



Googong DCP

Combined Table of Contents

Principal plan adopted by Council:	13 October 2010
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Googong DCP – Combined Table of Contents

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Googong DCP

Parts 1 and 2

Preliminary, Context and Amendment Schedule

Principal plan adopted by Council:	13 October 2010
Document ID:	891000

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

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

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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 <i>Queanbeyan-Palerang Regional Local Environmental Plan 2022</i>	Update to reflect <i>Queanbeyan-Palerang Regional Local Environmental Plan 2022</i>	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

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>

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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 130-330m², 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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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 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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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.

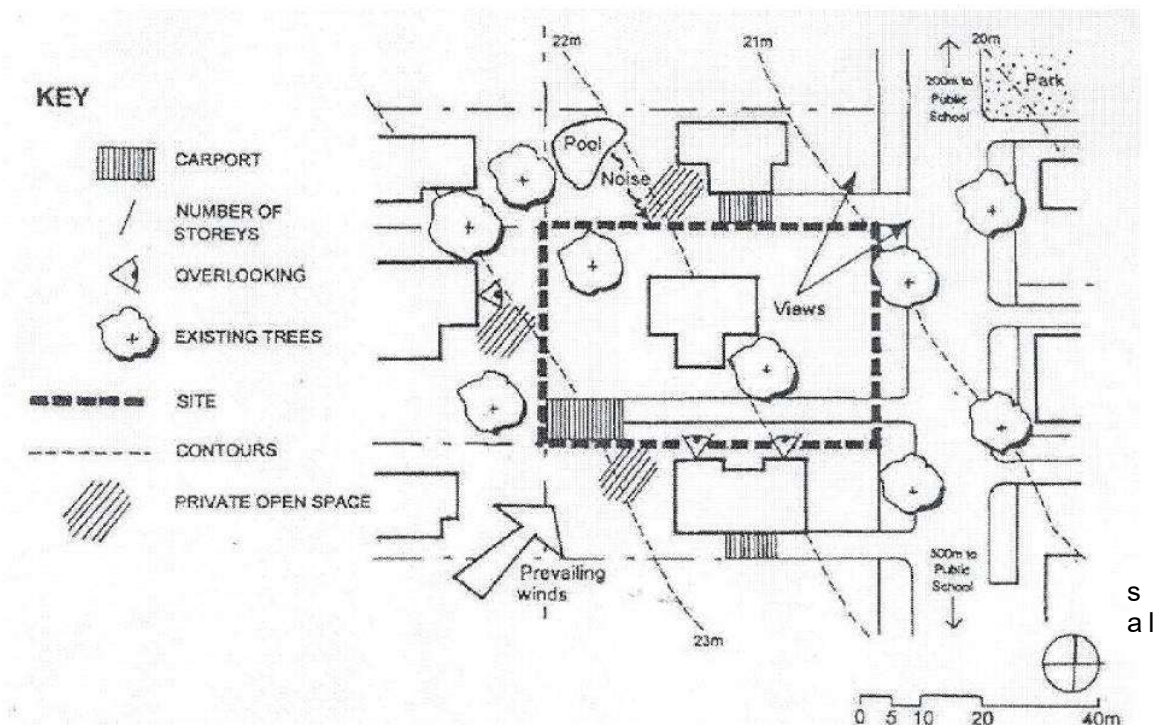
A site analysis is the process of examining and recording the opportunities and constraints to the potential development of the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality.

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



Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

- 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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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 is 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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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*.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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

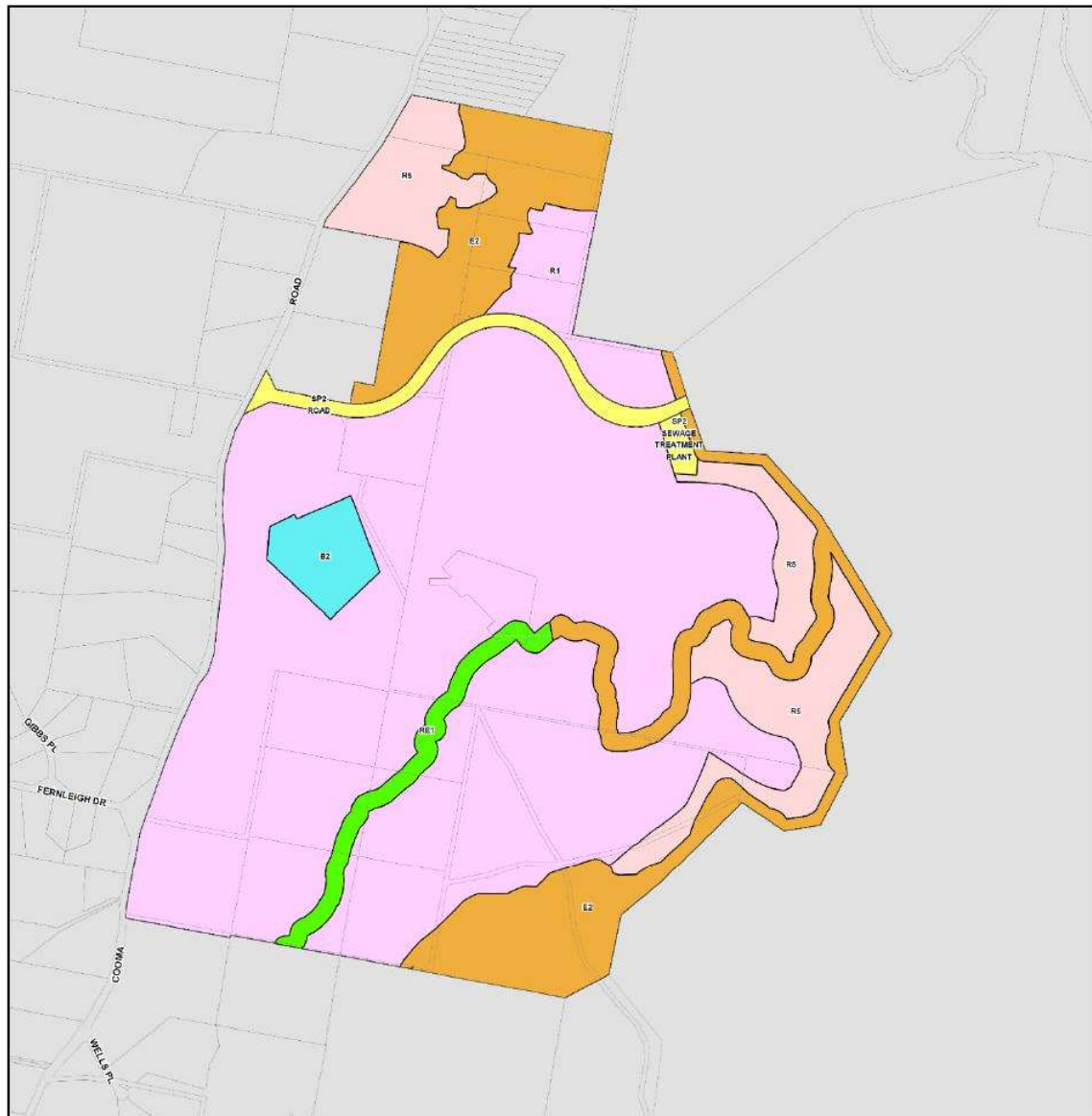
- 1) To ensure adequate services are available to cater for future development and peak demand.
- 2) To encourage subdivisions which are serviced by infrastructure designed to achieve sustainable outcomes.

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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

Map 2: Googong Locality Map

Source: QCC 2010



Disclaimer:
Map NOT guaranteed to be free from Omission or Commission.
Data only valid at date of printing.

Scale 1: 30,000 at A4 size

Print Date: 26 May 2010

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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.

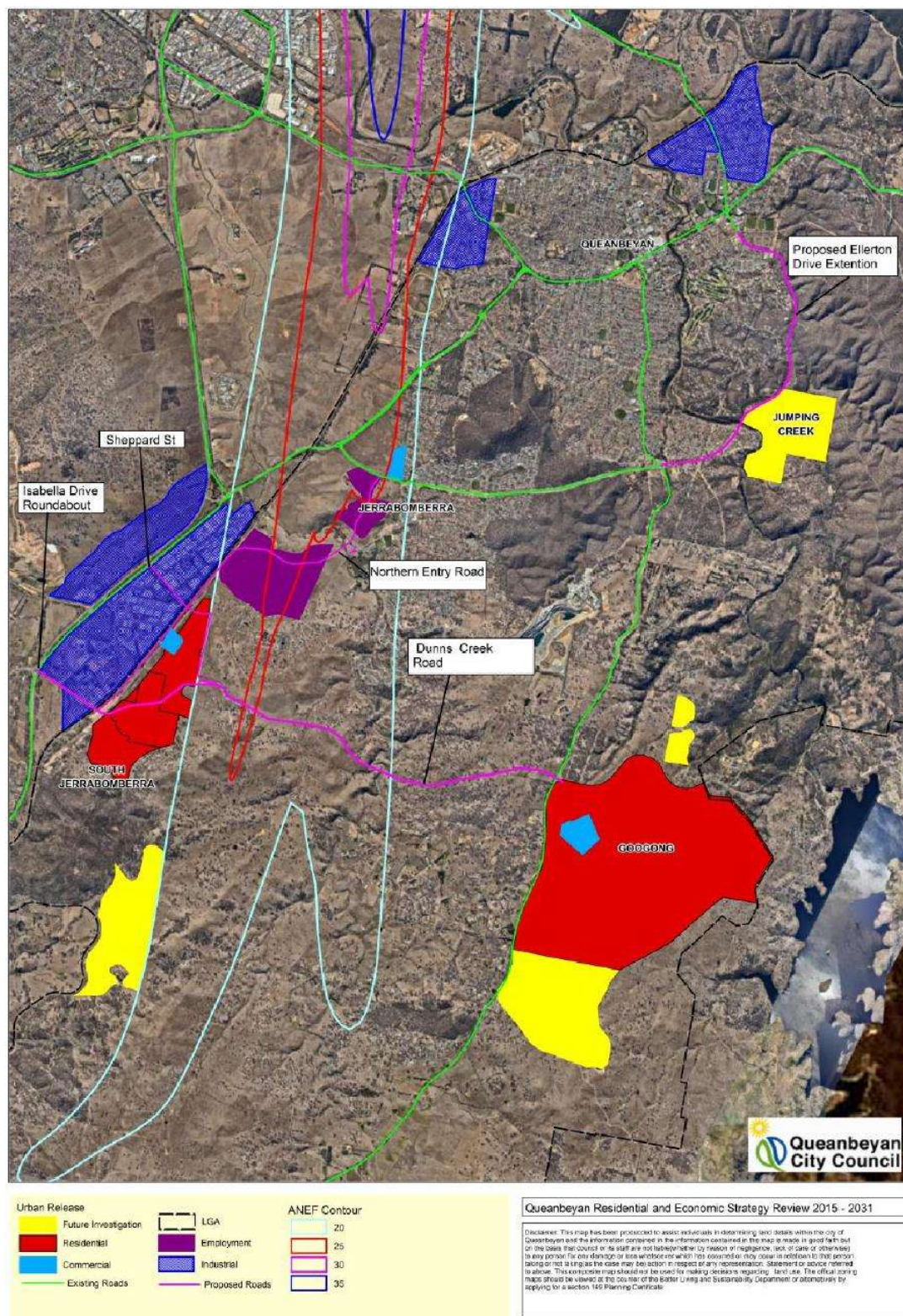
The strategy was comprehensively reviewed in 2015 and a revised Strategy, known as the 'Residential and Economic Strategy 2015-2031' was adopted by Council on 9 December 2015

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

Map 3: Queanbeyan Residential and Economic Strategy 2015-2031



Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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.

Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

Aerial Regional Context

Source: [Googleearth.Com/Queanbeyan](https://www.google.com/maps/@35.25,148.5,15z) Council



Images of Googong





Googong DCP

Part 3

The Master Plan

Principal Plan adopted by Council:	13 October 2010
Document ID:	891008

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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:

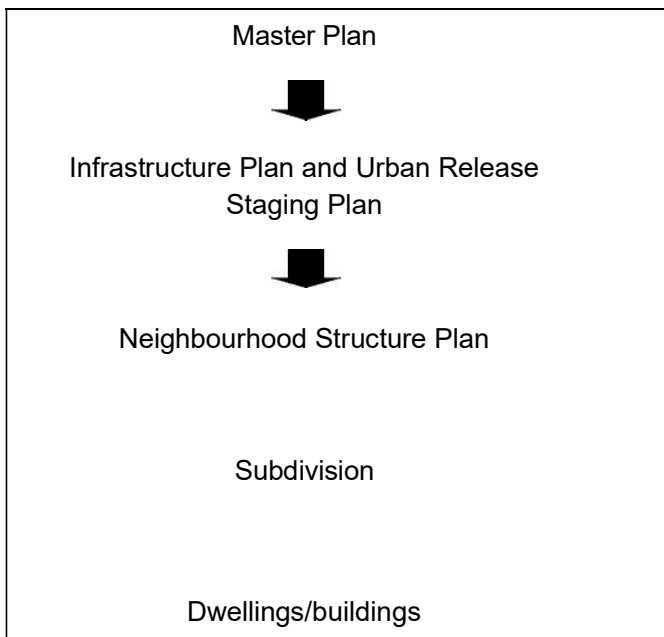
- Create a sense of place
- Capture the “essence” of the Monaro
- Deliver genuine social, environmental and economic sustainability
- Establish a high quality and accessible public realm
- Provide housing choice and intergenerational living
- Foster environmental stewardship
- Celebrate the township's 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).

Googong DCP – Part 3 – The Master Plan

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

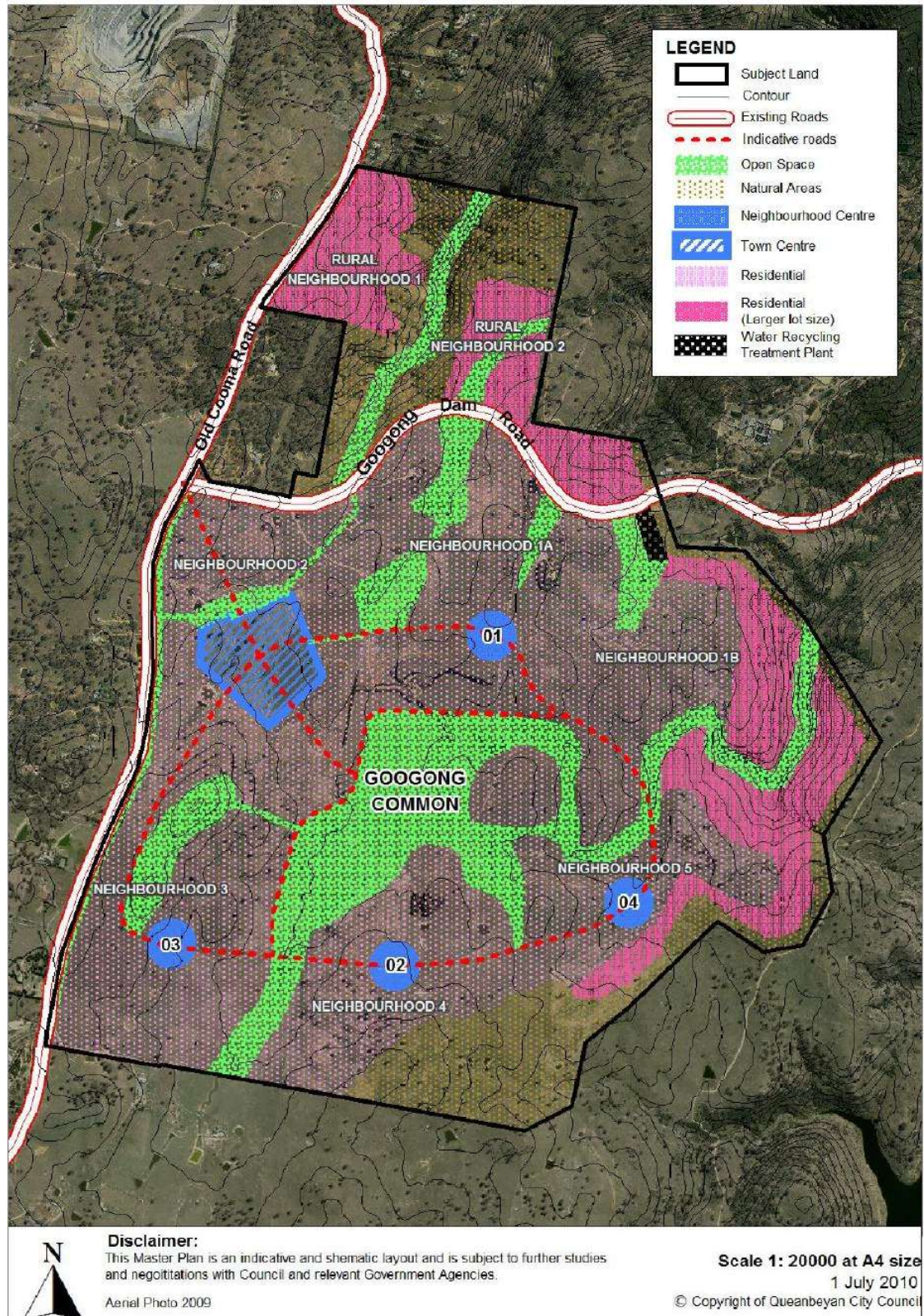
Development is to be generally in accordance with the Master Plan and other controls in this DCP.

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.

Googong DCP – Part 3 – The Master 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.

Googong DCP – Part 3 – The Master Plan

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".
- 6) 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 170m² and 330m² 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 170m² and 330m² 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

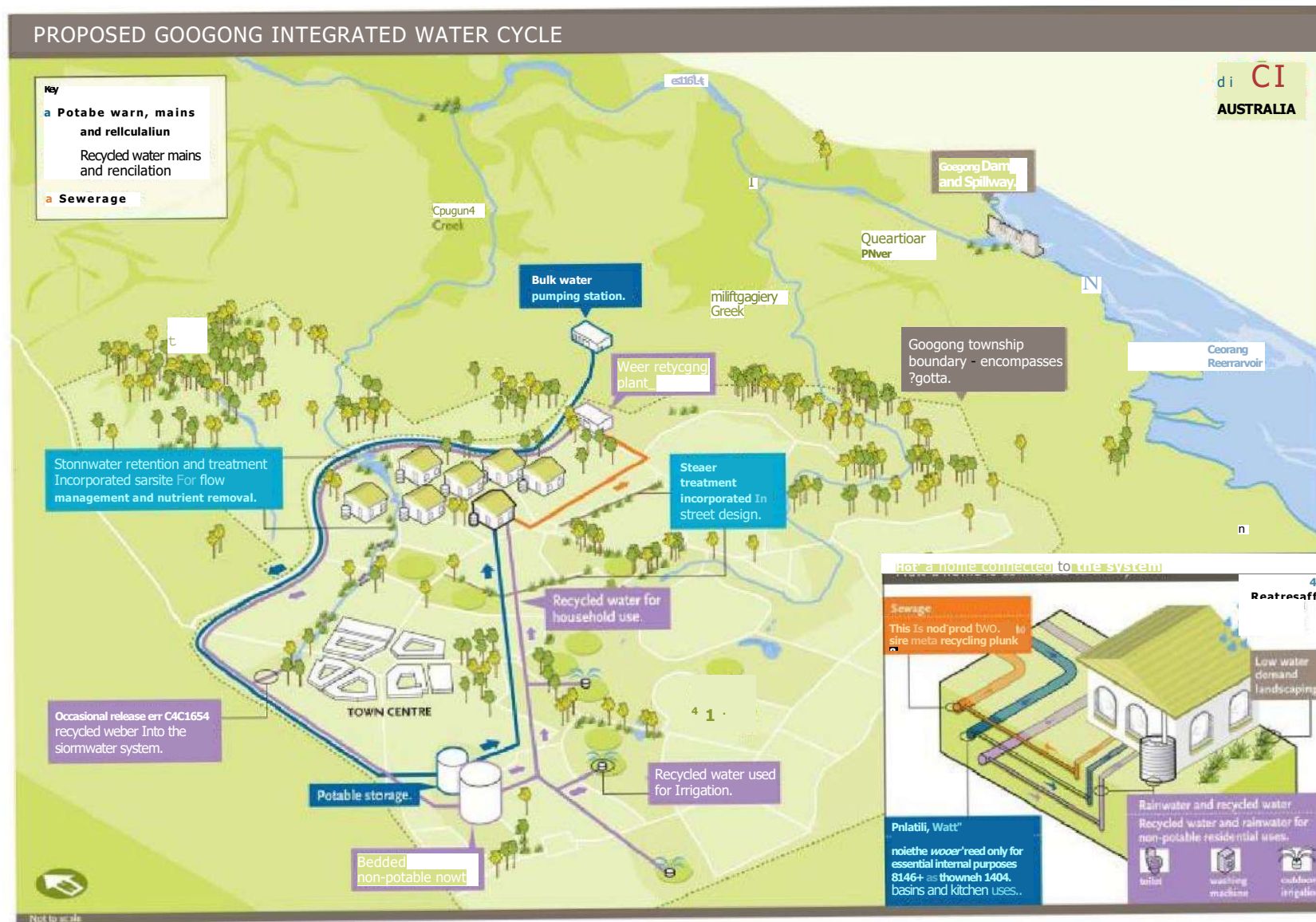
- 1) Ensure that public open space in Googong is of appropriate quality and quantity to meet the needs of the community.
- 2) Provide open space that caters for a wide range of users and is well distributed throughout the township.
- 3) Ensure connectivity between public open spaces to create an accessible 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 be 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



Googong DCP – Part 3 – The Master Plan

Table 1: Centre Hierarchy

Centre	Desired Future Character and Function
Neighbourhood Centres	<p>The retail, commercial and community focal point for their respective neighbourhood are intended to take on a 'village' character.</p> <p>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.</p> <p>Function as transport nodes higher density residential development forms.</p> <p>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.</p> <p>Buildings will have minimal front setbacks and active street frontages with main streets designed to add character and create safe and pleasant pedestrian environments.</p>
Town Centre	<p>The town centre is the most active and urban part of Googong and is intended to reflect the character of a modern rural neighbourhood.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Buildings in the town centre will be up to four storeys and mixed use and apartment living will be encouraged.</p>
Residential	<p>The residential areas of Googong will encourage a diversity of sustainable housing products to suit different households, incomes and lifestyles.</p> <p>High quality designed dwellings are required that provide innovative housing solutions that are compatible with the desired character of the surrounding residential area.</p> <p>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.</p>
Googong Common	<p>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.</p> <p>The Common is to embody the character and environmental attributes of the Monaro landscape.</p> <p>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.</p>
Open Space in Neighbourhood 3 (Hill 800)	<p>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.</p>

Googong DCP – Part 3 – The Master Plan

Centre	Desired Future Character and Function
	<p>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.</p>
Neighbourhood Parks	<p>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.</p> <p>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.</p>
Local Parks	<p>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.</p> <p>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.</p>
Sports fields	<p>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.</p>
Linear Parks and Drainage Reserves	<p>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.</p> <p>A linear park may run along a ridgeline whilst a drainage reserve will typically run down a valley.</p> <p>The following principles apply:</p> <ul style="list-style-type: none"> 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	<p>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.</p> <p>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.</p>

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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
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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.

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- 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.

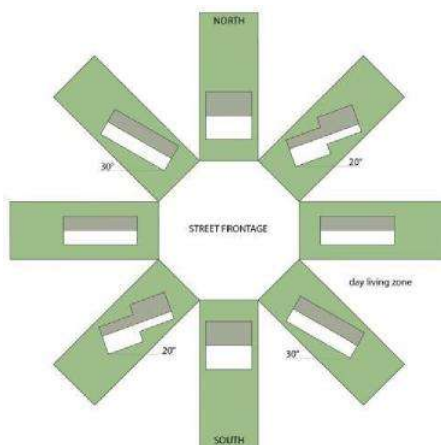


Figure 1: Indicative Site layouts and building siting dependent upon lot orientation (living spaces in grey)

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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 are 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

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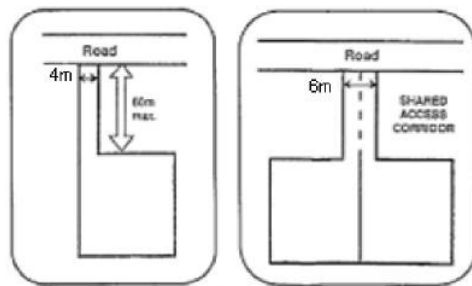
- b) Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.
- c) Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and 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 130m² 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.

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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 3000m².
 - . Be located with drainage lines or ridgelines to accommodate stormwater management and views respectively.
 - iv. Provide areas and facilities for both active and passive recreation.
 - v. 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.
 - vi. Provide one large play area with adequate shade facility and fencing/planting to define the play zone.

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- 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.

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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.

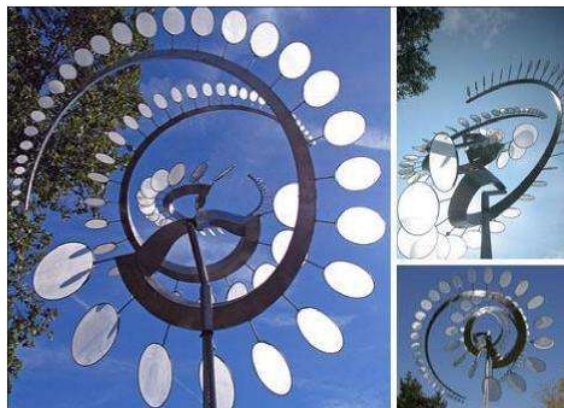
Public art shall be provided in a timely, efficient and cost-effective manner.

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 SEPP (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.

Googong DCP – Parts 4 and 5 – Subdivision and Design





Googong DCP – Part 6 - General Residential - Single Dwellings, Alterations/Additions

Principal Plan adopted by Council:	13 October 2010
Document ID:	891041

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

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Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

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

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

- 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.



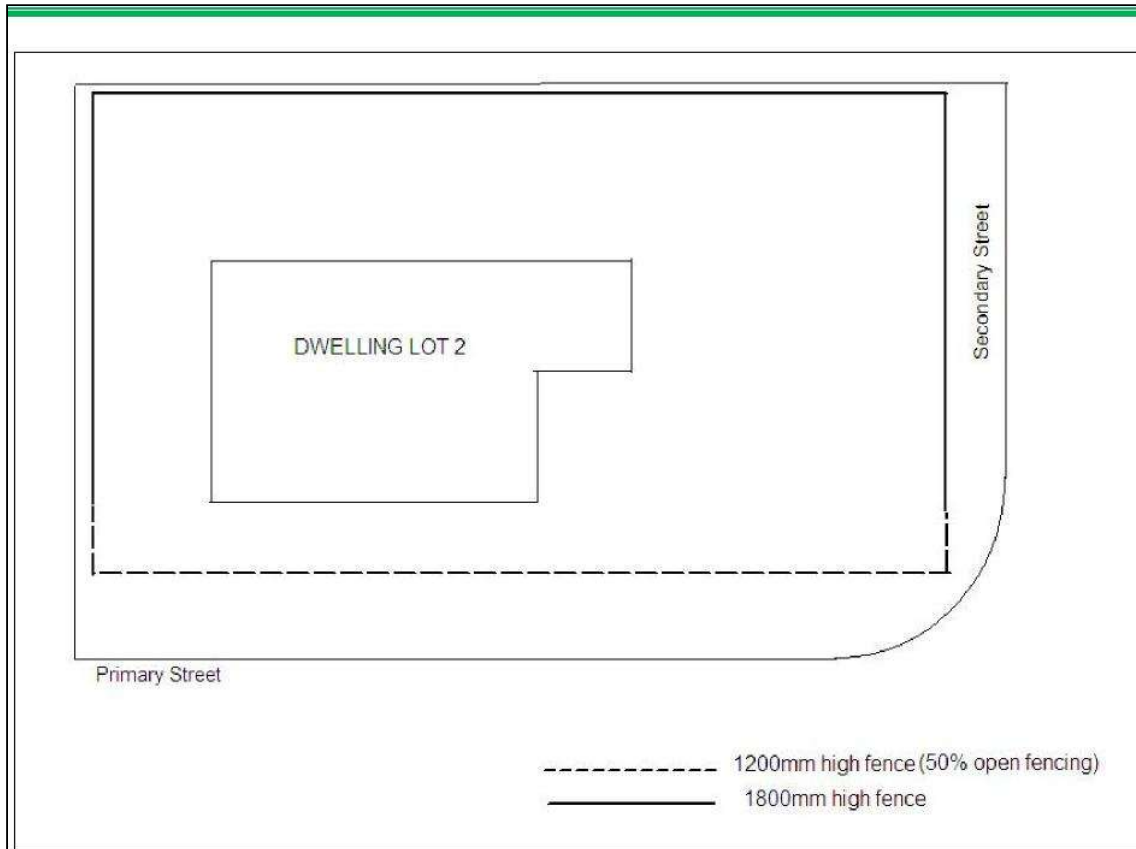
Max 50% of total
dwelling width

Maximum width of garages facing a street



Fencing and Landscaping define the front boundary

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions



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.

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

- 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

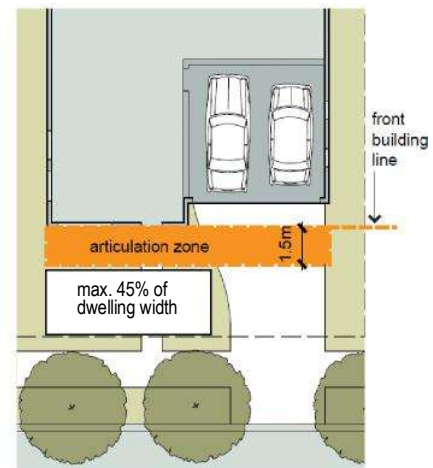
- 1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
- 2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided 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

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

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.

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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.

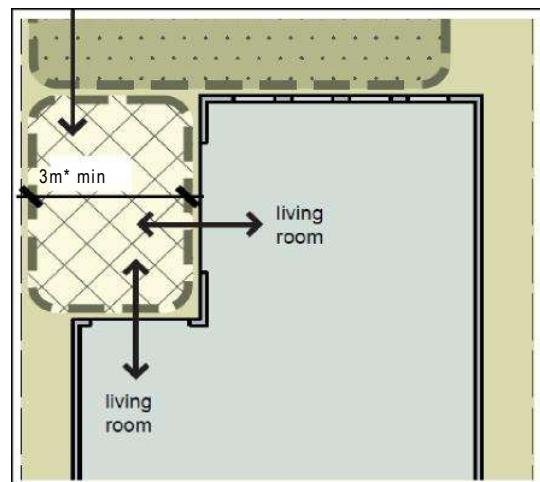
'Landscape area' refers to a permeable area of a lot that is capable of growing plants, grasses and trees or impervious surfaces.

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.



Private Open Space 24m² min – single dwelling *

3m min. for lots less than 600m². Refer to Table 1

for other lot sizes

- 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 appropriate 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.

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

- 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 above the site.
- iv. Clothes drying areas are to be concealed from view from the street.

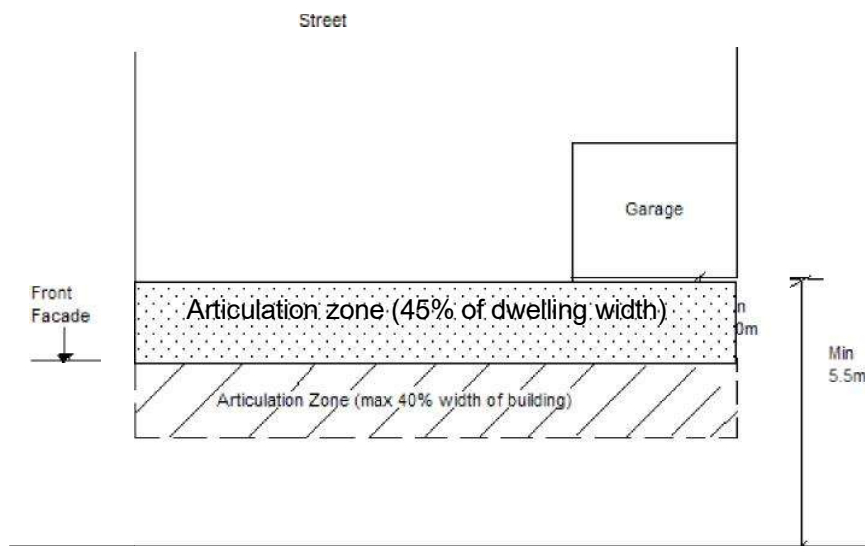
6.9 Car Parking and Garages

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.~~



Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions



Garages setback from front building line



Garage set back to rear laneway

e) Garage door widths are to adhere to the requirements of Table 1.

- f) 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) 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) 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) The maximum width of a driveway at the property boundary shall be 4.5m.
- j) Any proposed car parking spaces located within a front or rear setback shall remain uncovered and shall have a minimum length of 5.5m.

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

Table 1: Single Dwellings and Alterations

Single Dwellings and Alterations/Additions					
Lot Size	330 < 450m ²	45 10 < 600m ²	60 10 < 900m ²	90 10 < 1500m ²	>1500m ²
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.

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

Single Dwellings and Alterations/Additions					
Lot Size	330 < 450m ²	4510 < 600m ²	6010 < 900m ²	9010 < 15000m ²	>15000m ²
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
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Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

Single Dwellings and Alterations/Additions					
Lot Size	330 < 450m ²	4510 < 600m ²	6010 < 900m ²	9010 < 1500m ²	>1500m ²
public laneway for a garage, carport or covered car parking space (min)					
Landscaped area minimum requirements (Permeable area, grasses, trees and the like)	<p>15% of the area of the lot must be landscaped with a minimum width of 1.5m.</p> <p>25% of the area forward of the building line to the primary road must be landscaped.</p>	<p>20% of the area of the lot must be landscaped with a minimum width of 1.5m.</p> <p>25% of the area forward of the building line to the primary road must be landscaped.</p>	<p>25% of the area of the lot must be landscaped with a minimum width of 1.5m.</p> <p>25% of the area forward of the building line to the primary road must be landscaped.</p>	<p>35% of the area of the lot must be landscaped with a minimum width of 1.5m.</p> <p>25% of the area forward of the building line to the primary road must be landscaped.</p>	<p>45% of the area of the lot must be landscaped with a minimum width of 1.5m.</p> <p>50% of the area forward of the building line to the primary road must be landscaped.</p>
	50% of the landscaped area must be located behind the building line of the primary road.				
Principal private open space (PPOS) Minimum area	24m ² with a minimum width of 3m	24m ² with a minimum width of 3m	24m ²	24m ²	24m ²
Principal private open space - location requirements	<p>Private open space is to be:</p> <ul style="list-style-type: none"> 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)	<p>Total width of all garage doors must not exceed:</p> <ul style="list-style-type: none"> 3.2m on lots 8m to 12m wide measured at the building line, or 6m if the lot is greater than 12m wide measured at the building line. 				
Underground parking	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Earthworks	1.5m Maximum cut and fill Earthwork more than 1.5m allowed providing the cut and fill is suitably retained and no impact on adjoining properties.	1.5m Maximum cut and fill Earthwork more than 1.5m allowed providing the cut and fill is suitably retained and no impact on adjoining properties.	1.5m Maximum cut and fill Earthwork more than 1.5m allowed providing the cut and fill is suitably retained and no impact on adjoining properties.	1.5m Maximum cut and fill Earthwork more than 1.5m allowed providing the cut and fill is suitably retained and no impact on adjoining properties.	1.5m Maximum cut and fill Earthwork more than 1.5m allowed providing the cut and fill is suitably retained and no impact on adjoining properties.
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Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

Single Dwellings and Alterations/Additions					
Lot Size	330 < 450m ²	4510 < 600m ²	6010 < 900m ²	9010 < 1500m ²	>1500m ²
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	<p>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)</p> <p>Behind the building line – Be no more than 1.8m above ground level (existing).</p> <p>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.</p>				
Clothes drying	Provide an area capable of accommodating an open air clothes drying area screened from public street				
Garbage area	<p>Locate behind building line</p> <p>Area must accommodate a minimum of 3 waste bins</p>				

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 (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.

Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

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.

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.

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- 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

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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.

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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-DEGC)~~ *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 ~~DEGC~~ 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

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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

Googong DCP – Part 7 – Small Lots, ~~Studio Dwellings~~, Multi Dwellings, Dual Occupancies and Residential Flat Buildings

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Part 7 – Controls for Small Lots of 130m², ~~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 130m² – 330m², ~~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.

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.”



Typical future urban character – multi dwelling housing development



**Medium density housing in Tullimbar, a new rural village in Southern NSW :
Source: Tullimbarvillage.com.au**



Shop top housing Sawtell NSW

Googong DCP – Part 7 – Small Lots, ~~Studio Dwellings~~, Multi Dwellings, Dual Occupancies and Residential Flat Buildings

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:~~

~~Is established in conjunction with another dwelling (the principal dwelling), and~~

~~Is on its own lot of land, and~~

~~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

Googong DCP – Part 7 – Small Lots, **Studio Dwellings**, Multi Dwellings, Dual Occupancies and Residential Flat Buildings

- 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.



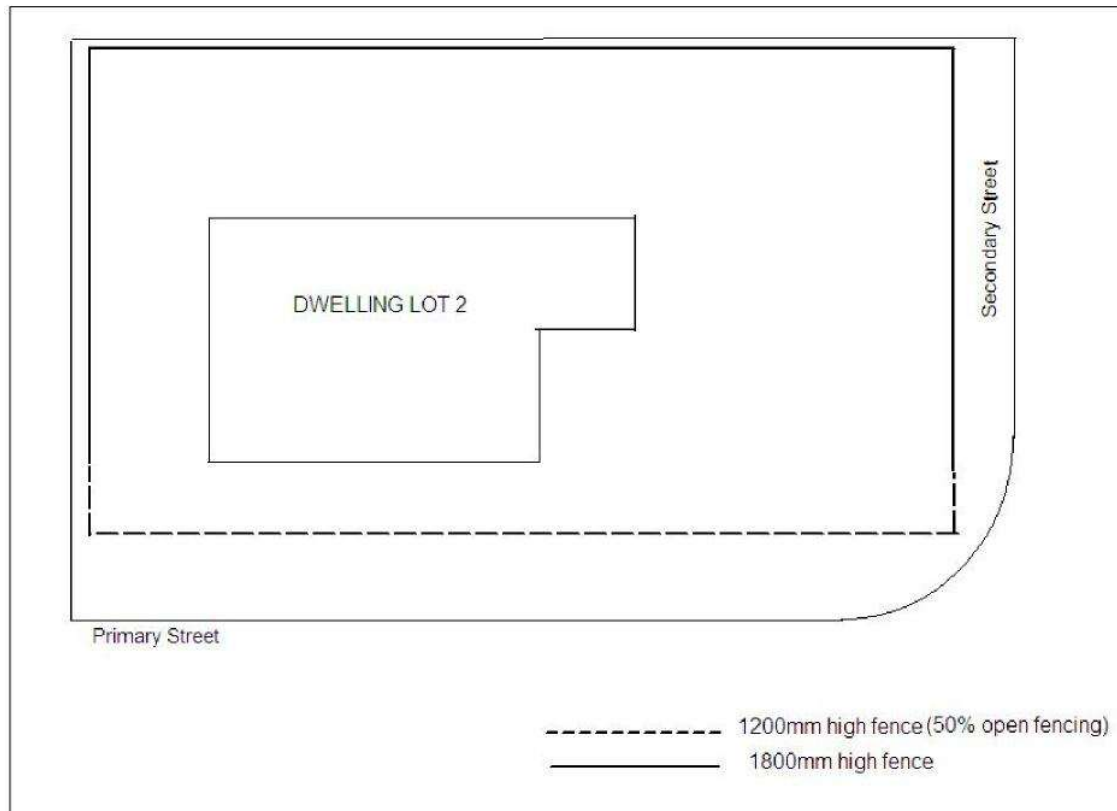
Articulated roof form



Fencing and landscaping define the front boundary



Facade 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.

Googong DCP – Part 7 – Small Lots, ~~Studio Dwellings~~, Multi Dwellings, Dual Occupancies and Residential Flat Buildings

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.

Googong DCP – Part 7 – Small Lots, ~~Studio Dwellings~~, Multi Dwellings, Dual Occupancies and Residential Flat Buildings

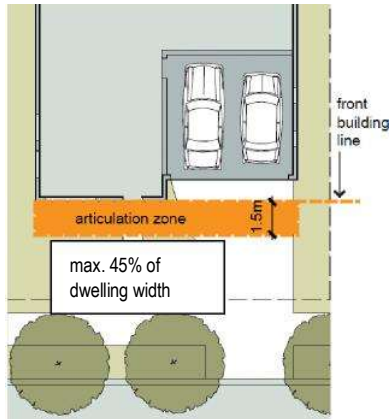
- 3) Provide quality architecture through richness in detail and architectural interest and complementary to the particular Precinct within Googong.
- 4) Support the development of the town and neighbourhood centres of Googong as a separate rural town settlement.
- 5) Provide legibility of building function.
- 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

Googong DCP – Part 7 – Small Lots, **Studio Dwellings**, Multi Dwellings, Dual Occupancies and Residential Flat Buildings

- elements.
- m) Alterations and additions are to be compatible with design elements of the building.



Broken wall planes and articulation

Articulation zone

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:
- Minimise impact on tree-top skyline viewed from beyond the site.
 - Avoid glare, high colour contrast and screen unsightly roof mounted services.
 - 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:
- Give continuous cover in areas which have a desired pattern of continuous awnings.
 - Complement the height, depth and form of the desired character or existing pattern of awnings.
 - Provide sufficient protection for sun and rain.
 - Contribute to the legibility of development and amenity of the public domain by locating local awnings over building entries.

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- 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 – Design Quality of Residential Apartment Development* *State Environmental Planning Policy (Housing) 2021*.~~

~~b)c)~~

- ~~e)d)~~ Residential flat buildings shall provide for the articulation of the roofscape



Broken wall planes and articulation where appropriate.



Articulated roof – Height variations, individual dwellings detailed and parking from rear. Light wall colours provide contrast to landscape.

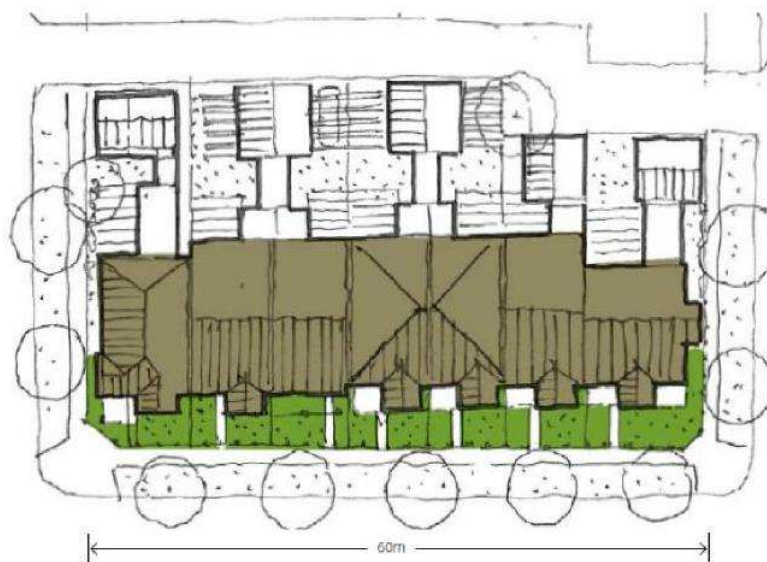


Figure 1: Maximum wall length for attached dwellings and Shop-top housing.

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.

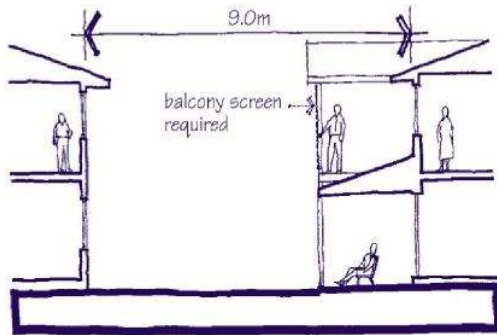
Objectives

- 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.

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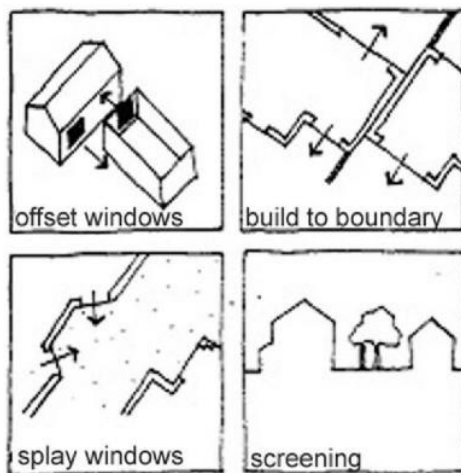


Above ground floor a screen is required where setback is less than 9m from next door window

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:

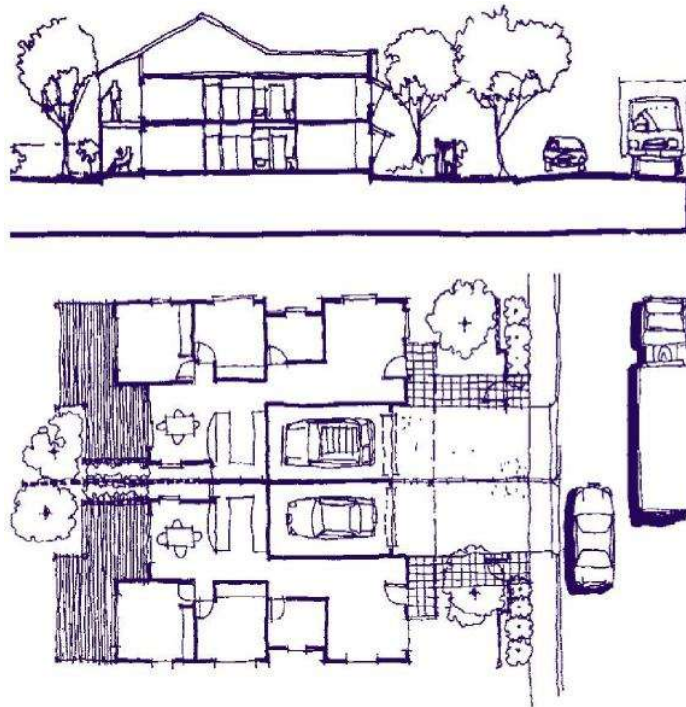
- Development is to be designed to minimise loss of views from neighbouring properties. Significant views within Googong such as to hilltops, Googong Common and the surrounding farmlands are to be valued and shared.
- A visual analysis illustrating the impacts of the proposed development upon views may be required by Council for lots with prominent views.

Acoustic Privacy Controls:

- Shared walls and floors to be constructed in accordance with the sound transmission and insulation requirements of the *Building Code of Australia*.
- 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:
 - Appropriate separation.
 - Use of buildings as noise buffers i.e. less sensitive land uses to be located close to the noise source.

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- 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.

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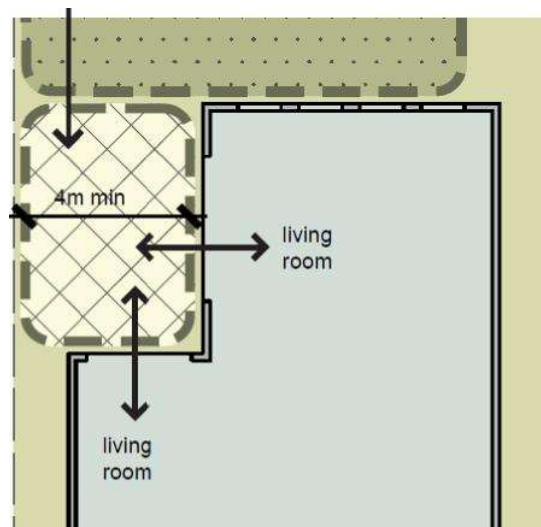
'Landscape area' refers to a permeable area of a lot that is capable of growing plants, grasses and trees or impervious surfaces.

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 24m² 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.

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- 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 12m² 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.

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- 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) 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) Double garages are only permitted on lots 12.5m wide or greater.
- i) Garages on corner lots shall be preferably accessed from the secondary street.
- j) Driveways to be a minimum of 1.5m from street trees.
- k) Provide landscaping between the driveway and the side boundary.
- l) 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) 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) Garage doors are to be visually recessed through use of materials, colours, and overhangs.
- o) When facing the street, the maximum total width of a garage or carport door is to be 50% of the building façade length.
- p) 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) The maximum width of a driveway at the property boundary is to be 4.5m.
- 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.
- v) In finalising the parking numbers required the total number is to be rounded up to the next whole number.

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- w) 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 6m³. 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, 2m² 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 s~~Small 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.

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7.13. ~~Studio Dwellings and~~ Small Lots

Objectives

- 1) ~~Studio dwellings Small Lots~~ provide passive surveillance and monitor laneway activities.
- 2) ~~Studio dwellings and~~ small lots of 130-170m² are to be rear loaded.
- 3) ~~Studio dwellings and s~~Small lots do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual).
- 4) ~~Studio dwellings Samll Lots~~ are developed in a complementary architectural style to the principal dwelling.
- 5) Design quality of corner lots should be considered in terms of streetscape, setback, solar access and parking.

Controls

- a) ~~Studio dwellings and~~ small 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)	Not applicable 0.9 metres	3.0 metres	3.0 metres	3.0 metres
Front		0.9 metres	0.9 metres	0.9 metres
Side		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 2 nd storey will be assessed on merit. Note: Detached garages are not included in calculations.	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 2 nd storey will be assessed on merit. Note: Detached garages are not included in	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 2 nd storey will be assessed on merit. Note: Detached garages are not included in calculations.

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Small Lot Housing and Studio Dwellings				
Lot Size	Studio Dwellings	130<170m ²	170 < 250m ²	250 < 330m ²
			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

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Small Lot Housing and Studio Dwellings				
Lot Size	Studio Dwellings	130<170m ²	170 < 250m ²	250 < 330m ²
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 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 dimension of 2 metres.	16 m ² PPOS is to be directly accessible from living areas, with a minimum width of 3 metres.	24m ² 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 16m ² .	24m ² 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 16m ² .
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		

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Small Lot Housing and Studio Dwellings				
Lot Size	Studio Dwellings	130<170m ²	170 < 250m ²	250 < 330m ²
		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 than 12m 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.

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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 <i>QPRLEP 2022</i>)
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 <i>QPRLEP 2022</i>
Front setback minimum	Dual Occupancy – 6.0 metres
	Multi Dwelling Housing
	<ul style="list-style-type: none"> 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
	<ul style="list-style-type: none"> 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

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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.

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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 <i>QPRLEP 2022</i>)
Lot width (minimum)	25 metres
Site coverage max	40%
Building Height	As per <i>QPRLEP 2022</i>
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

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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).

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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) 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

Googong DCP – Part 7 – Small Lots, ~~Studio Dwellings~~, Multi Dwellings, Dual Occupancies and Residential Flat Buildings

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

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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.

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- 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.

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- 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

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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. addressing the generation, disposal, resource recovery, and management of waste during the demolition, construction and operational phases of the development. 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:

The volume and type of waste to be generated.

How waste is to be stored and treated on site.

How and where residual material is to be disposed.

- b) The Waste Management Plan must be accompanied by drawings with specific details showing:

On site sorting and storage areas.

Access for collection vehicles.

Vegetation to be removed or retained.

- c) 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.

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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
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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)*.

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 2.5m² within Environmental Protection Zones or 3.5m² within any other zone.
- 5) The advertisement is of the same dimensions and replaces one lawfully displayed on the same structure.

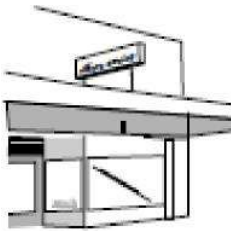
Googong DCP – Part 9 – Advertising Signage

- 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:
- 0.75m² in Zones R1, R5 and E2.
 - 25% of the front elevation of the building on which it is displayed in Zone B2.
 - 2.5m² in any other zone.
 - 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

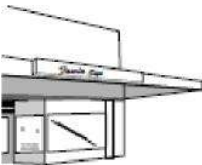
The following statements and definitions are accompanied by illustrations. These illustrations are indicative only and are intended as a guide to assist the applicant to interpret sign types:

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



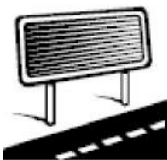
An advertising sign attached flush to the fascia or return end of an awning, which does not project above, below or beyond the awning of a shop over a footpath.

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 1.5m² 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.

Googong DCP – Part 9 – Advertising Signage

Bunting

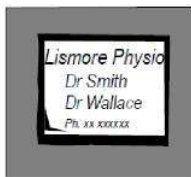


A string of lightweight coloured material or plastic secured at both ends but allowed to move freely.
Bunting is only permitted for use at special events, festivals, sales etc.

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:

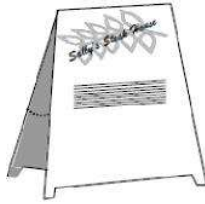
Size: Maximum advertising area 1m²

Location: These signs must not be located footpaths

Quantity: 1 per occupancy

Googong DCP – Part 9 – Advertising Signage

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 3m². Maximum advertising area for front wall 1.5m².

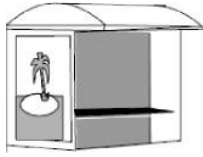
Clearance: Minimum of 2.6m above footpath pavement level.

Location: Does not obscure an architectural feature.

Googong DCP – Part 9 – Advertising Signage

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 1m² 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 3m².

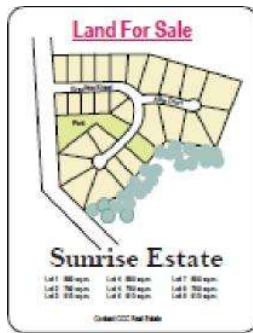
Clearance: Minimum of 2.6m above footpaths pavement level and 5m above vehicle pavement level.

Height: Maximum height 8m

Googong DCP – Part 9 – Advertising Signage

Land Sale Sign

A sign whose specific purpose is to advertise land that is available for sale.



Criteria:

Size: Maximum advertising area 6m² 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 0.3m² 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: 1.5m² per multiple occupancy premises with up to 5 occupancies. 0.75m² per multiple occupancy premises with more than 5 occupancies

Googong DCP – Part 9 – Advertising Signage

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

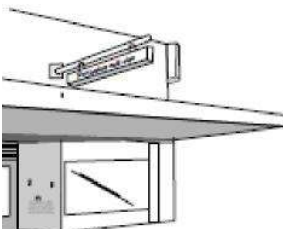
Size: Maximum advertising area 3m²

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.

Googong DCP – Part 9 – Advertising Signage

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 3.5m² 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

Googong DCP – Part 9 – Advertising Signage

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.

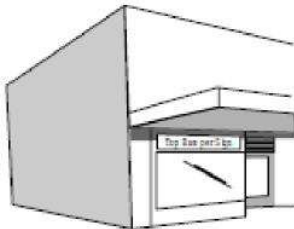
Criteria:

Size: Maximum advertising area of 1.5m²

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

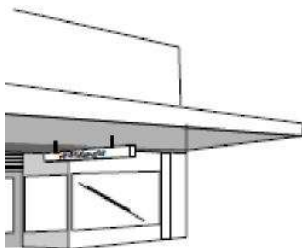


An advertisement attached to the transom of a doorway or display window of a building.

Criteria:

Size: Not projecting more than 100mm from the face of the building and for a maximum area of 2.5m².

Under Awning Sign



An advertisement attached under the awning of a building.

Illuminated Sign Not To Include Flashing Lights.

Googong DCP – Part 9 – Advertising Signage

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 1.5m²

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.

Googong DCP – Part 9 – Advertising Signage

Table 1: Sign Permissibility

Sign Type	Land Use Type 1	Land Use Type 2
	Commercial/ Retail	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

Offices: 144 Wallace St, Braidwood
10 Majara St, Bungendore
256 Crawford St, Queanbeyan

Contact: Ph: 1300 735 025
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W: www.qprc.nsw.gov.au

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*.

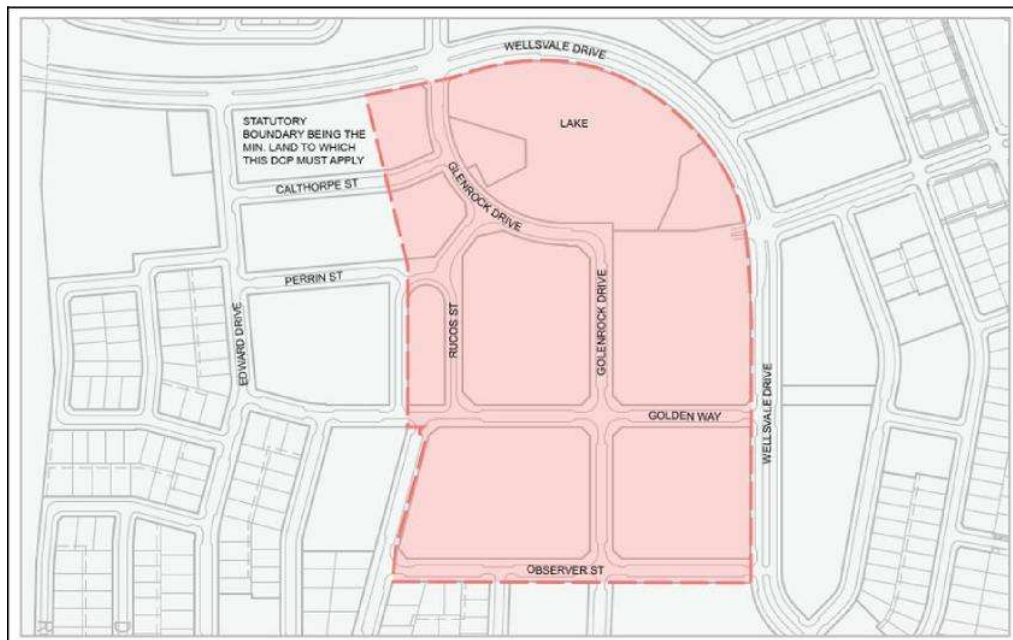
10.2. Googong Town Centre Controls and Structure Plans

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 Wellsville 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



Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

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 Wellsdale 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

Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

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 longterm 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.

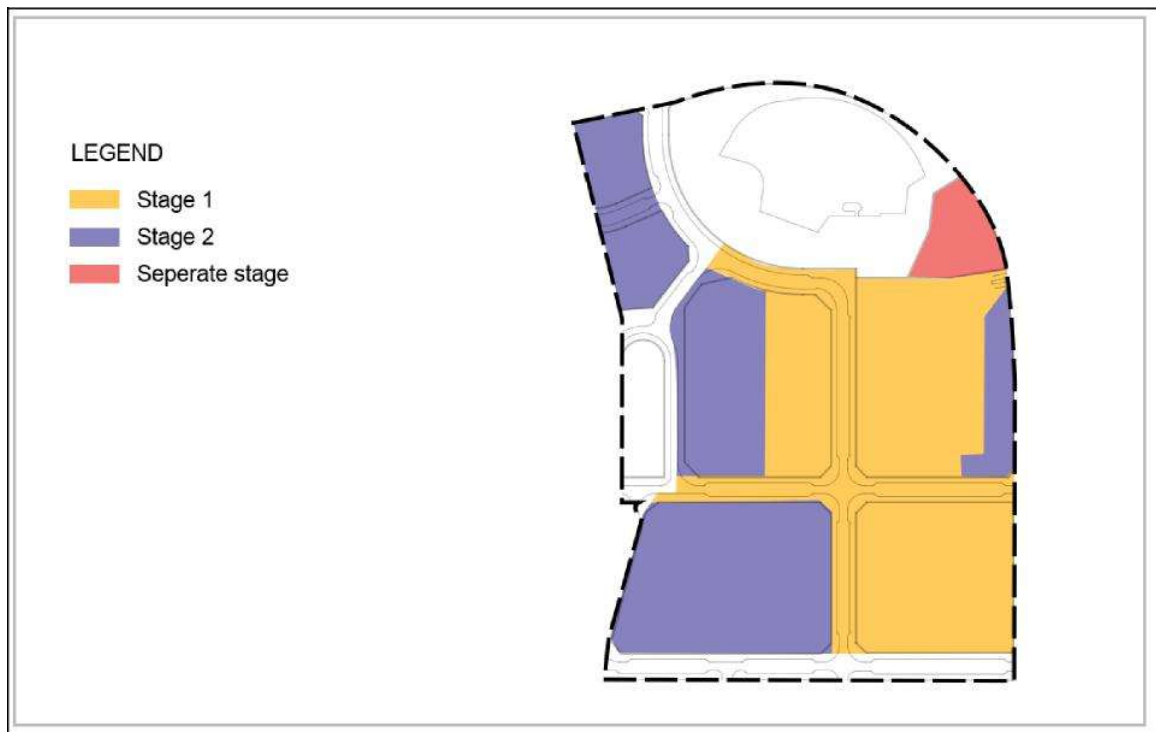
Controls

- 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 to 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.

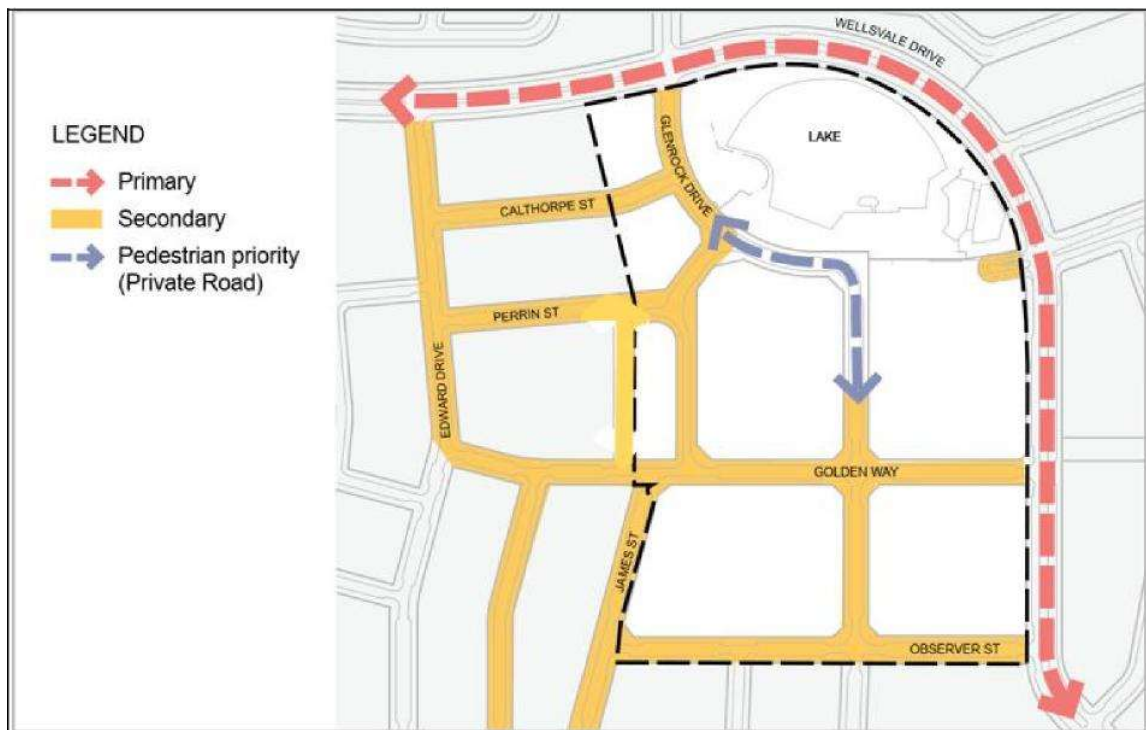
Controls

- 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.

Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

- 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



Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

10.2.4.1 Public Transport

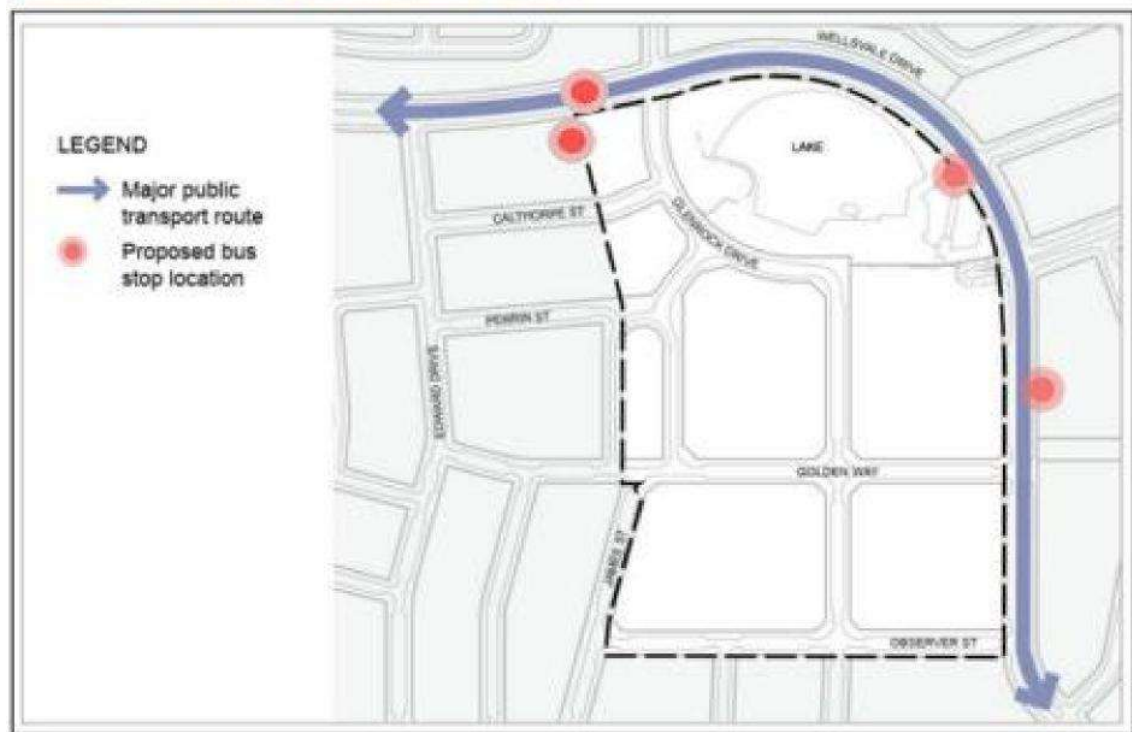
Objectives

- 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.

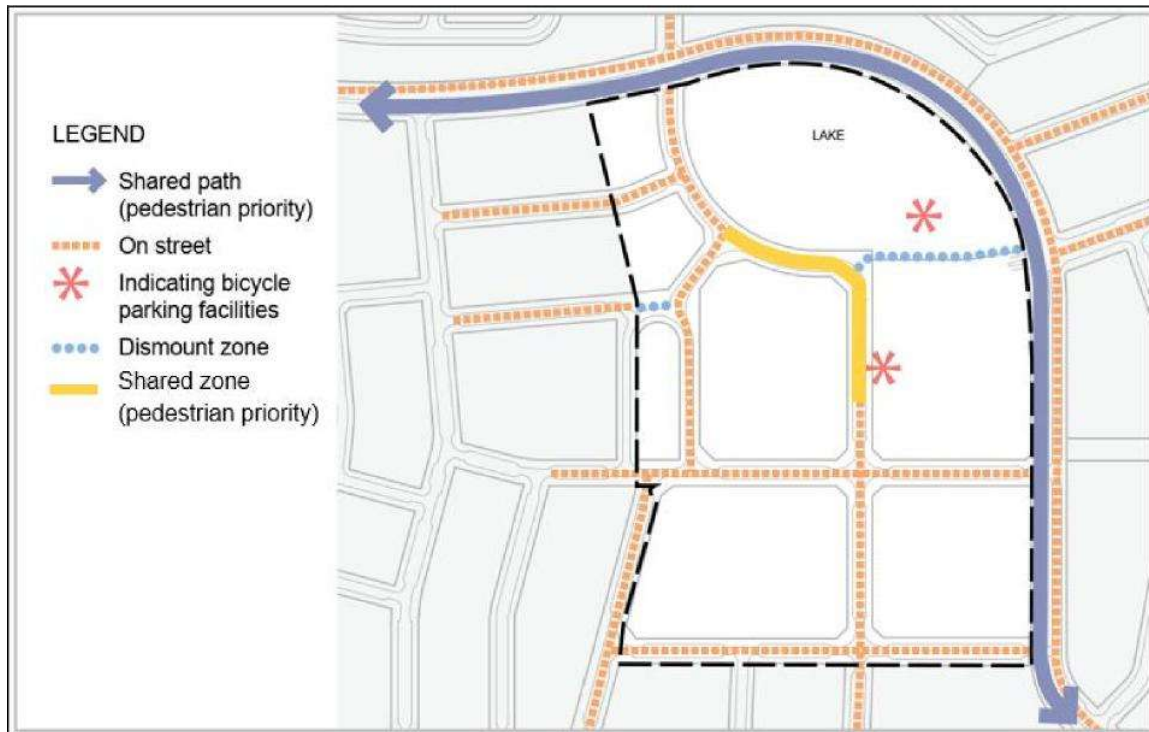
Controls

- 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**.

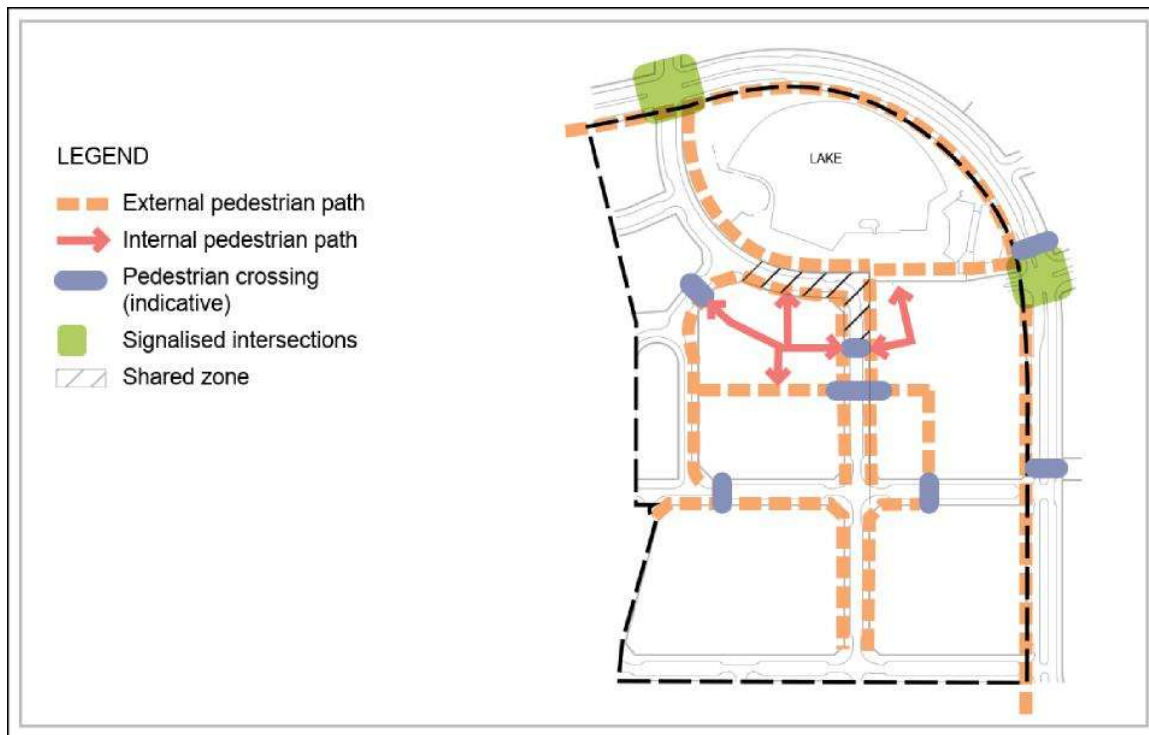
Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

- 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

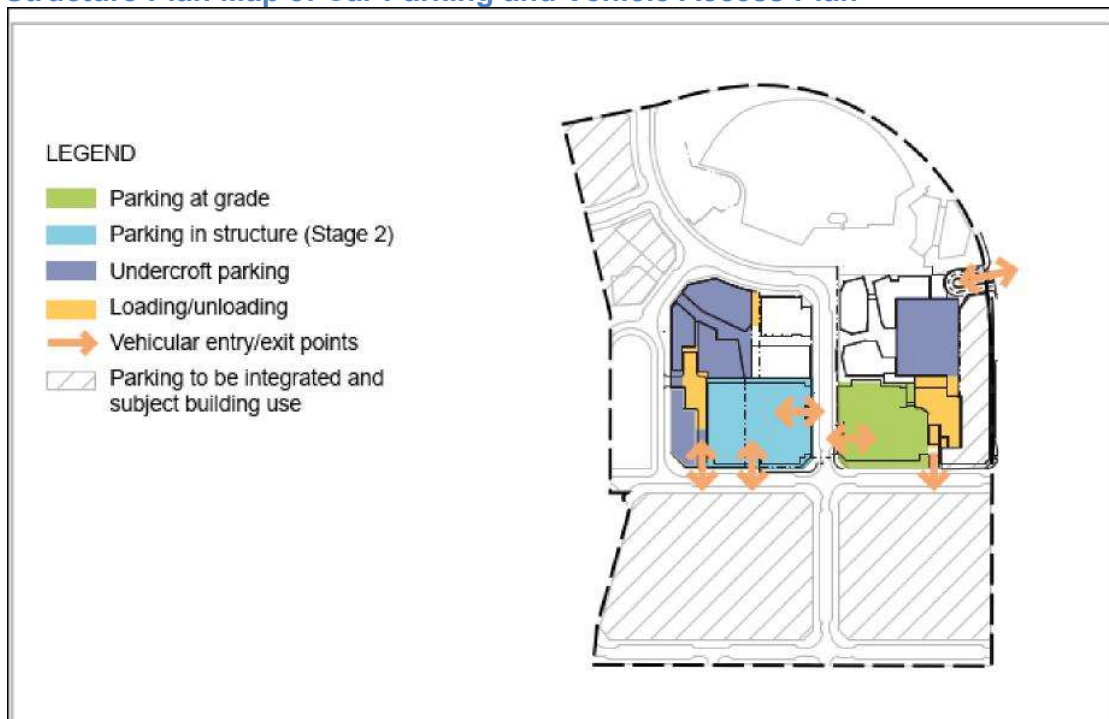
Objectives

- 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 ensure 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

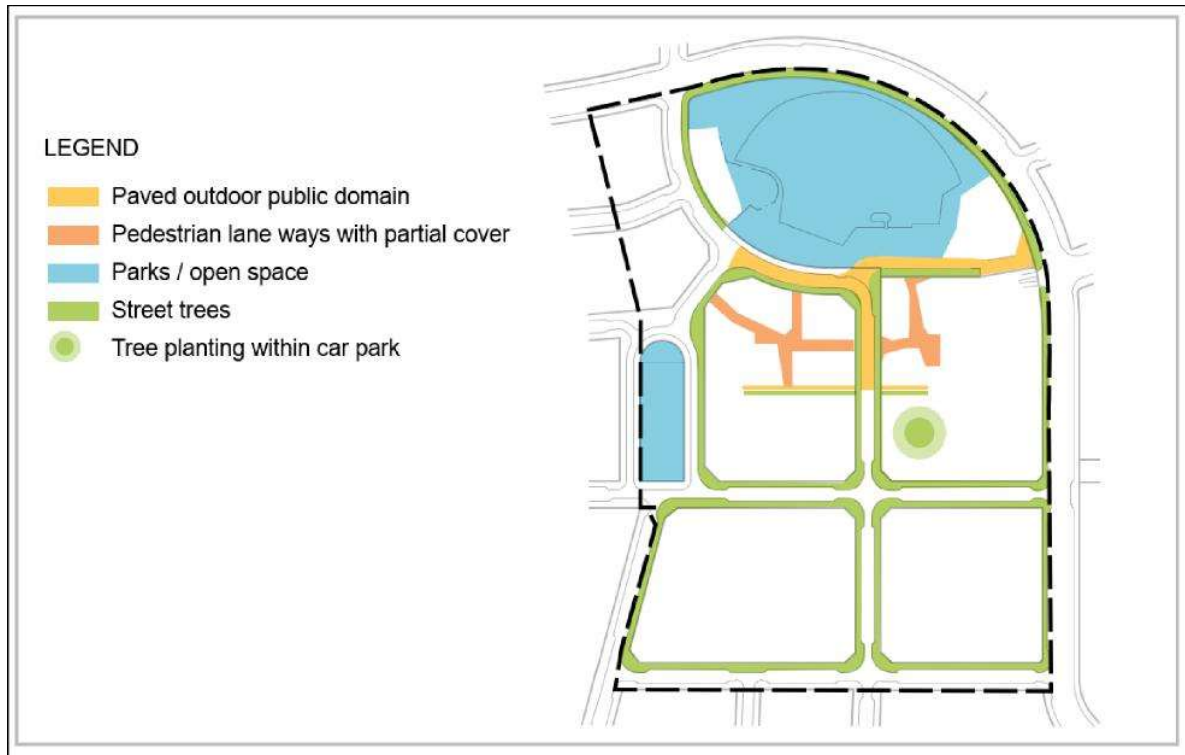
Objectives

- 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.

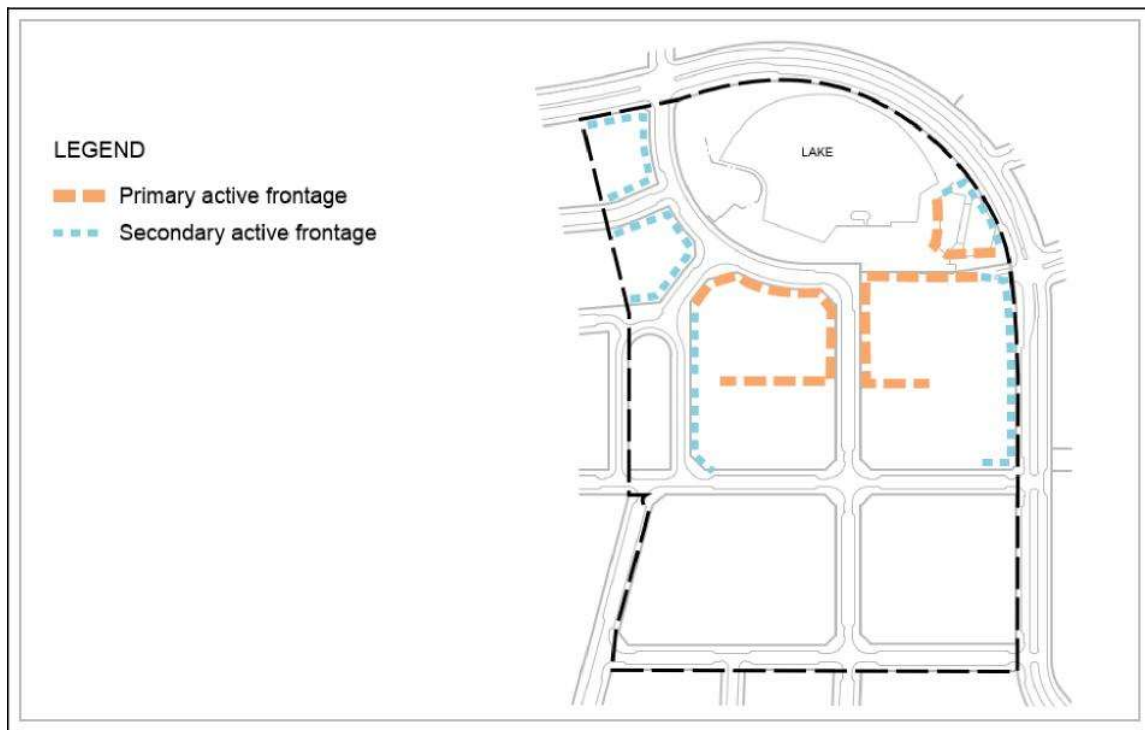
Controls

- 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.

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- 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

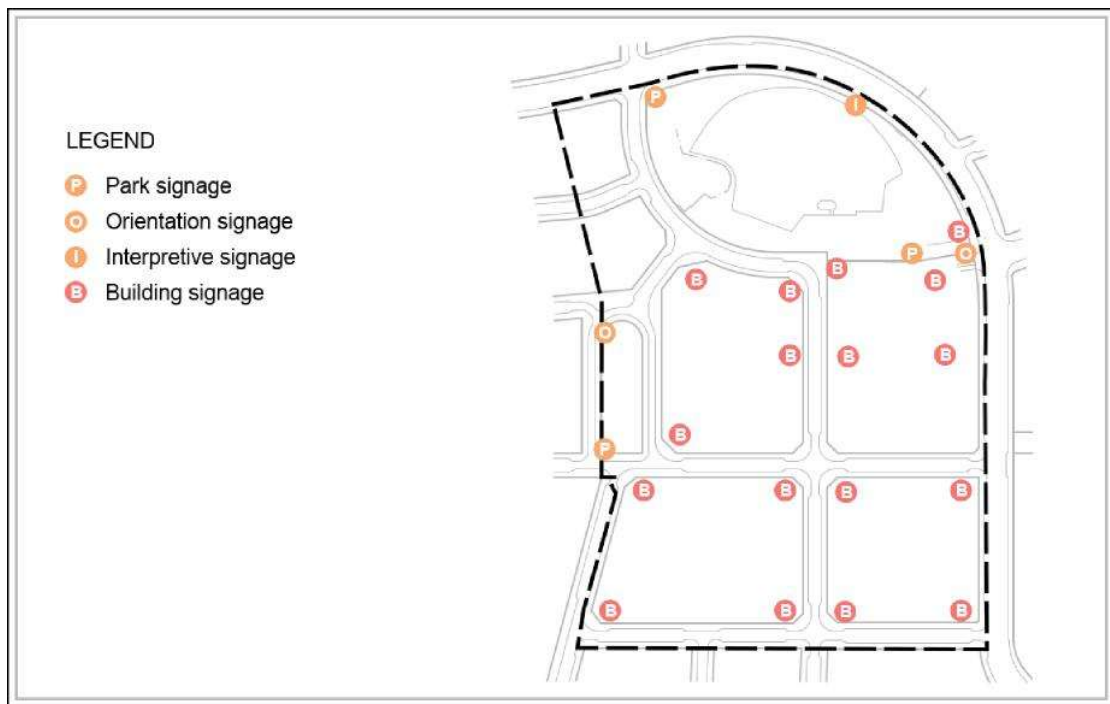
Objectives

- 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 – 3,000m²
 - Neighbourhood Centre 2 – 2,500m²
 - Neighbourhood Centre 3 – 1,000m²
 - Neighbourhood Centre 4 – 1,000m²
- 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:

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- 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.

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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.

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- 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 curblane.
- 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.

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- 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.