Communal Landscaped Area (minimum)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
Garage to building frontage (front façade only)	No more than 50% of street façade.
Number of car spaces (min)	1 space per 1 bedroom dwelling and with a Gross Floor Area (GFA) of not more than 60m^2. 2 spaces per dwelling for all other dwellings
Visitor parking	A minimum of 2 spaces plus one space per 4 dwellings (in excess of 4 dwellings).
Underground parking	Permissible – 3m set back to side boundaries Minimum basement floor to ceiling height - 2.2m
Earthworks	1.5m maximum cut and fill

Residential Flat Building	
Maximum length of residential flat building	Buildings should not exceed a total length of 60m. Wall planes should not exceed 30m in length without the roof and wall design being broken.
Minimum gap between residential buildings	6.0m

Table 4: Shop Top Housing

Shop Top Housing	
Minimum Lot Size	1000m^2
Lot width (min)	25m
Site coverage max	40%
Building Height	As per the relevant LEP
Front setback min	First Storey (Ground floor) – Zero setback Second Storey – Zero setback Subsequent Storeys – 6.0m
Corner Lot Secondary Setback (min)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Side setback min	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Rear setback min (excluding garaging)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Articulation zone	1.5m articulation zone – 45-50% of width of building
Principal Private Open Space **Balcony Minimum area**	12m^2 North facing directly accessible from living areas minimum width of 2.0m. **(The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)**
Solar access to Principal Private Open Space (PPOS) as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
Communal Landscaped Area (min)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
Number of car spaces (min)	1 space per 1 bedroom dwelling and with a Gross Floor Area (GFA) of not more than 60m^2.

Shop Top Housing	
	2 spaces per dwelling for all other dwellings
Visitor parking	A minimum of 2 spaces plus one space per 4 dwellings (in excess of 4 dwellings).
Underground parking	Permissible – 3m set back to side boundaries Minimum basement height - 2.2m
Earthworks	1.5m maximum cut and fill
Maximum length of shop top housing	Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken.
Minimum gap between residential buildings	6.0m

Section C: Energy Efficiency and Environmental Management

7.14 Solar Access

A significant element of the level of amenity of a dwelling is its access to sunlight. Maximising solar access to dwellings, particularly principal living spaces also has significant benefits for energy conservation.

Objectives

1) Allow adequate daylight into habitable room windows.
2) Minimise the degree of over shadowing of neighbouring properties.
3) Encourage energy efficient principles and practices.

Controls

a) Buildings shall be sited and designed to maximise sunlight to north facing windows and private open space.
b) PPOS shall not have sunlight reduced to less than three hours between 9am and 3pm on 22 June.
c) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.
d) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves or louvers.
e) Windows to habitable rooms shall open to the sky or a verandah.

House with large windows facing north maximises solar access and a verandah down the western facade shades from summer afternoon sun.

7.15 Energy and Natural Ventilation

Designing for natural ventilation is one of the corner stones of sustainable development, by eliminating the need for mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and room windows.

Objectives

1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
2) Reduce energy consumption throughout the area.
3) Promote greater energy efficiency and ecologically sustainable development.

Controls

a) Reduce energy consumption by precinct and site specific initiatives such as optimisation of street block orientation and exploring solar ready initiatives in housing

design. Buildings shall be designed and oriented to take optimal advantage of passive solar access and prevailing breezes.

b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.
c) Where feasible, buildings shall make use of solar energy and solar hot water.
d) Setbacks of dwellings are to be developed to ensure the natural flow of air for cooling.
e) Buildings are to be developed with a maximum internal dimension between openings of 14m to maximise natural ventilation.
f) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices, which have an aggregate opening or openable size of not less than 5% of the floor area of the room.
g) Locate openings on opposite sides of the room.
h) Locate windows and openings in line with each other, and where possible, in line with prevailing breezes. A low level inlet and high level outlet is preferable.
i) Consider strategic positioning and type of vegetation to modify wind.
j) Incorporate window types that provide security while allowing for good ventilation.

The following additional controls apply for Residential Flat Buildings and Shop Top Housing.

k) Residential Flat Buildings and Shop Top Housing are to be designed to ensure that a minimum of 60% of residential apartments in every building in a development are to be naturally ventilated

Openable roof top windows improve natural ventilation

Dual purpose sun shading and ventilation external louvers

7.16 Waste Management

Objectives

1) To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction.
2) To encourage waste minimisation, including source separation, reuse and recycling.
3) To ensure efficient storage and collection of waste and quality design of facilities.

Controls

a) Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase.

Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft ~~Each dwelling shall be provided with sufficient room on site to store 3 x 240L mobile garbage bins (MGBs). The minimum space required is 2300mm long by 750mm wide. Storage areas shall have an easily cleaned all weather surface.~~

~~b) Storage areas shall be located so that:~~

~~i. MGBs are not visible from public view and located behind the building setback;~~
~~ii. MGBs can be transferred from their storage location to the street frontage for collection without needing to be wheeled over steps or through the dwelling unit.~~

~~c) As a general rule MGBs shall not be wheeled more than 75 m. For aged persons or persons with a disability this shall not exceed 50m. Grades shall be less than 1:14.~~

~~d) For multi unit developments with nine or more units or a frontage less than 20m and for residential flats each development shall be provided with an external communal storage bay for MGBs. Communal MGB's shall be stored in this area for the use of all occupiers. MGBs shall not be removed from the storage area by occupiers. Council's waste contractors will remove bins from the storage area, empty bins and place the emptied bins back in the storage area.~~

~~e) Storage bays shall be located within 6m of the boundary on the road from which they will be serviced and shall be constructed as follows:~~

~~i. Wall height shall be a minimum of 1,200mm.~~
~~ii. Floors shall be a minimum 100mm reinforced concrete graded to drain to the outside.~~
~~iii. The opening to the storage area shall be a minimum of 2,000mm wide and where practical located so that it does not open directly onto the street.~~
~~iv. The opening shall be provided with a gate or roller style door. In larger developments a personal access door may also be required to allow occupiers ease of access to the storage area.~~
~~v. A paved path 2,000mm wide with a grade of no less than 1:14 shall be provided from the opening to the driveway or other paved area leading to the kerbside.~~
~~vi. For a single row of bins the minimum internal width of the storage area shall be 2,750mm. For a double row of bins (along each side of the enclosure) the minimum width is 3,500mm.~~
~~vii. An area 600mm wide x 750mm deep shall be provided for each MGB.~~
~~viii. Provision shall be made for the following number of MGBs - 1 x 240L MGB (red lid garbage) for every two units - 1 x 240L MGB (yellow lid bin) for every two units.~~

~~f) Roofed storage areas are generally discouraged except where overlooking is likely to occur from balconies above. Roofed storage areas shall be provided with ventilation panels in external walls.~~

~~g) A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.~~

~~h) It is recommended that a layby be constructed as close as possible to the waste storage area to allow residents leaving the premises to park briefly to utilise the storage area.~~

~~**Note:** For multi-unit developments between 7 and 8 units please discuss the particular circumstances of the site with Council staff who will determine whether the single dwelling provisions or a communal storage area will need to be provided. In developments with particularly wide frontages the single dwelling provisions may be applied to developments with 9 or more units after discussion with Council staff.~~

7.17 Water Conservation

Objectives

1) To optimise the conservation of potable water.
2) To minimise impacts of development on the hydrological regime of receiving waters including stormwater.

Controls

a) Development applications for new developments are required to include a Water Management Statement. This is a statement that summarizes proposed water management measures and expected performance levels compared to BASIX performance standards and should include details of how water usage is minimised and how the quality and quantity of water discharge from the site is managed, details of the potential for water recycling and rainwater harvesting and reuse options.

b) Details of proposed installation of appliances and plumbing hardware, are to provided in accordance with relevant standards.

c) Rainwater tanks are required to be installed where BASIX certificates require such items connected to all new residential dwellings.

7.18 Stormwater Management

Objectives

1) To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.
2) To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.
3) To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.
4) To encourage reuse, recycling and harvesting of stormwater to reduce wastage consumption.

Controls

a) Where any development will result in an increase in stormwater runoff, Council may require the developer to make satisfactory arrangements for the efficient disposal of stormwater from the site. These arrangements may include (but not be limited to) onsite detention of stormwater and/or appropriate augmentation of Council's stormwater disposal system.

b) The stormwater discharge for development sites shall not exceed the 5 year ARI storm event. Typically an onsite stormwater detention system will be required to reduce the velocity of stormwater discharge.

c) Stormwater should be gravity drained to Council's drainage system, which may require inter - allotment drainage.

d) An easement may be required over downstream properties. In this circumstance a letter of agreement from the owner(s) of the downstream properties is to be submitted

with the development application.

e) Such agreement must state that they have no objection to the discharge of stormwater through their properties to reach Council's drainage system nor do they have objection to the creation of necessary easements over the pipelines.

f) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, a deferred commencement consent would be issued in such cases where an easement is outstanding.

g) The collection and pumping of stormwater upslope shall be limited to on-site stormwater harvesting and the pump out of underground car parks to provide discharge to the street gutter or stormwater system.

7.19 Soils and Salinity

Objectives

1) To minimise erosion and sediment loss during and after construction.
2) To minimise water pollution due to erosion, siltation and sedimentation.
3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls

a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction* (NSW Department of Housing 3rd Edition March 2004 ('The Blue Book') are to be submitted with each subdivision development application.

b) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/established.

c) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).

7.20 Cut and Fill

Objectives

1) Minimise the extent of excavation and fill.
2) Ensure that the built form responds to the topographical constraints of the locality and site.
3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
5) To minimise the need for retaining walls.
6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls

a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth

may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.

b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.
c) The maximum height of retaining walls is to be 1.0m.
d) Where terraced walls are proposed the minimum distance between each step is 0.5m.
e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer.
f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's *Development Adjacent to Water, Sewer and Stormwater Mains Policy*.

7.21 Water Sensitive Urban Design and Flooding

Objectives

1) Ensure that all development within South Jerrabomberra incorporates stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways with particular regard to cross border flows that could affect the Jerrabomberra wetlands in the ACT.
2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.

Controls

a) Where appropriate Development Applications shall include a Stormwater Drainage Analysis, detailing stormwater runoff volumes and velocities, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies including those in the ACT), and in particular for a range of storm events and addressing the objectives of WSUD.
b) Existing natural drainage lines shall form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and or wetlands) to alleviate stormwater peaks and retain sediments and pollutants.
c) Stormwater management strategies shall be adopted to maximize the efficient use of land and facilitate adequate allocation of land for these purposes.
d) Stormwater management strategies shall be developed and implemented in a manner which addresses potential salinity hazards.
e) Stormwater treatments are to be designed to meet the minimum level of performance which is a reduction in the stormwater peak run off flows to predevelopment levels for a range of storms ARI events.
f) Stormwater management design is to maintain the existing hydrological regime for stream forming flows, with respect to peak flows and duration of flow through Hume or Jerrabomberra Creek.
g) WSUD elements shall be incorporated into the design of all development.
h) A Development Application shall include WSUD assessment that addresses:
    i. The relevant site characteristics and constraints;
    ii. Stormwater management strategies including treatment measures, reuse and maintenance requirements with particular regard to cross border flows;
    iii. A rationale for the proposed strategies; and

iv. Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.

7.22 Bushfire Management

Applicants are advised to consult the following publication: *"NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 2019".* (The document can be obtained on the Rural Fire Service's webpage) www.rfs.nsw.gov.au .

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat. The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives

1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
4) Provide safe access for emergency service personnel.
5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls

a) A Bushfire Assessment report is to accompany all development applications for lands identified as 'bush fire prone' on the QPRC Bush Fire Prone Lands Map. The report is to identify the vegetation type, distance to vegetation and slope under the hazard on the allotment and surrounding allotment, in order to establish the level of bush fire threat associated with the allotment.
b) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.

7.23 Aboriginal Heritage

Objectives

1) To ensure that any items of potential Aboriginal heritage significance is appropriately incorporated into the redevelopment of the South Jerrabomberra area.

Controls

a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant Neighbourhood. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits. A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits.

Any development application for development within these sites is to be accompanied by an Aboriginal Cultural Heritage Assessment Report that is supported by the comments of the local Aboriginal groups.

b) Where development is to impact upon an identified Aboriginal site, an Aboriginal Heritage Impact Permit (AHIP) will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974*.

7.24 European Archaeological Heritage

Objectives

1) To protect the recognised European archaeological significance of the South Jerrabomberra area.
2) To ensure that information regarding the archaeological heritage significance of the area is incorporated into the development of the precinct.

Controls

a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 3 for each relevant Neighbourhood. Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

7.25 Tree Retention and Biodiversity

Objectives

1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.
3) The development should minimise the environmental impacts of clearing for bushfire hazard reduction.
4) To maintain or improve as much existing vegetation as practicable within the locality.
5) Reduce impacts of runoff from roads and impervious areas on adjacent lands.
6) To manage weeds on the site during and after construction to prevent the spread of weeds.

Controls

a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.

b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.

c) Existing ~~significant~~ trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.

d) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.

e) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
f) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

7.26 Land Contamination Management

Objectives

1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

a) Development applications for development in Areas of Environmental Concern (AEC) as identified within each Neighbourhood in Appendix 3 shall be accompanied by the required level of investigative report as set out in *State Environmental Planning Policy (Resilience and Hazards) 2021.*
b) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc.), Council may request a Stage 1 Preliminary Site Contamination Investigation.
c) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands,* the *NSW Environmental Protection Authority's (Office of Environment and Heritage) Guidelines for Consultants Reporting on Contaminated Sites* and *State Environmental Planning Policy (Resilience and Hazards) 2021.*
d) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
e) Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed

7.27 Odour

Objectives

1) To ensure appropriate levels of odour amenity for future residents near the Hume Industrial Area.

Controls

a) Any proposed development within the Buffer Area (refer Appendix 2) that would be sensitive to odour will require to be accompanied by a detailed odour assessment.
b) Landscaping within the buffer is required to reduce dust impacts.

7.28 Noise

7.27.1 Aircraft Noise Guidelines

Objectives

1) To reduce the impact of aircraft noise in new dwellings and dwelling additions.

Controls

a) Based on the *Practical Ultimate Capacity ANEF* for Canberra Airport maximum noise levels across the site will be due to the departure of a long range 747-400. Based on AS2021:2000 a LAmax (slow) level of 78 dB(A) has been determined whereby the following ANR (Aircraft Noise Reduction) are required.
   i. Sleeping areas, dedicated lounges 28 dB(A)
   ii. Other habitable spaces (i.e. kitchens, rumpus rooms) 23 dB(A)
   iii. Bathrooms, toilets, laundries 18 dB(A)

b) To satisfy a), comply with the construction methods detailed in Appendix 4 or alternatively submit an acoustic report prepared by a suitably qualified acoustic consultant detailing how the construction will comply with *AS 2021 - 2000, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.*

7.29 Construction Waste

All construction waste contains resources that are useful. Recovering, recycling and using these as secondary resources reduces demand for landfill sites.

Waste includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in such volume, constituency or manner as to cause an alteration in the environment.
- Any discarded, rejected, unwanted, surplus or abandoned substance.
- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance.
- Any substance prescribed by the regulation to be waste for the purpose of the *Waste Minimisation and Management Act 1995.*

Objectives

1) Development should improve design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.
2) Building designs and construction techniques should minimise waste generation.

Controls

a) A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:
   i. The volume and type of waste to be generated.
   ii. How waste is to be stored and treated on site.
   iii. How and where residual material is to be disposed.

b) The Waste Management Plan must be accompanied by drawings with specific details showing:
   i. On site sorting and storage areas.
   ii. Access for collection vehicles.
   iii. Vegetation to be removed or retained.

c) The Waste Management Plan must optimise recycling to reduce waste to landfill. The owner/applicant must provide relevant evidence to Council or the accredited certifier of compliance with the specified arrangements.

7.30 Landfill/Earthworks

It is common practice to use the term 'clean fill' to describe the material suited for landfill activity. However landfill carried out with material that contains building waste such as broken concrete slabs or bricks may be contaminated and present long term environmental problems particularly in flood affected areas.

The EPA requires that landfill uses only virgin excavated natural material (VENM) such as clay, gravel, sand, soil and rock.

Landfill with material that is mixed with any other type of waste excavated from areas of land contaminated with human made chemicals or which contains sulphidic soils is not acceptable.

Landfill with material other than VENM may require a licence from the EPA for a waste facility operation.

Objectives

1) To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.
2) Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment.
3) Development should minimise the amount of landfill required.

Controls

a) Adequate justification of the need for landfill to be deposited on a site must be provided.
b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.
c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.
d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.
e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.
f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.
g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.
h) Landfill must not adversely affect the natural flow of drainage or runoff.
i) Before granting development consent for landfill or earthworks, an applicant is to demonstrate to Council the following issues have been addressed:
    i. The likely disruption of or any detrimental effect on existing drainage patterns and soil stability in the locality.
    ii. The effect of the proposed development on the likely future use or redevelopment of the land.
    iii. The quality of the fill or of the soil to be excavated, or both.
    iv. The effect of the proposed development on the existing and likely amenity of adjoining properties.
    v. The source of any fill material or the destination of any excavated material.
    vi. The likelihood of disturbing Aboriginal objects or other relics.

vii. Proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

7.31 Development may be Subject to Additional Controls

Part of the land within the South Jerrabomberra area is subject to additional controls, as outlined in the *QPRLEP 2022*. Please refer to Part 8 of this document.

South Jerrabomberra DCP 2015

Part 8

Environmental Management

Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**893495**

Part 8 - Environmental Management

8.1 Introduction

This section outlines the objectives and development controls relating to general environmental management issues to apply to all development at South Jerrabomberra.

8.2 Soils and Salinity

Objectives

1) To minimise erosion and sediment loss during and after construction.
2) To minimise water pollution due to erosion, siltation and sedimentation.
3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls

a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction (NSW Department of Housing 4th Edition March 2004 ('The Blue Book')* are to be submitted with each subdivision development application.
b) The development will need further consideration at the detailed development application stage at which stage it will be assessed with regard to intensity of the proposal.
c) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated /established.
d) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).

8.3 Cut and Fill

Objectives

1) Minimise the extent of excavation and fill.
2) Ensure that the built form responds to the topographical constraints of the South Jerrabomberra site.
3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
5) To minimise the need for retaining walls.
6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls

a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.
c) The maximum height of retaining walls is to be 1.0m.
d) Where terraced walls are proposed the minimum distance between each step is 0.5m.
e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer.
f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

8.4 Water Sensitive Urban Design

Objectives

1) Ensure that all development in the area incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways with particular regard to cross border flows that could affect the Jerrabomberra wetlands in the ACT.
2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
5) To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand.
6) To ensure that subdivisions in new release areas have stormwater and drainage systems that maintain or improve pre-development flows in terms of quality and volume.

Controls

a) Ensure that development incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
b) Incorporate WSUD in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
c) Integrate WSUD into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters
d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.
e) Protect and enhance creek corridors such as Jerrabomberra Creek and Dog Trap Gully Creek.
f) Ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.
g) Encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.

h) Stormwater and drainage systems shall be designed and engineered to meet the objectives.

A Development Application shall include a WSUD assessment that addresses:

i) The relevant site characteristics and constraints.
j) Stormwater management strategies, including treatment measures, reuse and maintenance requirements with particular regard to cross border flows.
k) A rationale for the proposed strategies.
l) Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.

8.5 Natural Hazards Objectives and Controls

Objectives

1) To design and construct subdivisions which minimises the exposure of future residential development, residents and users to natural hazards such as slip, bushfire and flood.
2) To design and construct subdivisions which comply with all applicable legislative requirements.

Controls

a) Application of measures which minimises risks to future development and users from slip, bushfire, flood and other natural hazards.
b) Implementation of design and construction measures designed to achieve and comply with the relevant provisions of the applicable LEP.

8.6 Bushfire Management

Applicants are advised to consult the following publication: *"NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 2019"* (The document can be obtained on the Rural Fire Service's webpage) www.rfs.nsw.gov.au

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat. The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives

1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
4) Provide safe access for emergency service personnel.
5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls

a) A Bushfire Threat Assessment report must form part of all development applications for lands identified as 'bush fire prone' on the Bush Fire Prone Lands Maps. This assessment is to be prepared in accordance with *"Planning for Bushfire Protection"*, by the Rural Fire Service and Planning NSW, and specify the mitigation and other measures required to comply with those Guidelines.
b) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.
c) Preparation of an assessment of threat from bushfire should include reference to:
    i. NSW Rural Fire Service (RFS) – *Planning for Bushfire Protection 2019* a guide for land use planners, fire authorities, developers and home owners.
    ii. AS 3959, Construction of buildings in bushfire-prone areas.
    iii. Consultation with Council.
d) The recommendations of the Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).
e) Subject to detailed design at development application stage, the location and widths of Asset Protection Zones are to be provided generally as follows:
    i. Are to be located wholly within the development site.
    ii. May incorporate roads.
    iii. Are to be maintained in accordance with the *Planning for Bushfire Protection 2006* (RFS).
    iv. Area to be generally bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with *Planning for Bushfire Protection 2019.*
f) Reticulated water is to meet the standards contained within *Planning for Bushfire Protection 2019*. Water supply is to be via a ring main system, engineered to the requirements of *Australian Standard 2419.1-1994 Fire Hydrant Installations*.
g) Dwellings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of *Planning for Bushfire Protection 2019* and *Australian Standard 3959 - Construction of Building in Bushfire Prone Areas.*

8.7 Aboriginal Heritage

Objectives

1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.
2) To ensure that subdivisions respect and do not compromise archaeological sites and/or potential archaeological deposits or sites.

Controls

a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant Neighbourhood. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.
b) Where development is proposed within areas identified in the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant

Neighbourhood. A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits. Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.

c) Where development impacts upon an identified Aboriginal site, the relevant permit including supporting information is to be sought under *Part 6 of the NSW Parks and Wildlife Act 1974.*
d) Subdivisions which are designed to preserve archaeological sites or potential archaeological deposits by siting them in future public areas away from works likely to adversely affect them.
e) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

8.8 European Archaeological Heritage

Objectives

1) To protect the recognised European archaeological significance of the precinct.
2) To ensure that subdivisions respect and do not compromise heritage items or sites identified within heritage conservation areas.
3) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls

a) Items of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in within Appendix 3 for each relevant Neighbourhood. Prior to any development that affects these items a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual.
b) Subdivision layout which respects the heritage significance or heritage items or sites within conservation areas.
c) An applicant is to demonstrate to Council how any proposed development that affects the identified items responds to any identified archaeological constraints.
d) If any relics are to be retained in situ, a Plan of Management is to be submitted outlining measures to ensure ongoing protection of the relics.
e) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

8.9 Development in Areas Subject to Aircraft Noise

Parts of the South Jerrabomberra area are subject to potential noise impacts from aircraft. Specific provisions within the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)* are to be addressed through any development application. (Refer Clause 7.10 of the *QPRLEP 2022).*

The objectives of the *QPRLEP 2022* provide that certain sensitive uses can be prevented from being located near the Canberra Airport and its flight paths. An aircraft noise assessment may be sought for any use which includes an accommodation component (including Shop Top Housing), hospital, school, church, child care centre, community facility and /or public building.

Council's Aircraft Noise Assessment Guidelines are included at Appendix 4 which may assist in meeting their obligations under AS2021-2000 where development is subject to clause 7.10 of the *QPRLEP 2022*.

8.10 Airspace Operations

Parts of the South Jerrabomberra area located under flight paths to Canberra Airport. Specific provisions within relevant Local Environmental Plans apply to ensure the Limitations or Operations Surface for the airport is not compromised (Refer Clauses 7.8 of the *QPRLEP 2022)*.

Guideline C and in particular Attachment 1 of the *National Airports Safeguarding Framework (2012)* should be referred to with regard to mitigation measures to reduce the risk between wildlife and aircraft.

8.11 Development Near Arterial Roads

Clause 7.18 of the *QPRLEP 2022* outlines additional controls for development near arterial roads.

Residential development along main (Arterial and Sub – arterial) roads is to achieve relevant standards to mitigate road traffic noise. Compliance with the EPA's *Environmental Criteria for Road Traffic Noise Policy* is to be achieved through separation of the building with the noise source (building setbacks), combined building setbacks with noise barriers or mounds, or solid high fences and building design, layout and treatment.

Appropriate controls will be determined through an acoustic assessment, by a suitably qualified Engineer, and to be incorporated into the design, prior to approval being granted. An acoustic assessment is to be submitted with the development application to Council.

8.12 Development Near Hume Industrial Area and Goulburn to Bombala Railway Line

Clause 7.19 of the *QPRLEP 2020* requires that land uses within this area (mapped at Appendix 2) be subject to additional controls for the management of noise, vibration and other emissions.

The potential impacts on development, within the buffer by existing uses in this area are to be identified by a suitably qualified consultants prior to any development being approved. Mitigation measures are to be included in the siting and design of any use. Should mitigation measures alone not be to Council's satisfaction, increased separation of the use and the source may be required.

8.13 Tree Retention and Biodiversity

Objectives

1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.
3) The development should minimise the environmental impacts of clearing for bushfire hazard reduction.
4) To maintain or improve as much existing vegetation as practicable within the locality.
5) Reduce impacts of runoff from roads and impervious areas on adjacent lands.
6) To manage weeds on the site during and after construction to prevent the spread of weeds.

Controls

a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or ~~significant~~ remnant vegetation and species.
b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.
c) Existing ~~significant~~ trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.
d) Native vegetation (canopy level) shall be provided, where possible within pocket parks, riparian corridors and street verges. Details of any planting shall be provided within a detailed Landscape Plan submitted at development application stage.
e) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
f) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
g) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.
h) Where required by Council, subdivision development applications are to be accompanied by a Weed Management Plan that identifies weed control measures during and after development.
i) Trees selected for retention at subdivision stage must be carefully considered to ensure that the retained trees do not later adversely affect development on the subdivided lots.

8.14 Flora and Fauna Objectives and Controls

Objectives

1) To encourage subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and which has a minimal impact on them.
2) To encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.
3) To encourage subdivision which comply with all applicable legislative requirements.

Controls

a) Submission to Council of a Species Impact Statement which complies with the *Biodiversity Conservation Act 2016*.
b) Application of any measures or amelioration measures identified in the Species Impact Statement.
c) Implementation of design and construction measures to achieve the relevant provisions of the *QPRLEP 2022*.
d) Native vegetation which adds to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal. A Vegetation Management Plan will assist in managing the development site in order to ensure that existing conservation areas are protected from excessive disturbances.
e) A vegetation Management Plan intended to assist in managing the development site in order to ensure that existing conservation areas are protected from excessive disturbances.

f) A Vegetation Management Plan intended to assist in the ongoing biodiversity conservation and management of remnant native vegetation is met within a development and that inappropriate land modification activities are addressed.

8.15 Land Contamination Management

Objectives

1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
2) To require subdivisions which minimise the risk of contamination to future residents and employees.
3) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

a) Where required implementation of measures designed to remediate the land to a standard suitable for the proposed land use.
b) Implementation of measures designed to achieve and comply with the applicable provisions of the applicable environmental planning instrument.
c) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands*. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
d) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.
e) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the NSW EPA's (now Office of Environment and Heritage) (OEH) *Guidelines for Consultants Reporting on Contaminated Sites* and *State Environmental Policy (Resilience and Hazards) 2021.*
f) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
g) Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

8.16 Odour

Objectives

1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant.

Controls

a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 400m of the proposed or operating sewerage treatment plant is to be accompanied by a Level 3 Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The assessment is to be undertaken in accordance with the Department of Environment and Conservation's *"Approved Methods for Modelling and Assessment of Air Pollutants in NSW" 1985.*

b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source.

8.17 Construction Waste

All construction waste contains resources that are useful. Recovering, recycling and using these as secondary resources reduces demand for landfill sites.

Waste includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in such volume, constituency or manner as to cause an alteration in the environment.
- Any discarded, rejected, unwanted, surplus or abandoned substance.
- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance.
- Any substance prescribed by the regulation to be waste for the purpose of the *Waste Minimisation and Management Act 1995*.

Objectives

1) Development should improve design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.
2) Building designs and construction techniques should minimise waste generation.

Controls

a) Applicants are required to submit a waste management plan with the development application for the management of waste during the construction phase.

Detailed requirements can be found in the Waste Management Plan (WMP) Guideline – Consultation draft ~~A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:~~

~~i. The volume and type of waste to be generated.~~

~~ii. How waste is to be stored and treated on site.~~

~~iii. How and where residual material is to be disposed.~~

~~iv. The Waste Management Plan must be accompanied by drawings with specific details showing:~~

~~v. On site sorting and storage areas,~~

~~vi. Access for collection vehicles, and~~

~~vii. Vegetation to be removed or retained.~~

~~b) The Waste Management Plan must optimise recycling to reduce waste to landfill. The owner/applicant must provide relevant evidence to Council or the accredited certifier of compliance with the specified arrangements.~~

8.18 Landfill / Earthworks

It is common practice to use the term ‘clean fill’ to describe the material suited for landfill activity. However landfill carried out with material that contains building waste such as broken concrete slabs or bricks may be contaminated and present long term environmental problems particularly in flood affected areas.

The EPA requires that landfill uses only virgin excavated natural material (VENM) such as clay, gravel, sand, soil and rock.

Landfill with material that is mixed with any other type of waste excavated from areas of land contaminated with human made chemicals or which contains sulphidic soils is not acceptable.

Landfill with material other than VENM may require a licence from the EPA for a waste facility operation.

Objectives

1) To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.
2) Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment.
3) Development should minimise the amount of landfill required.

Controls

a) Adequate justification of the need for landfill to be deposited on a site must be provided.
b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.
c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.
d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.
e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.
f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.
g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.
h) Landfill must not adversely affect the natural flow of drainage or runoff.
i) Before granting development consent for landfill or earthworks, an applicant is to demonstrate to Council the following issues have been addressed:
    i. The likely disruption of or any detrimental effect on existing drainage patterns and soil stability in the locality.
    ii. The effect of the proposed development on the likely future use or redevelopment of the land.
    iii. The quality of the fill or of the soil to be excavated, or both.
    iv. The effect of the proposed development on the existing and likely amenity of adjoining properties.
    v. The source of any fill material or the destination of any excavated material.
    vi. The likelihood of disturbing Aboriginal objects or other relics.
    vii. Proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

8.19 Additional Controls for Subdivision in a Buffer Area

The interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas". Buffer Areas are

shown on Structure Plan Map (Appendix 2).

8.19.1 Buffer to Hume Industrial Area and Goulburn / Bombala Railway

Objectives

1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to protect the adjoining zones that allow for noise sensitive uses including dwellings such as shop top housing.
2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate noise and odour emissions where applicable.

Controls

a) Any development within the buffer shall not include noise sensitive uses.
b) Noise and vibration mitigation measures shall be incorporated into the landscaping and any building design to protect development and occupants of the buffer land and the adjoining land to the east.
c) The visual impact of Hume development is to the identified in visual catchments.
d) Landscaping and building forms that screen and mitigate visual impacts shall be identified and incorporated into development to mitigate visual impact identified above.
e) Any development able to accommodate people is to have habitable rooms located on the side facing away from the Hume industrial area while less sensitive rooms may be located on the side facing the industrial area.
f) Future development is to provide residential amenity that conforms to relevant noise guidelines, including for Suburban Land in the *NSW Industrial Noise Policy (EPA 2000*).
g) Dense planting over 100 – 150 continuous metres on the Visual and Acoustic Buffer land is to be provided to screen uses at the Hume Industrial Estate.
h) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
i) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.
j) To protect the integrity of areas recognised as having environmental significance development shall consider any adverse impacts and incorporate appropriate design solutions to address these.

8.19.2 Urban and Non-Urban Interface

Objectives

1) Land use conflict between new development and farmland, areas of high biodiversity value is to incorporate buffers to protect conservation areas from weeds, intrusion by humans and animals or blown litter.

Controls

a) Ensure the potential for land use conflict is considered at the subdivision stage.
b) New urban development, rural settlement and other development in rural areas should be sited and designed so they do not interfere with legitimate and routine rural land uses on adjoining lands.
c) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall be greater than 3,000m^2 and include nominated building envelopes.
d) Selective tree removal within a designated building envelope no greater than 800m^2.
e) Landscaping on land at the interface shall not include any weed or invasive species.

f) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.

g) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.

h) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.

South Jerrabomberra DCP 2015

Part 9

Signage

Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**893533**

Part 9 - Signage

9.1 Introduction

This section of the Development Control Plan (DCP) applies to all signs erected or displayed outdoors, including those located outside or on the exterior of buildings, in residential areas, commercial areas, in open space areas and recreational areas.

This section of the DCP does not apply to directional signs such as road traffic and safety signs or informative signs such as street, suburb name signs or signs within reserves.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Chapter 3 - Advertising and Signage of the State Environmental Planning Policy (Industry and Employment) applies to this form of development and will be used to assess signs. Signs may be exempt under this policy where they meet applicable development standards.

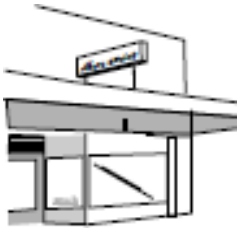
Controls

1) Maintain uniformity and orderly standards for advertising structures, as well as controlling the number and types of advertisements.
2) Ensure that the placement and design of advertisements and advertising structures are consistent with the architectural theme and design of a building and that such advertisements are not placed on prominent architectural features of a building including gables or the like.
3) Ensure that advertisements and advertising structures do not detract from the streetscape and open space of the locality, nor lead to visual clutter through the proliferation of such advertisements.
4) Ensure that advertisements and advertising structures do not constitute a traffic hazard to motorists and pedestrians.
5) Corporate colours, logos and other graphics are encouraged to adhere to the controls under this section.
6) Ensure that advertisements and advertising structures do not interfere with the operation of traffic control signs and signals.
7) Ensure equal viewing rights where practical for all advertisements and advertising structures and to ensure that such advertisements are affixed and maintained in good structural condition at all times.
8) Reduce the proliferation of advertisements and advertising structures by requiring rationalisation of existing and proposed advertisements and the use of common directory boards.
9) The size and amount of information on signs is to be relative to the sign size to reduce the potential for clutter and increase their legibility.

9.2 Signage Structures and Displays Not Requiring Consent

The following statements and definitions are accompanied by illustrations. These illustrations are indicative only and are intended as a guide to assist the applicant to interpret sign types:

Above Awning Sign



Signage which is located above an awning or verandah but contained entirely below the roofline and not protruding beyond the extent of the awning or verandah.

Above awning signs are prohibited in the areas covered by this Plan.

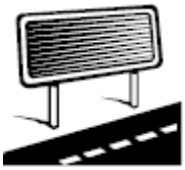
Awning Fascia Sign

Signage attached flush to the fascia or return end of an awning, which does not project above, below or beyond the awning of a shop over a footpath.

Controls

a) One per occupancy fronting the street at ground level. No repetition of the same sign permitted for multiple occupancy sites or along the fascia of single occupancy sites,
b) Maximum area 1.5m^2 and maximum depth of 400mm.

Billboard Sign



A sign supported by one or more columns or posts which are independent of any building or other structure.

Billboard signs are prohibited in the areas covered by this Plan.

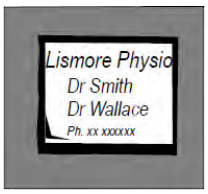
Bunting

A string of lightweight coloured material or plastic secured at both ends but allowed to move freely. Bunting is only permitted for use at special events, festivals, sales etc.

Controls

a) The sign is not to be displayed earlier than seven days before an event and not exceeding seven days after the event.

Business Identification Sign



A business identification sign means a sign that indicates:

i. The name of the person or business.
ii. The nature of the business carried on by the person at the premises or place at which the sign is displayed.
iii. That may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include an advertising relating to a person who does not carry on business at the premises or place.

Controls

a) 25% of the front elevation of a building on which it is displayed, with a maximum height of 3m or the height of the underside of any awning measured at a line at which it is attached to the building.
b) A minimum height of 2.6m above a road or road reserve or road.
c) Complies with the definition of business identification sign.
d) Securely fixed by metal supports to the premises.

Chalk Board Sign

A portable advertisement displayed on a chalk board located on or outside a building used primarily to describe goods or services which may vary on a regular basis.

Controls

a) Maximum advertising area 1m^2.
b) These signs must not be located on footpaths.
c) One per occupancy.

Double or Single - Sided 'A' Frame Sign

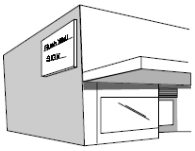
A portable, free standing sign consisting of either two boards supporting each other in an 'A' configuration, or one board supported by one or more posts in an 'A' configuration.

Controls

a) Not more than 1m in height and 900mm in width.
b) Placed on the public footway within 1m of the property boundary of the site.
c) Placed not to obstruct traffic lights, lines of sight or the free flow of pedestrians.
d) Sufficiently weighted down to prevent unintentional movement.
e) Designed to prevent harm to other users of the public footway.
f) Removed at the end of each day's trading or work on, or use of the site.
g) The owner must hold current Public Liability Insurance extended to indemnify Council for a minimum of $20,000,000 in respect of liability arising out of the sign being placed on the public street and has provided Council with a copy of the Insurance Certificate.
h) One sign per premises.

Flush Wall Sign

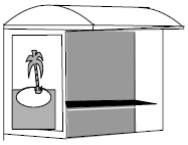
A sign attached to the side or front wall of a building and not projecting more than 100mm from the wall surface.



Controls

a) One per occupancy. No repetition of the same sign permitted for multiple occupancy sites or along the wall of single occupancy sites.
b) Maximum area for side wall 3m^2. Maximum g area for front wall is 1.5m^2.
c) Minimum of 2.6m above footpath pavement level.
d) Does not obscure an architectural feature.

Furniture Sign

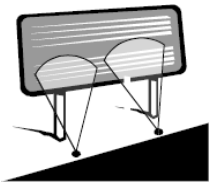


A sign fixed to furniture items such as seats, telephone boxes or bus shelters as an integrated part of the design of the furniture item.

Controls

a) Maximum of 2 signs per furniture item.
b) Maximum area 1m^2 per sign.

Indirectly Illuminated Sign



A sign illuminated from a source external to the sign for the purposes of improving legibility.

Controls

a) Illumination shall not adversely impact the amenity of adjacent buildings/residences.

Internally Illuminated Sign

A sign which is lit from a light source contained within the sign.

Controls

a) Illuminated signs may be of any sign type and as such the size of the sign is limited to the maximum size permitted for that particular type of sign.
b) Signs are not to be animated, flashing or moving.
c) Signs are to comply with AS4282-1997 *Control of the obstructive effects of outdoor lighting.*

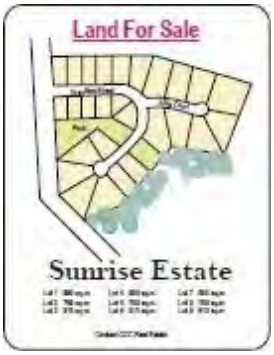
Kite, Banner or Flag

A piece of fabric supported on one or two sides by poles or ties and allowed to move freely.

Controls

a) Maximum area 3m^2.
b) Minimum of 2.6m above footpaths pavement level and 5m above vehicle pavement level.
c) Maximum height 8m.

Land Sale Sign



A sign whose specific purpose is to advertise land that is available for sale.

Controls

a) Maximum area 6m^2 for each 25 lots of development being sold.
b) To be erected *o*n the land that is for sale.
c) To be displayed for no longer than 12 months.

Land Sale Directional Sign

A sign whose specific purpose is to direct potential purchasers and other interested parties to the location of land that is for sale.

Controls

a) Maximum advertising area of 0.3m^2 each for a maximum of 3 signs.
b) To be displayed no longer than 12 months.

Multiple Identification Sign

A sign or group of signs containing a list of businesses or people occupying a shared tenancy or premises.

Controls

a) One multiple identification sign per multiple occupancy premises.
b) 1.5m^2 per multiple occupancy premises with up to 5 occupancies. 0.75m^2 per multiple occupancy premises with more than 5 occupancies.

Neon Sign

An advertisement which is illuminated by either an internal or external light whether or not included in any other type of sign.

Controls

a) Neon signs may be of any sign type and as such the size of the sign is limited to the maximum size permitted for that particular type of sign.
b) Signs are not to be animated, flashing or moving,
c) Signs are to comply with AS4282-1997 *Control of the obstructive effects of outdoor lighting.*

Pole Sign

A single sign supported by one column or post which is independent of any building or other structure.

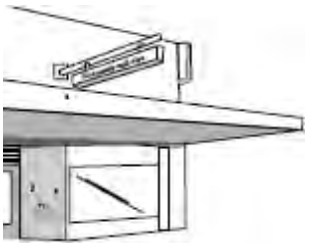
Controls

a) Maximum height 10m.
b) Maximum area 3m^2.

Poster Sign

A temporary advertisement usually in the form of a paper or lightweight cardboard or foam core board “poster” used for the purposes of displaying information about a local event or attraction.

Projecting Wall Sign



An advertisement attached to a building at one end and projecting away from the building façade but no protruding beyond the roadside edge of the awning or above the roof line of a building.

Projecting wall signs are prohibited in the areas covered by this Plan.

Real Estate Sign

A sign in respect of a place or premises to which it is affixed which contains only a notice that the place or premises is for sale or letting together with particulars of the sale or letting.

Controls

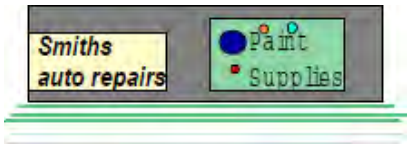
a) Up to 2 signs per premises whether the premises are a single occupancy or multiple occupancy building or site.
b) Maximum area 3.5m^2 per sign.
c) No closer than 3m apart.
d) To be displayed no longer than 14 days after the letting of completion of sale.

Roof Sign

An advertisement erected on or above the parapet of a building that is wholly or partly supported by the building.

Roof signs are prohibited in the areas covered by this Plan.

Sponsorship Sign



Signs on the playing surface or on the inside of a fence around the playing surface of a sporting facility displaying information about sponsors or products of sponsors of teams or organisations using the sporting facility.

Controls

a) Seen only from the inside of the ground or complex.

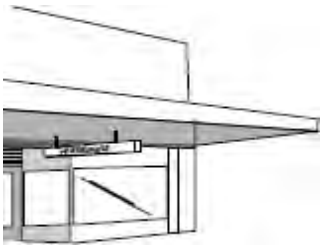
Top Hamper Sign

An advertisement attached to the transom of a doorway or display window of a building.

Controls

a) Not projecting more than 100mm from the face of the building and for a maximum area of 2.5m^2.

Under Awning Sign



Illuminated sign not to include flashing lights.

Controls

a) One per occupancy fronting the street at ground level.
b) Minimum of 2.5m above footpath pavement level and no closer than 3m apart.
c) Maximum area of 1.5m^2.

Window Sign

A sign painted or displayed on a shop window.

Controls

a) The sign shall occupy no more than 30% of the total window area.

9.3 Street Signs Comprising Regulatory Signs and Advisory Signs, Name Plates, Directional Signs and Advance Traffic Warning

Objectives

1) Designed and constructed by or on behalf of the Council or the Roads and Maritime Services of New South Wales.
2) Structurally sound.
3) Designed, fabricated and installed in accordance with relevant SAA standards.

South Jerrabomberra DCP 2015

Part 10

Neighbourhood Centre including Mixed Use Controls and Principles

Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**893613**

Part 10 – Neighbourhood Centre including Mixed Use Controls and Principles

10.1 Introduction

This section outlines the objectives, key controls and design principles relating to areas that require further design attention including the Neighbourhood Centres. A Neighbourhood Centre includes any land zoned Neighbourhood Centre, any land included in the Mixed Use zone and any Additional Development Area as identified on the relevant map of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022).* In South Jerrabomberra, they include the Neighbourhood Centres for the Poplars and South Tralee.

Before most types of development can be undertaken within these areas more detailed planning and design controls will be required to be implemented in the form of a DCP amendment to this Plan.

10.2 Overall Desired Future Character

The desired future character of the neighbourhood centres is of a low scale node of activity that meets the daily convenience shopping needs of the surrounding residential catchment. It will be designed to be accessed from walkable neighbourhoods and readily accessible by public transport as a transport node. (Refer Staging Plan at Appendix 2)

Development within the neighbourhood centre shall be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The Neighbourhood Centre will be designed to be attractive and safe for pedestrians. Public spaces shall be landscaped and articulated with street furniture and lighting and allow for active and passive recreation and/or spillout zone from adjoining retail or other uses.

Co-location of uses and facilities will be encouraged whilst incorporating the needs of health and aged care providers and facilities for young people within the Neighbourhood Centre. Due to the effects of aircraft noise limiting the potential for any residential development, Shop Top Housing cannot be located across the entire DCP area, including in the Poplars. Any development of this kind, where appropriate, is to be located and designed to avoid impacts from existing uses in the Hume Industrial Estate.

The Poplars

The desired future character of the Poplars will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.

The Poplars Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tompsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.

The Business Park precinct is an area of approximately 30ha located south of Tompsitt Drive primarily used to accommodate a business park, environmental conservation and private recreation. It will support a diverse range of business, office and light industrial uses in a high

quality built form and landscaped setting showcased through best practice site planning and urban design provisions with staff and customers in mind. Development should limit any impacts on surrounding neighbourhoods. Buildings are to be designed to respect the topography and landscape features.

South Tralee

The desired future character for the South Tralee neighbourhood centre will be a purpose built centre to accommodate the needs of the local community. The Neighbourhood Centre will provide a traditional main street shopping experience with an enjoyable pedestrian environment.

Objectives

1) To create a vibrant, mixed use neighbourhood centre that provides a range of retail and community facilities that serve the local population as well as higher density housing options.
2) To ensure that the detailed design of the neighbourhood centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.
3) Good quality development which has regard to adjoining development in minimising any adverse impacts.

Controls

a) Compliance with the relevant controls of Part 3D of the Queanbeyan Development Control Plan 2012 of this part of the development control plan in Business zones where shop top housing is permitted with consent.

10.3 Signage

Objectives

1) To ensure that signage (including advertising):
    i. Is compatible with the desired amenity and visual character of an area.
    ii. Provides effective communication in suitable locations.
    iii. Is of high quality design and finish.
2) Maintain uniformity and orderly standards for advertising structures, as well as controlling the number and types of advertisements.
3) Ensure that the placement and design of advertisements and advertising structures are consistent with the architectural theme and design of a building and that such advertisements are not placed on prominent architectural features of a building including gables or the like.
4) Ensure that advertisements and advertising structures do not detract from the streetscape and waterscape of the locality, nor lead to visual clutter through the proliferation of such advertisements.
5) Ensure that advertisements and advertising structures do not constitute a traffic hazard to motorists and pedestrians.
6) Ensure that advertisements and advertising structures do not interfere with the operation of traffic control signs and signals.
7) Ensure equal viewing rights where practical, for all advertisements and advertising structures, and to ensure that such advertisements are affixed and maintained in good structural condition at all times.
8) Reduce the proliferation of advertisements and advertising structures by requiring rationalisation of existing and proposed advertisements and the use of common directory boards in proposed and existing multi occupancy developments.

Controls

a) Comply with the relevant controls in Part 9 Signage of this DCP for the type of sign proposed.

10.4 Safety and Security

Objectives

1) To create an environment in which people feel safe to walk during the day and night.
2) Enhance public safety by reducing opportunities for crime to occur.
3) Improve observation of public and private spaces.
4) Optimise the use of public spaces and facilities by the community.
5) Promote the design of safe, accessible and well maintained buildings and spaces.

Controls

a) Comply with the relevant controls in Clause 2.9 of the Queanbeyan Development Control Plan 2012.

10.5 Site Car Parking

Objectives

1) Ensure that onsite parking for all development is provided to meet the anticipated demand of employees, residents and customers.

Controls

a) Comply with the relevant controls in Clause 2.2 of the Queanbeyan Development Control Plan 2012.

10.6 Change of Use

Objectives

1) To encourage continued use and reuse of existing commercial premises to make the centre financially viable for prospective lessees, landowners and purchasers to establish their proposed business and to promote continued commercial uses and avoid empty premises.
2) To encourage a vibrant commercial centre.

Controls

a) Where the use of an existing building is to be changed Council will require that additional car parking (if any) be provided on the basis of the difference between the requirements for the approved/authorised existing use and the proposed use.
b) Notwithstanding the above control nothing in this plan shall be applied to require that additional parking is required for the change of use of existing lawful commercial premises within the CBD (where there is no increase in floor space proposed) to:
    i. Business premises
    ii. Food and drink premises
    iii. Restaurants
    iv. Retail premises
    v. Takeaway food & drink premises
    vi. Kiosks

    as defined under the relevant LEP Instrument.

10.7 Pedestrian Access and Mobility

Objectives

1) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition whilst also contributing to the vitality and vibrancy of the public domain.
2) To ensure buildings and places are accessible to people with a disability.
3) To provide a safe and accessible public domain.

Controls

a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.
b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the *Disability Discrimination Act 1992* (as amended).
c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.
d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.
e) The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain.
f) Pedestrian access ways, entry paths and lobbies shall use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.
g) Any new development providing basement car parks shall make provision for access for persons with a disability.

10.8 Shop Top Housing

Objectives

1) Provide Shop Top Housing only in appropriate locations.
2) Establish an attractive streetscape through high quality design where all dwellings as Shop Top housing have a good level of comfort and amenity.
3) Provide for a mix of type and size of unit ensuring that each unit has a designated secure storage space.
4) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.
5) Shop top housing shall encourage activity on streets by providing awnings to ground floor retail, commercial or public uses.
6) Residential development is generally located to take advantage of high amenity spaces, such as open space, Parks, or other civic spaces.
7) In development with shop top housing a separate entry is provided for vehicle and residential uses.
8) All developments must provide a designated secure storage space for each dwelling unit.

Controls

a) Development shall be located generally in accordance with the Neighbourhood Structure Plan.

b) A mix of materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
c) Development shall comply with the minimum standards as set out in Table 1 Shop Top Housing.
d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
e) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.
f) Minimum floor to ceiling heights are 3.3m for commercial office and 3.6m for active public uses, such as retail and restaurants.
g) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
h) Locate clearly demarcated residential entries directly from the public street.
i) Clearly separate and distinguish commercial and residential entries and vertical circulation.
j) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.
k) Provide safe pedestrian routes through the site, where required.
l) Front buildings onto major streets with active uses.
m) Avoid the use of blank building walls at the ground level.
n) The design of Shop Top housing shall address:
    i. Articulation to the street unless in the buffer area to Hume Industrial Estate.
    ii. Roof form to provide for visual variety.
    iii. Entrances which are easily identifiable.
    iv. Car parking to meet the needs of residents.
    v. Allow for private open space/balconies, privacy, natural ventilation, daylight access, storage areas and a high level of amenity for residents.
o) Where Shop Top Housing is located in proximity to existing and future noise and odour sources, or within the buffer area to the Hume Industrial estate, building design shall ensure that the impact of any of the existing activities in that adjoining area are minimised by:
    i. Incorporating acoustic protection measures within the building design.
    ii. Siting noise - sensitive rooms like habitable rooms away from the noise source.
    iii. Utilising design features such as acoustic barriers, fences, mounding and landscaping.
    iv. Views from habitable rooms and balconies to face away from the Hume Industrial Estate.
p) Awnings are to:
    i. Provide continuous cover along the footpath on streets where such awnings exist.
    ii. Complement the height, depth and form of the desired character or existing pattern of awnings.
    iii. Provide sufficient protection for sun and rain.
    iv. Contribute to the legibility of the shop top housing and amenity of the public domain by locating local awnings over building entries. Provide safe pedestrian routes through the site, where required.
    v. Enhance safety for pedestrians by providing under-awning lighting.

Shop-top housing Sawtell NSW

Table 1: Shop Top Housing

Shop Top Housing	
Minimum Lot Size	1000m^2
Lot width (minimum)	25m
Site coverage max	40%
Building Height	As per the *QPRLEP 2022*
Front setback minimum	First Storey (Ground floor) – Zero setback Second Storey – Zero setback Subsequent Storeys – 6.0m
Corner Lot Secondary Setback (minimum)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Side setback minimum	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Rear setback minimum (excluding garaging)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Articulation zone	1.5m articulation zone – 45-50% of width of building
Principle Private Open space **Balcony Minimum area**	12m² North facing directly accessible from living areas minimum width of 2.0m. **(The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)**
Solar access to Principle Private Open Space (PPOS) as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of PPOS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.

Shop Top Housing	
Communal Landscaped Area (minimum)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
Number of car spaces (minimum)	1 space per 1 bedroom dwelling and with a Gross Floor Area (GFA) of not more than $60m^{2.}$ 2 spaces per dwelling for all other dwellings
Visitor parking	A minimum of 2 spaces plus one space per 4 dwellings (in excess of 4 dwellings).
Underground parking	Permissible – 3m set back to side boundaries Minimum basement height - 2.2m
Earthworks	1.5m maximum cut and fill
Maximum length of shop top housing	Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken.
Minimum gap between residential buildings	6.0m

10.9 Residential Balconies Associated with Shop Top Housing

Objectives

1) To provide all dwellings with private open space.
2) To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for residents.
3) To ensure that balconies are integrated into the overall architectural form and detail of buildings with shop top housing.
4) To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.

Controls

a) Where other private open space is not provided, at least one primary balcony should be provided.
b) Primary balconies shall be:
   i. Located adjacent to the main living areas;
   ii. Sufficiently large and well proportioned; and
   iii. Face away from any views to the Hume Industrial Estate.
c) Secondary balconies, including Juliet balconies and the like should be considered for additional amenity and choice.
d) Design solutions should be considered to ameliorate the effect of noise and wind. This could be achieved by:
   i. Locating balconies facing predominantly north, east or west to provide solar access, unless where necessarily located to avoid views to the Hume Industrial Estate.
   ii. Utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind.

iii. Providing balconies with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade in special locations where noise or high winds prohibit other solutions on busy roads or in tower buildings.
iv. Choose cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy.
v. Ensuring balconies are not so deep that they prevent sunlight entering the dwelling below.

e) Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include:
   i. Detailing balustrades using a proportion of solid to transparent materials to address site lines from the street, public domain or adjacent development. Full glass balustrades do not provide privacy for the balcony or the apartment's interior, especially at night.
   ii. Detailing balustrades and providing screening from the public, for example, for a person seated looking at a view, clothes drying areas, bicycle storage or air conditioning units.
   iii. Co-ordinate and integrate building services, such as drainage pipes, with overall façade and balcony design, for example, drainage pipes under balconies are often visible from below in taller buildings and negatively impact on the overall façade appearance.

10.10 All other Residential Development Controls

Objectives

1) To facilitate residential housing for multiple dwellings, dual occupancies and residential flat buildings in appropriate locations which is of high quality design and complies with Council's guidelines as specified in Part 7 of this DCP.

Controls

a) All other permitted residential housing for multiple dwellings, dual occupancies and residential flat buildings are to comply with the controls in Part 7 of this DCP.

10.11 Additional Controls for Visual and Acoustic Buffer Land

Buffer Areas are shown on the Staging Plan Map in Part 3 and Appendix 2.

Buffer to Hume Industrial Area & Goulburn / Bombala Rail Corridor

Objectives

1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to protect the adjoining zones that allow for noise sensitive uses including dwellings such as shop top housing.
2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate noise and odour emissions where applicable.

Controls

a) Any development within the buffer shall not include noise sensitive uses.

b) Noise and vibration mitigation measures shall be incorporated into the landscaping and any building design to protect development and occupants of the buffer land and the adjoining land to the east.
c) Any development shall consider the visual impact of surrounding development.
d) Landscaping and building forms that screen and mitigate visual impacts shall be identified and incorporated into development to mitigate visual impact identified above.
e) Any development able to accommodate people is to have habitable rooms located on the side facing away from the Hume industrial area while less sensitive rooms may be located on the side facing the industrial area.
f) Future development is to provide residential amenity that conforms to relevant noise guidelines, including for Suburban Land in the *NSW Industrial Noise Policy (EPA 2000*).
g) Dense planting over 100–150 continuous metres on the Visual and Acoustic Buffer land is to be provided to screen uses at the Hume Industrial Estate.
h) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
i) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

10.12 Additional Objectives and Controls for Poplars Neighbourhood Centre

The Poplars Neighbourhood Structure Plan (Northside) Appendix 3 provides a general indication of key features to guide the overall layout of the development of the centre.

This plan is to be read in conjunction with the objectives and controls set out below.

Objectives

1) To ensure that the design, mix and siting of development supports the neighbourhood centre.
2) To ensure that design and siting of the development establishes a high quality, vibrant and attractive place.
3) To ensure that the arrangement of uses takes into account the residential amenity of the adjacent housing.
4) To ensure that the arrangement of uses takes into account and minimises any adverse impacts on the ecological values of the adjoining environmental conservation land.
5) To ensure personal safety for workers and visitors to the development.
6) To ensure design minimises the opportunity for crime and maximises opportunities for passive surveillance.

The Built Form Controls

a) Development is generally to take the form of 1 to 2 storeys.
b) The equivalent of 3 storey built form structures may be considered in order to provide variation and diversity and may form part of key signage elements and strategic articulation of the built form.
c) The design and siting of buildings shall give consideration to providing a transition to the existing residential development.
d) Where practical, active building frontages at ground level are to define edges to the pedestrian network and public domain elements.
e) Where practical large format retail uses are to contain active uses along primary pedestrian connections and frontages.
f) Blank walls are discouraged.
g) Built form is to include a high level of architectural finish and design.
h) Articulated and varied architectural forms and facades are encouraged.

Public Domain Controls

a) Consideration is to be given to the provision of a publicly accessible area such as a public square / pocket park ("village square/green") to act as a focal point of the neighbourhood centre and is to allow for a range of uses including open air dining, temporary events, seating, resting, social interaction and children's play.
b) The location of the public square/pocket park is to be determined as part of the detailed layout, design and siting of the neighbourhood centre.
c) Publicly accessible areas are to include a high quality landscape design, a mix of soft and hard landscaping and incorporate street furniture and lighting to contribute to the character of the centre.

Access and Mobility Controls

a) Pedestrian links are to be open and the pedestrian network within the Neighbourhood Centre is to facilitate movement between the centre and any new bus stop that might be provided, central public spaces, retail facilities and the carparking areas.

Landscaping and Edge Treatment Controls

a) The landscaping of a sufficient width and suitable species shall be provided around the perimeter of the neighbourhood centre including Tompsitt Drive
b) The landscape buffer along the eastern edge of the centre shall be designed to provide a suitable buffer to minimise any impact on the amenity of the adjacent residential area.
c) Landscaping along the northern edge shall be designed to minimise any adverse impact to the environment / conservation values of the adjoining land.
d) Landscape edge to Tompsitt Drive shall provide a suitable address whilst also retaining visibility for the commercial uses along the frontage.
e) All landscape areas shall be designed in accordance with safer by environmental design practices.

Safety and Surveillance Controls

a) Buildings should be designed to overlook public domain areas and provide casual surveillance.
b) Building entrances should be orientated towards the street wherever possible to ensure visibility between entrances, foyers, car parking areas and the street.
c) Appropriate lighting should be provided to all cycle and pedestrian paths, bus stops, car parks and buildings.
d) Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.
e) Consideration should be given to the use of landscape elements so as to not compromise the perceived level of safety.

South Jerrabomberra

DCP 2015

Part 11

Business Park and Employment Lands Controls and Principles

Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**893621**

Part 11 - Business Park and Employment Lands - Controls and Principles

11.1 Purpose of this Part

This part of the development control plan outlines the requirements for development in a Business Park or Industrial (Employment Land) Zone, and for industrial development that may occur outside of these zones.

Development will comply with a Neighbourhood Structure Plan which will form part of this Development Control Plan (DCP).

Development is to comply with the general provisions of Part 8 – All Development of this DCP and relevant provisions of the *Queanbeyan Development Control Plan 2012* as referred to below.

11.2 Business Park Desired Future Character

The desired future character of the Business Park is to provide for a business and enterprise precinct which can accommodate a wide range of local employment opportunities. The area should establish a high quality built form character and urban environment through best practice site planning and urban design provisions. Site design within the precinct shall encourage inclusion of design features that provide a high quality environment for staff and customers.

11.2.1 Overall Objectives for Development in the Business Park

In the case of the Business Park the following objectives need to be complied with include:

1) Encourage commercial, professional and health care services and light industrial activities in a concentrated business park.
2) Achieve an attractive and sustainable built form that complements the visual character of the area.
3) Maintain the integrity of the topography, scenic landscape and character of the area by limiting the extent of cut, fill and site regrading.
4) Moderate the effect of building height with larger building footprints allocated to flatter sites and smaller or narrower buildings to more sloping sites.
5) Size and type of development does not compromise the regional importance of the Queanbeyan CBD.
6) Building heights are to be consistent with the Height Maps in the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022*).

11.3 Industrial Zone Desired Future Character

The desired future character of the Industrial Zone is to provide for a mix of industrial land uses catering for local employment opportunities. Buildings within this zone shall provide for high quality design and create a high amenity environment for employees. Development within the zone shall promote visually attractive form, design and scale in buildings.

11.3.1 Overall Objectives for Development in Industrial Zones

1) Provide development guidelines for the Industrial development.
2) Protect the amenity of existing residences within and close to industrial development.
3) To prevent incompatible land uses being located in proximity to one another.
4) Encourage best practice in environmental management.
5) Ensure development has a visually appealing appearance to the street.
6) Ensure buildings present an acceptable scale and bulk when viewed from the public domain.

11.4 Site Coverage

Objectives

1) To ensure a balance between built form and landscaping in order to provide a high level of amenity and landscape character.
2) To present integrated design solutions which take into consideration provisions for deep soil planting, shade/solar access and drainage.
3) To allow for future tree planting.
4) To facilitate viable and variable commercial floor plates.

Controls

a) The maximum site coverage shall not exceed 70% of the site area.
b) The minimum landscape area is 10% of the site area. Landscaped areas include all permeable and semi permeable surfaces outside of the defined site area but does not include hardstand driveway, paths and parking areas. The minimum dimension of a landscaped area needs to be 2.0m.

11.5 Setbacks

Objectives

1) Provide adequate land for landscaping, parking and vehicle circulation.
2) Provide flexibility in building location and design.
3) Provide buffers to adjoining land uses to reduce adverse impacts on surrounding land.
4) To preserve residential amenity of any residential development in the neighbouring area.

Controls

a) The following setback requirements listed below apply to all development.

Table 1: Setback Requirements

Street Frontage	Building Line Setback	Minimum Landscaped Width	Other Requirements
Main Street frontage	7.5m	7.5m	Landscaped with no parking.
Secondary Street frontage	3m	3m	Landscaping with no parking.
Side and rear boundaries	From zero	Not applicable	Walls and openings are fire rated as per National Construction Code requirements.

Note: Setbacks are also dependent on access width and service requirements needed for development, the location of council's services and the requirements of the National Construction Code – Refer part 2 and the required National Construction Code.

11.6 Car parking and Vehicular Access

Objectives

1) To ensure adequate areas are provided for off-street car parking, vehicular access, on-site circulation and loading facilities.
2) To ensure car parking, circulation and loading areas are integrated with the form and layout of buildings on the site.
3) To ensure all vehicles can enter and exit a site in a forward direction.
4) To avoid road conflicts and traffic congestions.
5) To ensure the safe movement of vehicles and pedestrians.
6) To ensure parking and access ways do not become unsightly or affect the amenity of the area by way of dust or uncontrolled runoff.

Controls

a) Compliance with Part 2.2 Car Parking of the *Queanbeyan Development Control Plan 2012*. ~~An extract of car parking rates for typical industrial type land uses is show in the table below~~.

~~**Table 2: Minimum Parking Requirements**~~

~~Type of Development~~	~~Minimum Requirement~~
~~Vehicle Body Repair workshops, Vehicle repair stations~~	~~Whichever is the greater of:~~ ~~i) 2 spaces per 100m^2~~ ~~ii) 3 spaces per work bay~~
~~General Industry, Light Industry and Warehouse or Distribution Centres~~	~~1.3 spaces per 100m2 of GFA~~
~~Service Stations~~	~~6 spaces per working bay and 5 spaces per 100m^2 of GFA of convenience store~~
~~Resource Recovery Facility~~	~~1 space per 200m^2 of site area, or when largely combined within a building, requirement is 3 spaces per 100m^2 GFA~~
~~Bulky Goods Premises, Landscaping Materials Supplies~~	~~3 spaces per 100m^2 of GFA plus 1 space per 200m^2 of site area~~
~~Take Away Food and Drink Premises~~	~~1 space per 15m^2 of GFA~~

~~**Note:** All parking spaces are to be clearly marked and signposted and include provision for disabled parking.~~

11.7 Building Design

Objectives

1) Promote buildings that enhance the quality of the streetscape.
2) Encourage innovative, contemporary and sustainable building designs.
3) Encourage design that is compatible with type, scale, height, bulk and character, and enhance streetscape characteristics.
4) Ensure noise is mitigated.
5) Protect/enhance visual amenity of entry points into the city.
6) Corner sites have the potential to define entry points and should therefore address the corner and be well articulated and constructed of high quality materials.

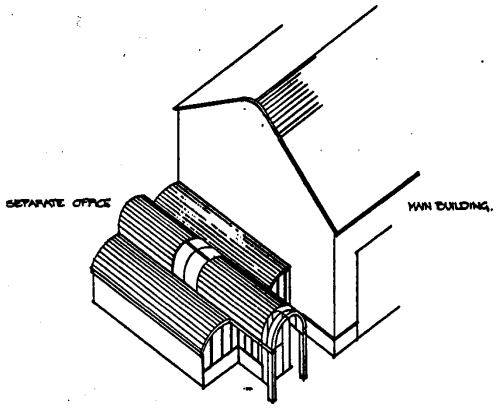


Figure 1

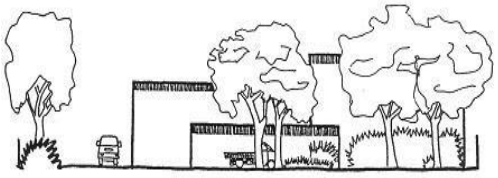


Figure 2

Controls

a) The façade of buildings facing the street should be of a high design quality. Monotonous facades consisting of one plane and colour are to be avoided,
b) Buildings are to be of brick or non-reflective cladding including roof. Storage areas are to be screened,
c) Office accommodation for development should be located at the front of buildings to ensure that blank facades are broken up. The office area should be positioned as an attached structure to the main building to give identity and point of entry to the overall development form (Figure 1) or internal to the building,
d) Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported.
e) New materials for construction are to be used. New buildings should be constructed from low maintenance materials and incorporate energy efficient design principles,
f) The extensive use of reflective glazed windows is not permitted,
g) The appearance of industrial sites, when viewed from nearby residential areas should be addressed through the location of plants and trees that break up the mass of buildings (Figure 2),
h) Buildings are to be designed to address both frontages with entries and active frontages or a single main entry being provided at the corner.

11.8 Safety and Security

Objectives

1) Enhance public safety by reducing opportunities for crime to occur.
2) Improve observation of public and private spaces.
3) Optimise the use of public spaces and facilities by the community; and
4) Promote the design of safe, accessible and well maintained buildings and spaces.

Controls

a) Compliance with Part 2.9 of the *Queanbeyan Development Control Plan 2012*.

11.9 Landscaping and Visual Amenity

Objectives

1) Provide a buffer between buildings.
2) Allow light to penetrate between buildings.
3) Contribute to streetscape and amenity.

4) Ensure that landscaping and planting is sustainable and appropriate for the site.

Controls

a) Provide landscaping to side and rear boundaries adjoining car parking and access areas.
b) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.
c) Use planting to complement any staff outdoor recreation area.
d) Design front planting zones that will soften and complement the view of the buildings, loading, use areas including car parking from the street;
e) Protect existing mature trees and their canopies as part of the development.

11.10 Vehicular Access and Loading/Unloading

Objectives

1) Provide efficient vehicular access and loading /unloading facilities appropriate to the use.

Controls

a) Compliance with the relevant controls in *Queanbeyan Development Control Plan 2012* Part 2.2 Car Parking.

11.11 Pedestrian Access and Mobility

Objectives

1) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition.
2) To ensure buildings and places are accessible to people with a disability.

Controls

a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.
b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant *Australian Standard* (AS 1428 Pt 1 and 2 or as amended) and the *Disability Discrimination Act 1992* (as amended).
c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.
d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.

11.12 Site Works

Objectives

1) Restrict and control excessive earthworks in order to preserve as much as is practicable the existing topography and amenity of the locality.
2) Prevent siltation of materials and erosion of land.
3) Ensure building design is appropriate for site conditions and topography.

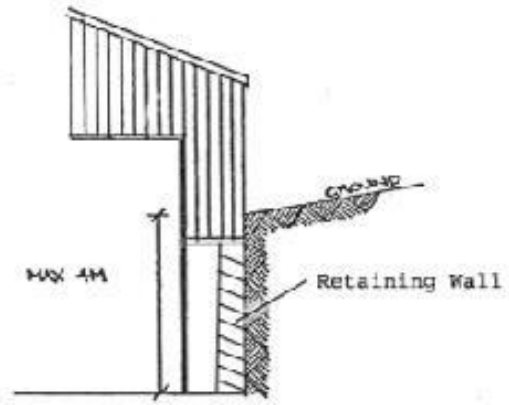


Figure 3

Controls

a) Site works, including clearing of existing vegetation, cut and fill, retaining walls, batters and the like require the written consent of Council except for exempt development (refer State Environment Planning Policy (*Exempt and Complying Development Codes) 2008* and *QPRLEP 2022*)
b) The maximum permissible cut and fill to accommodate any building or associated structure is limited to 2m, except in those circumstances referred to below. All exposed cut and fill is to be suitably retained to structural engineers detail or battered.
c) Council will consider, in case of particularly undulating sites, a cut of up to 4m in depth where the abutting wall of the building serves the purpose of a retaining wall. This provision is subject to the wall of the building satisfying the National Construction Code requirements in regard to structural integrity and drainage. (Figure 3)
d) Excavation and filling of the site, except to accommodate building platform, car parking, driveways and storage areas is to be kept to a minimum. On steeper allotments, the tiering of car parks and external storage areas is recommended.
e) All batters are not to exceed a gradient of 1:4 and shall be suitably stabilised with vegetation. Retaining walls over 1m in height shall be designed by a structural engineer.

Note: Development is to be carried out in accordance to relevant erosion and sediment control measures (Refer *QDCP 2012* Part 2) and Part 8 of this DCP.

11.13 Materials Storage

Objectives

1) Avoid unsightly or visually intrusive development.
2) To minimise the impact of storage materials when viewed from the street.

Controls

a) All efforts should be made to avoid external storage areas being visible from the street. Storage areas that can be seen from the street and neighbouring areas shall be screened.
b) Designated outdoor storage areas are to be indicated on the Site Plan submitted to Council as part of the Development Application.
c) The use of storage units/facilities will be required in order to keep storage areas in a tidy state. The type of storage unit/facility to be provided will be dependent on the materials to be stored.
d) The use of car space and designated driveway areas for storage of materials is strictly prohibited.

e) Storage areas are not to impede exit doors/paths from the building.

11.14 Fencing

Objectives

1) Maintain safety and security of the site.
2) Maintain a high level of visual amenity while enhancing the streetscape.

Controls

a) Fencing along the street frontage is to be transparent.
b) The preferred type of fencing is a galvanised or PVC coated wire mesh, not less than 1.8m above ground level and anchored into concrete footing.

Note: Electric fences are discouraged.

11.15 Site Facilities and Services

Objectives

1) To ensure that site facilities (such as mail boxes, garbage disposal areas, screens, lighting, storage areas, air conditioning units and communication structures) are effectively integrated into the development and are unobtrusive.
2) To ensure that site services and facilities are adequate for the nature and quantum of development.
3) To establish appropriate access and location requirements for servicing.
4) To ensure service requirements do not have adverse amenity impacts.

Controls

a) Mailboxes
    i. Provide letterboxes for commercial tenancies in one accessible location adjacent to the main entrance of the development. They should be integrated into the wall where possible and be constructed of materials consistent with appearance of the building; and
    ii. Letter boxes shall be secure and large enough to accommodate articles such as newspapers.
b) Communication structures, air conditioners and service vents
    i) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures to be:
        i. Away from the street frontage;
        ii. Integrated into the roofscape design and in a position where such facilities will not become a skyline feature at the top of any building; and
        iii. Adequately setback from the perimeter wall or roof edge of buildings.
c) Waste and Recycling Storage and Collection General
    i. All development is to adequately accommodate waste handling and storage on site, including trade waste or hazardous / toxic waste. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council's Sustainability and Better Living Division and Workcover Authority of NSW where applicable.
    ii. Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.
    iii. Waste storage areas are to be designed to:

- Ensure adequate driveway access and manoeuvrability for any required service vehicles;
- Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors on any adjoining site; and
- Screened from the street.

d) Location requirements for Waste Storage Areas and Access

i. Where waste volumes require a common collection, storage and handling area, this is to be located:

- Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions:

Vehicle length	10 metres
Vehicle height	4 metres
Ramp width	4 metres
Turning circle	AUSTROADS template for HRV R=12.5m, Speed=5kph
Axle height	9 tonne/axle

11.16 Noise, Vibration and other Emission

Objectives

1) Ensure any emissions from uses are managed to avoid impacts on uses of the site, adjoining development and any local residential area.

Controls

a) Buildings shall generally be designed to prevent noise from plant machinery and operations associated with the development exceeding 5dBA above the background noise level at any time, measured at the boundaries of the site.
b) All machinery shall be installed to ensure that no vibration is transmitted beyond the development site.
c) Industrial activity must comply with the relevant pollution control legislation administered by the Environment Protection Authority and Council, such as the *Protection of the Environment Operations Act 1997.*

11.17 Drainage

Objectives

1) Ensure drainage and stormwater generated on site is managed to avoid any potential impacts off site.

Controls

a) Development application site plans shall detail methods of stormwater collection and control, including all downpipes, drains and pits, site levels and nearest Council main.
b) All stormwater generated on-site is to be discharged to the kerb and gutter or Council's stormwater main to the satisfaction of Council's Engineering Services. Appropriate facilities are to be provided and maintained by the developer/owner on site to contain and treat spillage, including washing and surface water, harmful to stream or sub-surface water quality.
c) Council will encourage, where appropriate, the use of porous surface material and soakage pits to reduce stormwater loads.

Special Land Use Controls

11.18 Vehicle Sales and Hire Premises

Objectives

1) To ensure vehicle sales and hire premises are designed and maintained to contribute positively to the streetscape and amenity.

Controls

a) Fencing in front of the building line will be supported if;
   i. In a steel post design
   ii. No higher than 1.8m
   iii. Painted in a dark tone
b) A 2m, low level landscaping strip is to be in front of any fencing to soften its presence.
c) The area used for parking and display of cars is to be suitably paved.

11.19 Landscaping Materials Supplies

Objectives

1) To ensure landscaping materials supplies are designed and maintained to contribute positively to the streetscape and amenity.

Controls

a) The storage of all materials such as soil, sand and gravel are to be within designated storage bays.
b) Adequate loading and unloading facilities for customers and suppliers are to be provided so that it does not affect the circulation of other vehicles within the development.
c) Parking is to be provided for all plant and equipment used in the business.
d) An Environmental Management Plan (EMP) is to be submitted with the Development Application for review and approval by Council.
   The EMP is to address:
   i. Bin storage of materials
   ii. Dust controls through sprinkler systems etc.
   iii. Hours and days of operation
   iv. Loading/Unloading on the site
   v. Customer car parking
   vi. Stormwater/drainage controls
   vii. Screening of unsightly activities
   viii. Plant/machinery/equipment/amplified telephones
   ix. Any water recycling initiatives
   x. Ongoing monitoring of EMP
   xi. Complaints register

11.20 Sex Services Premises

Objectives

1) To ensure sex services premises are located away from places frequented by children.
2) To ensure the scale and design of premises is compatible with the area.
3) To ensure any advertising associated with the sex service premises does not interfere with the amenity of the locality.
4) To ensure the premises is operated in a manner that does not interfere with the amenity of the locality.

Controls

a) Must be located at least 200m from the nearest boundary of any allotment developed or proposed to be developed for a place of worship, school, dwelling or a place frequented by children.
b) Sex service premises are to be restricted in total floor space such that it will be reasonably compatible with the scale and character of and not dominant in relation to existing development in the vicinity.
c) Adequate reception/waiting areas are to be provided so as to prevent clients loitering outside such premises.
d) Under no circumstances are sex workers to display themselves outside of the premises or in windows or doorways.
e) Any new building or refurbishment of an existing building to function as a brothel or restricted premises is to be designed so as to be compatible with the built form of adjoining premises.
f) Any advertisement for a restricted premise must comply with the following:
    i. It does not interfere with the amenity of the locality;
    ii. It has an area of no more than $3m^2$; and
        - Includes the words “RESTRICTED PREMISES” in capital letters being no less than 100mm and not exceeding 150mm in height; and
        - Includes the name of the person who conducts the business at those restricted premises or the registered name of the business carried out on those restricted premises.
        - There is no more than one such advertisement erected, displayed or exhibited to public view in a window or an entrance of the restricted premises or in, outside or directly above the door to the premises; and the advertisement is not to be illuminated by flashing lights and does not include changing images or the like.

Note: Council may initially limit any development consent for a sex service premises to 12 months as well as limit the hours of operation. Operation of the premises will be reviewed at that time especially in relation to any complaints received.