



Ordinary Meeting of Council

26 October 2016

**UNDER SEPARATE COVER
ATTACHMENTS**

Item 8.6 Amendment to Googong Development Control Plan - Neighbourhood Structure Plan for Neighbourhood 2

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ITEM 8.6 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL
PLAN - NEIGHBOURHOOD STRUCTURE PLAN FOR
NEIGHBOURHOOD 2

ATTACHMENT 1 RFS SUBMISSION

All communications to be addressed to:

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Batemans Bay
Customer Service Centre
NSW Rural Fire Service
Unit 2, 63 Cranbrook Road
BATEMANS BAY NSW 2536



Telephone: 1300 679 737
e-mail: CSC@rfs.nsw.gov.au

Facsimile: (02) 4472 0690

Strategic Planner
Queanbeyan City Council
PO BOX 90
QUEANBEYAN NSW 2620

Your Ref: SF130026 & C1479270
Our Ref: L10/0012 & R16/131

Attention: Beate Janson

CC Queanbeyan Fire Control Centre
Att: Tim Carroll
PO Box 2234
QUEANBEYAN NSW 2620

22 September 2016

Dear Sir

Amendment to Googong Development Control Plan – Neighbourhood Structure Plans – Googong Neighbourhood 2B

I refer to your letter dated 16 June 2016 requesting comment from the NSW Rural Fire Service (RFS) in relation to the above proposal. Please find below a copy of our comments.

General Comments

1. The NSW Rural Fire Service (RFS) notes that only some portions of the site are currently identified as bush fire prone on the Queanbeyan City Bush Fire Prone Land Map.
2. Council should be aware that the introduction of Amendment II of the Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas on 1 May 2011 includes grasslands as a hazardous vegetation category. Any future development will need to consider this at the design and construction stage under the provisions of the Building Code of Australia. Please note that where land is not mapped as bushfire prone, any bushfire threat to a development should be considered under 79C of the EPA Act.

◆ Rural Fire Service Advisory Council

◆ Bush Fire Co-ordinating Committee

3. As Council is aware, future development applications on bush fire prone lands will be required to comply with either Section 79BA of the Environmental Planning and Assessment Act 1979 or Section 100B of the Rural Fires Act 1997 depending upon the nature of the proposed development.
4. It is noted that the RFS has previously provided comments in relation to the subject site as outlined below:
 - Letter dated 27 October 2003 regarding the Googong Urban Investigation Area.
 - Letter dated 16 December 2004 regarding the Googong Urban Investigation Area & Queanbeyan Local Environmental Plan 1998 (Draft Amendment No. 33).
 - Letter dated 16 October 2007 regarding Googong Local Environmental Plan 2007 & Local Environment Study (Googong).
 - Letter dated 18 July 2014 providing comment on Stage 1B of the Googong precinct plan.

Specific comments to the proposal

The following comments are provided after reviewing the proposed bush fire protection measures outlined in the Bushfire Assessment prepared by Ecological Australia, dated 7 March 2016

5. The RFS notes that the asset protection zones (APZs) outlined in Figure 5 of the Bushfire Assessment Report may result in future dwellings (where subject to AS3959-2009 'Building in Bushfire-prone areas') having to construct to BAL 40 or Flame Zone in the south west corner of Stage 2B (where there is no perimeter road between lots and the adjoining unmanaged land).
6. The RFS acknowledges it is difficult at Structure Plan Stage to specifically identify appropriate APZs for future dwellings. As such, the RFS advises Council to consider including a provision within the Amended DCP that future subdivision applications demonstrate that lots located on Bush Fire Prone Land or lots subject to an identified bushfire hazard, provide a suitable building envelope for a future dwelling to be constructed to not greater than BAL 29 under AS3959-2009 'Construction of buildings in bushfire-prone areas'.
7. The DCP should require APZs to be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection (PBP) 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
8. Road widths should comply with Table 4.1 of Planning for Bushfire Protection 2006. In this regard the RFS notes that some road widths specified in the Street Hierarchy Plan (i.e Access Street DR2) have a carriageway width of 6m, which would not comply with the minimum 6.5m width requirement. The DCP should include a comment pertaining to the Street Network to ensure road widths comply with section 4.1.3 of PBP 2006.
9. Any rehabilitation/retention of vegetation on Hill 800 (or any other retained areas of vegetation within the site) should provide APZs in accordance with

Table A2.4 of PBP 2006. The RFS notes that there are a number of proposed lots located directly interfacing Hill 800. Unless the proposal is amended to include ongoing management of the vegetation and fuel loads within Hill 800 to ensure this reserve does not pose a bushfire hazard, the plans should be amended to provide lots interfacing Hill 800 with perimeter access and adequate APZs/setbacks to comply with PBP 2006.

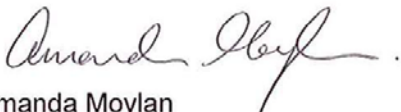
10. The DCP should require that water supply and other utilities comply with the requirements of section 4.1.3 'Services' of Planning for Bushfire Protection 2006.

Notes

The RFS has forwarded a copy of these comments to the Lake George Zone Bush Fire Management Committee (BFMC) for their consideration in any preparing/amending the Bush Fire Risk Management Plan (BFRMP).

For any enquiries regarding this correspondence or to discuss the matters raised in this letter further please contact Martha Dotter on (02) 4472 0600.

Yours faithfully,



Amanda Moylan

Team Leader – Development Assessment and Planning

The RFS has made getting information easier. For general information on "Planning for Bush Fire Protection, 2006", visit the RFS web page at www.rfs.nsw.gov.au and search under "Planning for Bush Fire Protection, 2006".

QUEANBEYAN-PALERANG REGIONAL COUNCIL

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ITEM 8.6 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL
PLAN - NEIGHBOURHOOD STRUCTURE PLAN FOR
NEIGHBOURHOOD 2

ATTACHMENT 2 RMS SUBMISSION

Our Ref: STH11/00052/27
Contact: Amanda Priestley (02) 4221 2771
Your Ref: SF160113/ C1687625



5 July 2016

Beate Jansen
Queanbeyan-Palerang Regional Council
BY EMAIL: records@palerang.nsw.gov.au
council@qcc.nsw.gov.au

**AMENDMENT TO DEVELOPMENT CONTROL PLAN FOR NEIGHBOURHOOD 2 (NH2)
GOOGONG**

Dear Sir/Madam

Roads and Maritime Services (RMS) refers to your letter dated 16th June 2016 regarding the subject DCP amendments.

RMS has reviewed the submitted information and recognises our previous involvement in the Googong development.

RMS notes that we have previously responded to the proposed junctions along Old Cooma Road, please refer to RMS response letter dated 10th February 2016 (attached).

Given the above and our recently revised level of involvement in regional classified roads, RMS considers our previous comments remain relevant and we have no further comments to provide at this stage.

If you have any questions please contact Amanda Priestley on (02) 4221 2771.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Chris Millet".

Chris Millet
Manager Land Use
Southern Region

Roads & Maritime Services

Level 4, Southern Regional Office, 90 Crown Street, Wollongong NSW 2500 | PO Box 477 Wollongong East NSW 2520
T 02 4221 2460 | F 02 4221 2777 | www.rmservices.nsw.gov.au |

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ITEM 8.6 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL
PLAN - NEIGHBOURHOOD STRUCTURE PLAN FOR
NEIGHBOURHOOD 2

ATTACHMENT 3 NSW EDUCATION SUBMISSION



DOC16/654004

Ms Beate Jansen
Senior Strategic Planner
Queanbeyan – Palerang Regional Council
PO Box 348
BUNGENDORE NSW 2621

Attention: Mr Will Mayes

Dear Will,

Re: Neighbourhood Structure Plans – Googong Neighbourhood 2

Thank you for your letter of 16 June 2016 to the Department of Education (DE) relating to the above. We have reviewed the documents with reference to the need for education infrastructure at Googong, and have also considered the need more generally across the Queanbeyan- Palerang Regional Council based on student population projections.

The Structure Plan identifies a future K-12 school site with flexible size options of 5, 7 and 9 hectares. The plan also refers to physical planning constraints which impact the Googong Neighbourhood 2 precinct, including the subject site.

In relation to the proposed school site, we provide the following comments for your consideration:

Site size and Zoning

DE concurs that alternate sized site options allow greater flexibility in schools planning as does non special use zoning for school use. Non special use zoning was promoted in 2010 by the NSW Department of Planning and Infrastructure (PN10-001) and provides greater flexibility and adaptive management of land for school use. We request that Council consider compliance with this policy and future zoning to be in line with adjoining use (eg Residential or B2 Local Centre).

Planning considerations

We understand some preliminary work has been carried out in relation to identifying physical affectations such as flooding and archeological heritage. Further detailed assessment is required to more fully assess the suitability of the subject site for school use. We kindly request that Council continue to liaise with DE in relation to this as further detailed work is undertaken.

Joint and shared use

As NSW's population grows, so does the demand for community facilities and sports fields. Schools, local councils and community organisations all have resources they could share to help meet this demand whilst improving community relationships and fostering social cohesion.

NSW Department of Education- Asset Management Directorate
Level 4, 35 Bridge Street Sydney NSW 2000 GPO Box 33 Sydney NSW 2001 T 02 9561 8000 F 02 9561 8077
www.det.nsw.edu.au

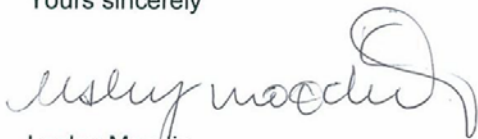
On a state-wide basis, DE is supportive of the shift in planning decisions and policies which encourage facilitating out of hours shared use of community facilities such as ovals and halls, playing fields, classrooms special program rooms, and libraries.

DE would welcome discussions in relation to joint and shared use of Googong Commons/ playing fields/ future school facilities.

Please continue to liaise with DE as more detailed work is undertaken such that the suitability of the subject site for school use can be assessed more fully, or whether alternative locations are more appropriate.

Please contact Cameron Judson, Senior Assets Planner on (02) 9561 1246 or Cameron.Judson2@det.nsw.edu.au should you require further information.

Yours sincerely



Lesley Moodie
A/Director, Planning & Demography
8 July 2016

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ITEM 8.6 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL
PLAN - NEIGHBOURHOOD STRUCTURE PLAN FOR
NEIGHBOURHOOD 2

ATTACHMENT 4 GOOGONG DCP COMBINED TABLE OF CONTENTS

Googong DCP

Combined Table of Contents

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|------------------------------------|-----------------|
| Principal plan adopted by Council: | 13 October 2010 |
| Document: | C16148464 |

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

Contact: **Bungendore/Braidwood:**
Ph: 02 6238 8111
Fax: 02 6238 1290
Queanbeyan:
Ph: 6285 6000
Fax: 6285 6666
E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

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- 1.2 Citation
- 1.3 Land Covered by this DCP
- 1.4 Development within Googong
- 1.5 Date of Approval and Commencement of this DCP
- 1.6 Aims and Purpose of this DCP
- 1.7 Variation to this DCP
- 1.8 Relationship to Other Planning Instruments and Policies
- 1.9 How to Use this DCP
- 1.10 Pre-DA Process
- 1.11 Development Application Submission Requirements
- 1.12 Development Application Forms
- 1.13 Checklist for the Preparation of Neighbourhood Structure Plans
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- 1.15 Controls and Objectives
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7.3 Streetscape – Public and Private Laneways

7.4 Building Form and Design

7.5 Height and Floorspace

7.6 Privacy and View Sharing

7.7 Safety and Security

7.8 Access and Mobility

Section B: Site Amenity

7.9 Pedestrian Access and Building Entries

7.10 Private Open Space and Landscape Design

7.11 Car Parking and Garages

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Section C: Energy Efficiency

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Appendix 2 – Master Plan Maps

Appendix 3 – Neighbourhood Structure Plan Maps – Neighbourhood 1A

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**Appendix 5 – Neighbourhood Structure Plan Maps –
Neighbourhood 1B**

Appendix 6 – Neighbourhood Structure Plan Maps – Bunyip

Appendix 7 – Structure Plan – Neighbourhood 1 Centre

**Appendix 8 – Neighbourhood Structure Plan Maps –
Neighbourhood 2**

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ITEM 8.6 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL
PLAN - NEIGHBOURHOOD STRUCTURE PLAN FOR
NEIGHBOURHOOD 2

ATTACHMENT 5 GOOGONG DCP PARTS 1 AND 2

Googong DCP

Parts 1 and 2

Preliminary, Context and Amendment Schedule

| | |
|------------------------------------|-----------------|
| Principal plan adopted by Council: | 13 October 2010 |
| Document: | C16148461 |

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

Contact: **Bungendore/Braidwood:**
Ph: 02 6238 8111
Fax: 02 6238 1290
Queanbeyan:
Ph: 6285 6000
Fax: 6285 6666
E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

Amendment Schedule

| Amendment No. | Area subject to Amendment | Purpose | Resolution to exhibit | Adopt | Notification | Effective From |
|---|------------------------------------|--|---------------------------|--------------|------------------|------------------|
| PRINCIPAL PLAN – Googong DCP SF 080579 | Googong Township | Introduce Development Controls for the new township of Googong | Council 14 July 2010 | 13 Oct 2010 | 10 November 2010 | 9 December 2010 |
| 1 SF 080579 | Googong Township | Minor amendment to controls for single dwellings and changes to format and structure | PDRC 10 April 2013 | 12 June 2013 | 18 June 2013 | 18 June 2013 |
| 2 SF 130026/01 | Googong Neighbourhood 1B and Talpa | Neighbourhood Structure Plans added for Neighbourhood 1B and Talpa | PDRC 24 September 2014 | 12 Nov 2014 | 18 November 2014 | 18 November 2014 |
| 3 SF 140266 | Googong | Includes controls for small lots and studio dwellings | PDRC 10 Dec 2014 | 8 April 2015 | 17 April 2015 | 9 November 2015 |
| 4 SF 150204 | Bunyip | Neighbourhood Structure Plans for Bunyip (44 & 64 Googong Road) added | PDRC 13 May 2015 | 8 July 2015 | 24 July 2015 | 24 July 2015 |
| 5 SF 150408 | Neighbourhood Centre 1 | Neighbourhood Structure Plans for NH 1 added & Part 10 amended | PDRC 9 Sept 2015 | 11 Nov 2015 | 13 Nov 2015 | 13 Nov 2015 |
| 6 SF 160113 | Googong Neighbourhood 2 | Neighbourhood 2 Structure Plans added | | | | |

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 Local Environment Plan 2012 (QLEP)* 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 *QLEP 2012*, 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 which refers to the new General Housing Code. The Code identifies development which may be carried out as complying development. For more detailed information refer to the NSW Department of Planning and Infrastructure website <http://housingcode.planning.nsw.gov.au/>

1.5. Date of Approval and Commencement of this DCP

The Principle 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 Section 72 of the *Environmental Planning and Assessment Act 1979*, and in accordance with the relevant Regulations to the Act and Clause 6.3 of the *QLEP 2012*. 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 *QLEP 2012* which was gazetted on the 23 November 2012. 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 *QLEP 2012* 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, 2.3, 2.4, 2.5, 2.6, 2.7 and 2.9

Part 3B – Secondary Dwellings in Residential Zones

You can find out the relevant instruments that apply to your site by obtaining a Section 149 Certificate from Council or by visiting Council's offices. The onus is on any prospective applicant to check with Council if there are any relevant additional or updated documents relating to the town that shall be considered when making a development application.

1.9. How to use this DCP

Each Part of this DCP must be read and understood to guide applicants in the preparation of any development applications in the new township of Googong. A summary of the purpose of each Part is shown below.

Part 2 – Context

Part 2 of this DCP contains a background and contextual analysis of the study area. It is intended to show the user of the document, the basis on which the development controls in the DCP were formulated.

After considering the relationship between the development site and its broader urban context, applicants are to use Parts 3 to 10 of this DCP to determine the controls that apply to the site.

Part 3 – The Master Plan

Part 3 provides the framework for the development of Googong. This is done with the Master Plan providing the overarching structure for the town, the Staging Plan then details when the land is to be released for development and the Neighbourhood Structure Plan sets out the detailed layout for each new release area.

This Part describes the objectives for future development, the vision for housing diversity and walkable neighbourhoods, public open space systems, community facilities, new centres, movement networks, essential infrastructure, neighbourhood plans and sustainability targets.

Part 4 – Subdivision Controls

This Part incorporates design principles and controls for subdivision. It also contains design requirements for the provision of a range of residential uses, including large rural residential sites.

Part 5 – Design Guidelines and Controls for the Public Domain

This Part of the DCP identifies the various public domain elements to be incorporated into the new township and includes visions and guidelines for street hierarchies, public transport and cycle networks, street types and streetscapes, parks and open spaces, public domain advertising and signage and public art.

Part 6 – Single Dwellings, Alteration/Additions

This Part contains development objectives and controls that apply generally to single dwellings, alterations/additions within Googong and includes the streetscape and building design, cut and fill, solar access, site facilities, privacy, design requirements for car parking and garages, safety and security and waste management.

Part 7 – Small Lots, Studio Dwellings, Multi-Dwelling Housing, Dual Occupancies and Residential Flat Buildings

This Part contains additional built form controls that apply to small lot housing of 130-330m², 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.

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 and 8

This Part 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's Environment, Planning and Development staff on 6285 6244 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 No 65 – Design Quality of Residential Flat Development* (where relevant)

1.11. Development Application Submission Requirements

Queanbeyan City 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's Environment, Planning and Development 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 *QLEP 2012* or Exempt Development under SEPP (*Exempt and Complying Codes*) 2008.

1.12. Development Application Forms

All development applications must be accompanied by a completed application form for Development Consent. The development application must be accompanied by the following information:

- 1) Owners Consent

The consent of all owners of the property must be lodged with the development application. If the owner is a company or owners corporation, its Common Seal must be stamped over the signature/s, otherwise the Managing Director must sign and clearly indicate the ACN.

A fax copy followed up by an original owners consent letter is acceptable. Where you have recently purchased the land evidence of settlement of your land (not exchange of contracts) is required from your solicitor if Council records do not record your name as the owner. Please check with Council's Rates Section prior to lodgement.

- 2) Development Application Fees.

All relevant fees must be paid upon lodgement of the development applications.

- 3) Disclosure of Political Donations and Gifts Statement to Council.

The reference on the development application form referring to 'Disclosure of Political Donations and Gifts Statement to Council' is to be completed by ALL applicants and owners.

- 4) Information Required for a Development Application.

A site analysis plan is required to accompany all development applications for multi dwelling housing.

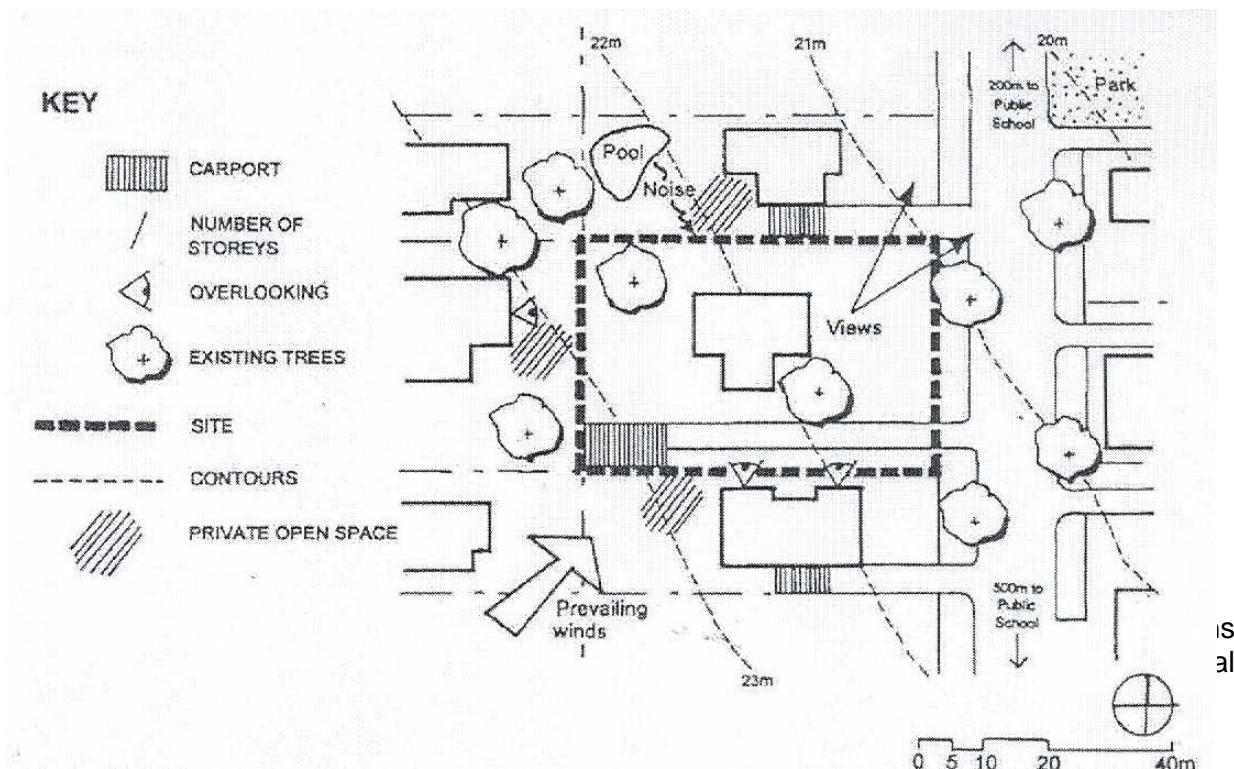
A site analysis is the process of examining and recording the opportunities and constraints to the potential development of the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality.

A site analysis should form the basis for the design of any development proposal to ensure that the best possible design for a site is achieved.

The amount of information required for a site analysis will vary depending on location, scale and complexity of the proposal.

Each application is required to demonstrate that site analysis has been undertaken. The preferred means to demonstrate that a site analysis has been undertaken is to provide an annotated diagram and if appropriate, commentary within an accompanying statement of environmental effects.

Figure 1: Example of a Site Analysis Plan



- 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 1:1000 wherever possible). In cases where there is more than one sheet an overall plan at 1:4000 shall be submitted to illustrate the overall layout.
- 3) Include existing boundaries and lot or portion numbers in broken lines/lettering.
- 4) Show proposed boundary lines.
- 5) Show proposed dimensions and areas.
- 6) Show proposed lots consecutively numbered and include any easements and restricted development areas.
- 7) Show widths of all existing roads.
- 8) Show footpath and pavement widths of all proposed roads, proposed road widening and corner splays.
- 9) Show all proposed roads consecutively numbered.
- 10) Show the position of all intersecting adjoining property boundaries, existing roads or property boundaries of land on the opposite side of all existing roads adjoining the site.
- 11) Show all vegetation and trees on the subject property (separate plan).
- 12) Show contours in one metre intervals at Australian Height Datum.
- 13) Show all existing buildings, watercourses, drains, dams, swamps, easements, right-of-ways, structures or permanent improvements, heritage items.
- 14) Show all services.

1.15. Controls and Objectives

The objectives and controls for each matter are listed below. The controls are general statements of the means of achieving the objectives. They are not limiting in nature, and provide designers/applicants with opportunities to develop a number of different design solutions that achieve the objectives of the relevant matter.

1.16. General Design

Objectives:

- 1) Subdivision design and density reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development

Controls:

- a) Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.

Land should not be divided:

- i. In a manner which would prevent the satisfactory future division of land, or any part thereof;
- ii. If the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;
- iii. Unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;

- iv. Unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets. Where connection to sewer is not possible, the allotment shall be suitable for on-site effluent disposal without adverse effect on ground or surface water quality.
- v. If the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- vi. Where the land is likely to be inundated by floodwaters;
- vii. where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose; and
- viii. If the division and subsequent use 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 LGA.
- 3) To design subdivision layouts which maximise the potential use of public transport and non residential uses.

Controls:

- a) The density of allotments should maintain and promote the residential character of the area for infill subdivisions.
- b) Lot sizes should be compatible with the character of the surrounding area and are to comply with Clauses 2.6, 4.1, 4.1B, 4.2 and 4.2A in the *QLEP 2012* 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 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 an “eight point test”, and if required, a Species Impact Statement which complies with the *Threatened Species Conservation Act 1995*.
- b) Application of any measures or amelioration measures identified in the eight point test or the Species Impact Statement.
- c) Implementation of design and construction measures to achieve the relevant provisions of the *QLEP 2012*.
- d) Native vegetation which adds to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal.

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 *QLEP 2012*.

1.20. Contamination

Objectives:

- 1) To require subdivisions which minimise the risk of contamination to future residents.

Controls:

- a) Where required Implementation of measures designed to remediate land to a standard suitable for occupation.
- b) Implementation of measures designed to achieve and comply with the relevant provisions of the applicable local environmental plan.

1.21. Stormwater Management and Drainage

Objectives:

- 1) To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand.
- 2) To ensure that subdivisions in new release areas have stormwater and drainage systems that maintain or improve pre-development flows in terms of quality and volume.

Controls:

- a) Stormwater and drainage systems shall be designed and engineered to meet the Objectives.

1.22.

Aboriginal and European Heritage

Objectives:

- 1) To ensure that subdivisions respect and do not compromise heritage items, archaeological site, potential archaeological deposits or sites within identified heritage conservation areas.

Controls:

- a) Subdivision layouts which respect the heritage significance or heritage items or sites within heritage conservation areas.
- b) Subdivisions which are designed to preserve archaeological sites or potential archaeological deposits by siting them in future public areas away from works likely to adversely affect them.
- c) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

1.23. Roads, Traffic (vehicles, cyclists, pedestrians) and Access

Objectives:

- 1) To minimise the establishment of traffic generating development along main and arterial roads.
- 2) To provide safe and convenient access to all residential subdivisions and all allotments within a residential subdivision.
- 3) To provide safe facilities for pedestrians.
- 4) To provide safe facilities for cyclists.
- 5) To provide facilities for users of public transport.

Controls:

- a) Subdivisions designed so that allotments along a main and arterial road have access from a local or secondary road.
- b) Subdivisions designed to maximise the safety of pedestrians using the road reserve.
- c) Subdivisions which are designed to comply with any applicable legislative requirements.
- d) Provision of footpaths in accordance with the *Queanbeyan Section 94 Contribution Plan 2012*.
- e) Provision of an off road cycleway where required in accordance with the *Queanbeyan Section 94 Contribution Plan 2012*.
- f) Compliance with the design and engineering requirements applicable to roads, crossings, footpaths, cycleways, bus shelters and the like.
- g) Provision shall be made for coinciding physical and legal access to all proposed lots.

1.24. Solar Access and Lot Orientation

Objectives:

- 1) To provide good solar opportunities internally and externally for future development and residents.

Controls:

- a) Subdivision blocks and allotments which are orientated and have lengths and widths which provide opportunities for maximum solar efficiency when developed.

1.25. Service Provision

Objectives:

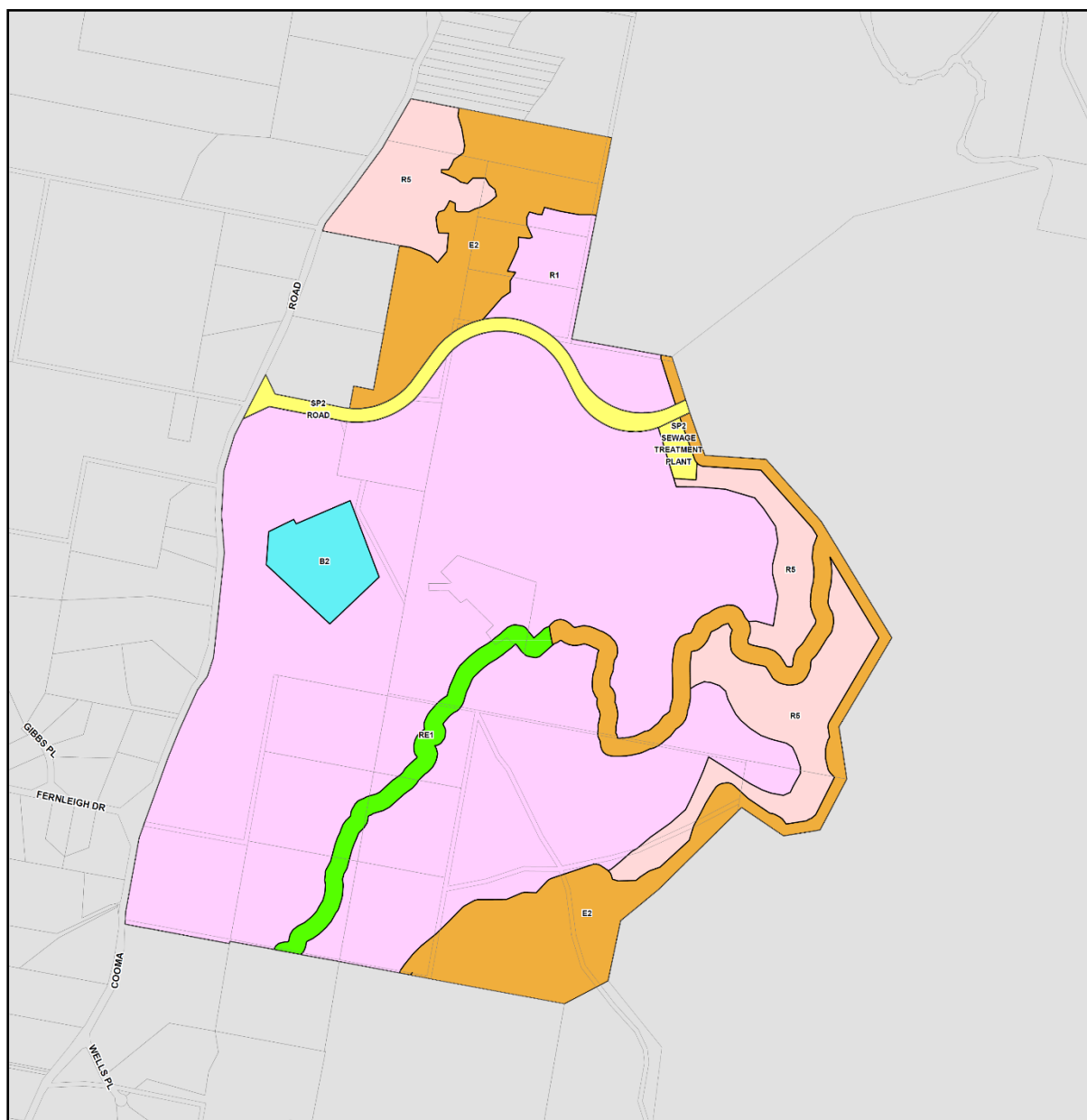
- 1) To ensure adequate services are available to cater for future development and peak demand.
- 2) To encourage subdivisions which are serviced by infrastructure designed to achieve sustainable outcomes.

Controls:

- a) Provision of all essential services including facilities for stormwater and sewerage disposal.
- b) Use of shared trenches.
- c) Use of infrastructure which reduces greenhouse gas emissions.
- d) Use of infrastructure which reduces water consumption.

Map 1: Map of Googong Township

Source: GLEP2009



Zone

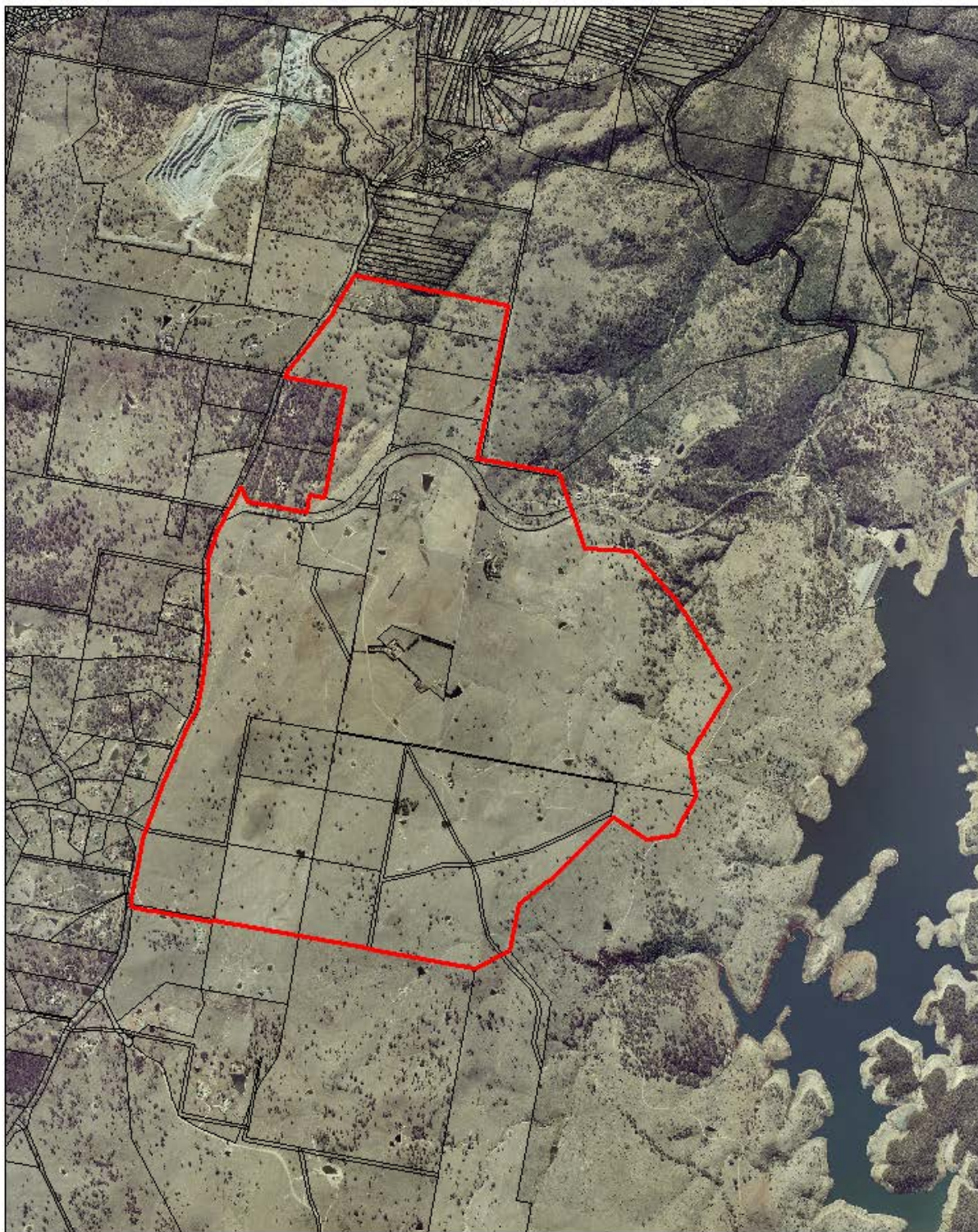
| | |
|-----|----------------------------|
| B2 | LOCAL CENTRE |
| E2 | ENVIRONMENTAL CONSERVATION |
| R1 | GENERAL RESIDENTIAL |
| R5 | LARGE LOT RESIDENTIAL |
| RE1 | PUBLIC RECREATION |
| SP2 | INFRASTRUCTURE |

Cadastre

| |
|--------------------------|
| CADASTRE - DEPT OF LANDS |
|--------------------------|

Map 2: Googong Locality Map

Source: QCC 2010



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 is 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.

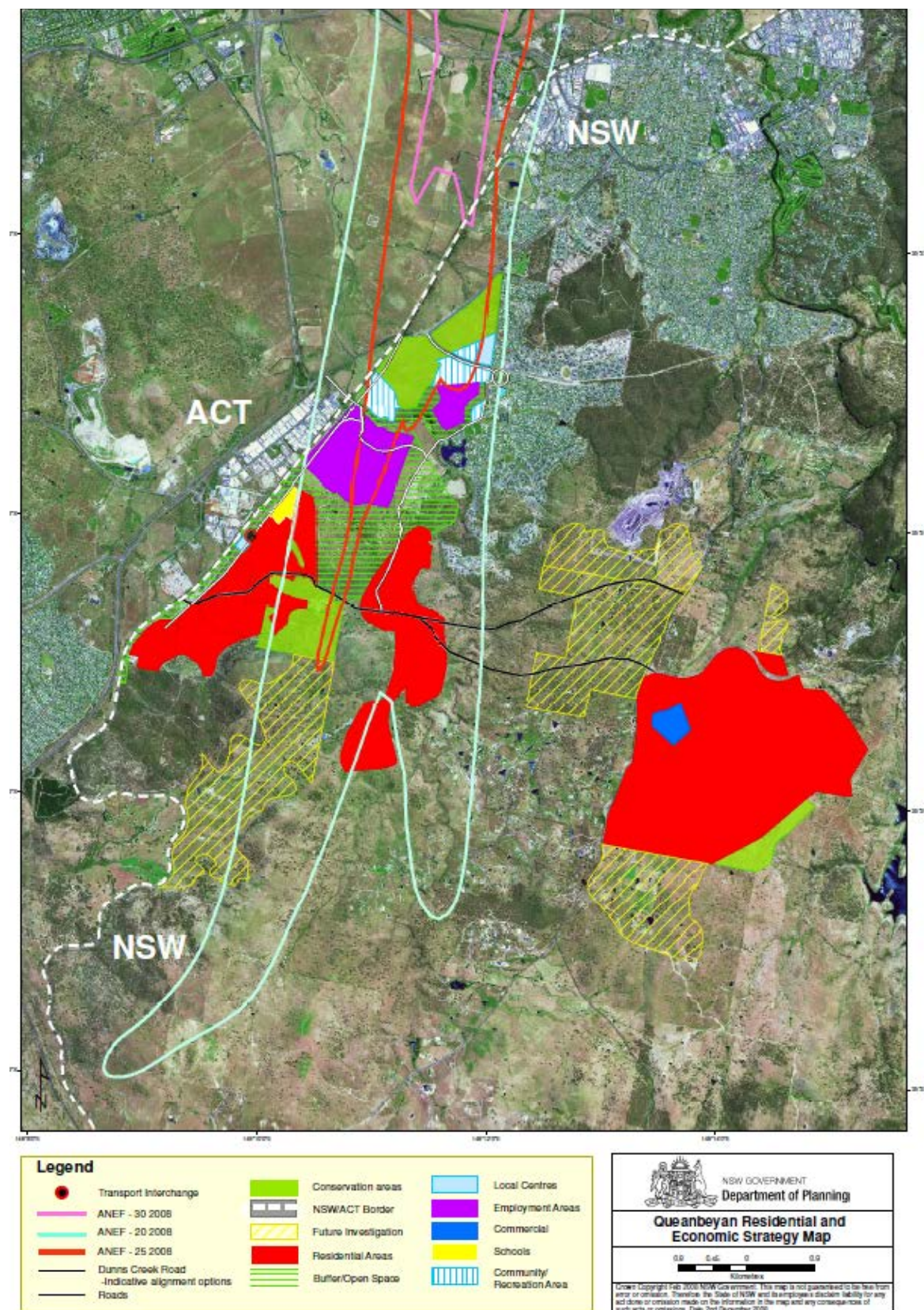
The Strategy has a target of 10,000 dwellings from release areas in Queanbeyan over the next 25 years and part of this need will be met by the Googong urban area.

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.

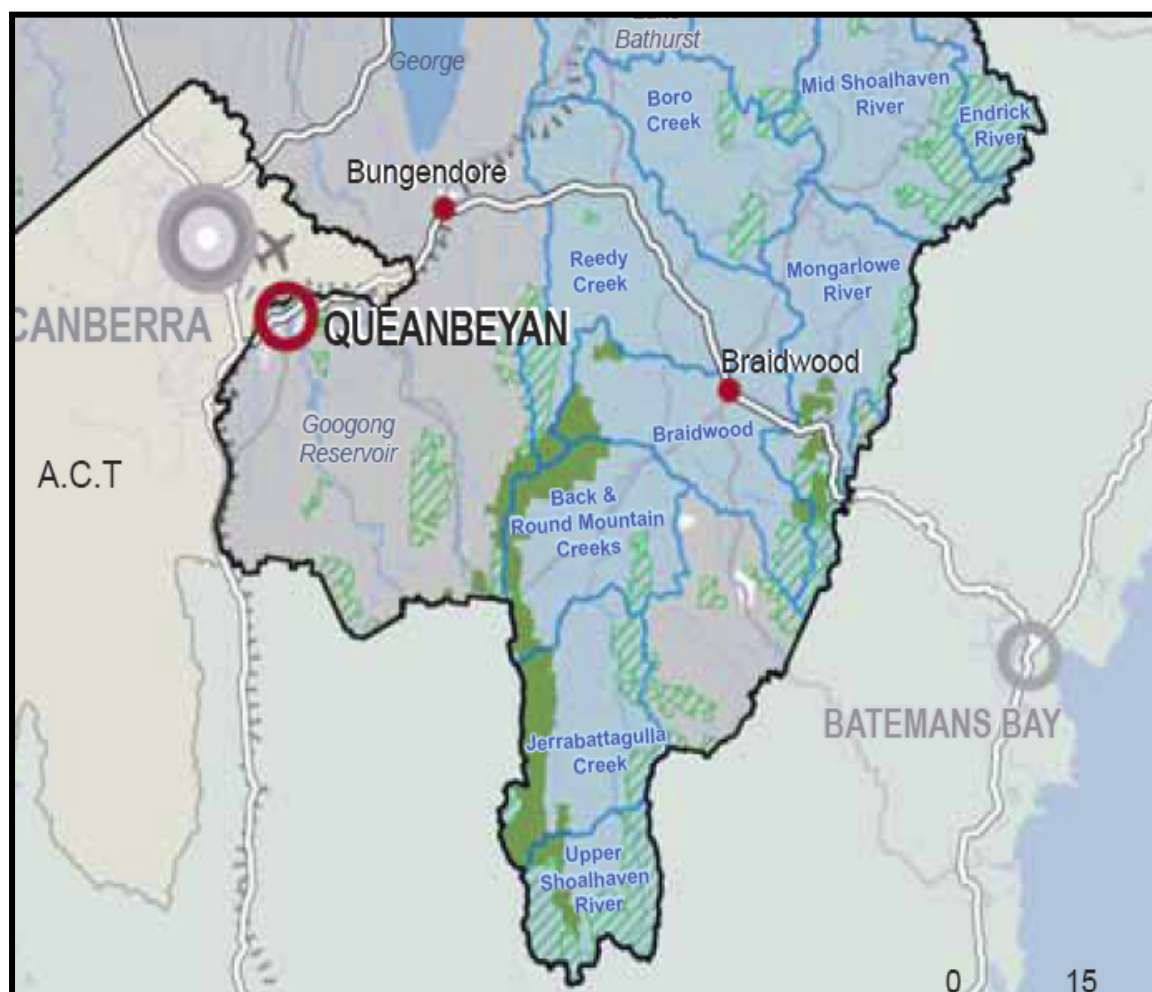
Map 3: Sub Regional Plan

Source: NSW Department of Planning, Review of Queanbeyan Residential and Economic Strategy 2031 – Addendum Report – December 2008



Map 4: Regional Plan

Source: NSW Department of Planning, Sydney-Canberra Corridor Regional Strategy, Residential and Economic Strategy 2031 – Addendum Report – December 2008.



2.2. Googong Today

The entire site in 2010 was pastoral land, with rolling hills and valleys, typical of the Monaro Region. The total site area is 1,339.5 hectares. It is currently undeveloped and comprises grazing land. The site is approximately 10 kilometres south of the Queanbeyan CBD, 4km south-east of Jerrabomberra and 23km from Canberra.

Aerial Regional Context

Source: Googleearth.Com/Queanbeyan Council



Images of Googong



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

26 OCTOBER 2016

ITEM 8.6 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL
PLAN - NEIGHBOURHOOD STRUCTURE PLAN FOR
NEIGHBOURHOOD 2

ATTACHMENT 6 GOOGONG DCP PART 6

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

| | |
|------------------------------------|-----------------|
| Principal Plan adopted by Council: | 13 October 2010 |
| Document: | C16148441 |

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

Contact: **Bungendore/Braidwood:**
Ph: 02 6238 8111
Fax: 02 6238 1290
Queanbeyan:
Ph: 6285 6000
Fax: 6285 6666
E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

Section A: Streetscape and Urban Character

6.1 Introduction

This Section contains the controls for private development within the new Googong Township. Development applications for the private domain must consider these controls.

6.2 Streetscape

Streetscape and Urban Character is made up of the visual elements of a street, including the road, adjoining buildings, fencing, trees and open spaces, and the like that combine to form the desired urban character.

Objectives:

- 1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various areas of the new township of Googong as envisaged in the Master Plan.
- 2) Provide a variety of streetscapes that reflect the character of different precincts, the diversity of edge conditions, housing types and street hierarchy.
- 3) Ensure garage structures do not visually dominate the streetscape.
- 4) Promote the use of verandahs, balconies, porches and the like to encourage front yards living spaces to relate to the streetscape and engage with the community.
- 5) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

Controls:

- a) To create an attractive and cohesive streetscape through the use of a mix of compatible materials including masonry, timber and glass and the provision of simple and articulated building and roof forms.

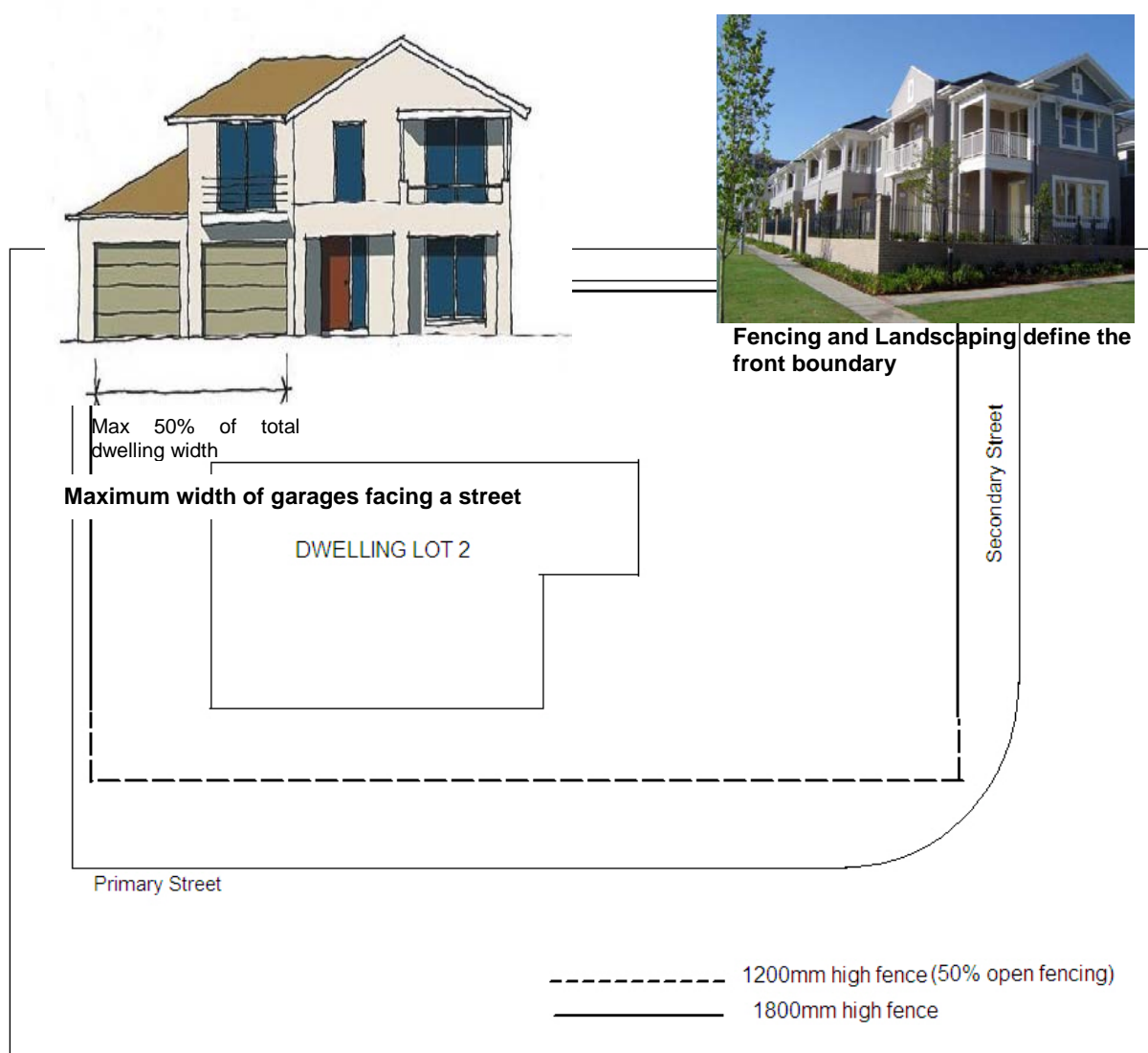


Articulated roof form



Façade treatment to address both streets

- b) New buildings shall adhere to the minimum building setbacks as set out in Table 1.
- c) Any building with walls on the boundary shall adhere to the zero lot line requirements set out in Table 1.
- d) Corner sites are developed as visually significant elements in order to promote a strong and legible character, while maintaining sight lines for the safety of pedestrians and vehicles. Façade treatment should address both street frontages.
- e) There is to be a clear distinction between private and public space and to encourage casual surveillance of the street.
- f) Where a rear lane is provided to a dwelling house, vehicular access to the front of the dwelling house shall be denied.
- g) Where a rear laneway is not provided to a dwelling house, garages facing a street shall comply with the maximum garage to house frontage requirements set out in Table 1.
- h) Where a rear laneway is not provided garage doors are adhere to the requirements set out in Table 1.
- i) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.
- j) Retaining walls forward of the building line are to be no greater than 1.0m in height.
- k) Fences – forward of the building line to the primary and secondary road frontage as per Table 1.



Fencing requirements – location and maximum height

6.3 Streetscape – Public and Private Laneways

Laneways have the potential to lack amenity, become neglected and create a streetscape that is undesirable and lacks safety and security. Laneways need to act more than simply a services corridor and should develop their own activated streetscape.

Objectives:

- 1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and active surveillance.
- 2) To provide development that is of a scale and architectural quality which contributes to the laneways streetscape.
- 3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways.
- 4) The laneway design shall not compromise the laneway's use as a service corridor by obstructing passage of service and resident vehicles or encouraging inappropriate and unsafe parking.

Controls:

- a) Dwellings and garages shall be setback from laneways as set out in Table 1.
- b) Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. An area shall be provided on each laneway frontage to plant at least one medium sized tree. Landscaping treatment with pavers, gravel or similar hardstand materials is not acceptable.

- c) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of laneways.

6.4 Building Form and Design

Objectives:

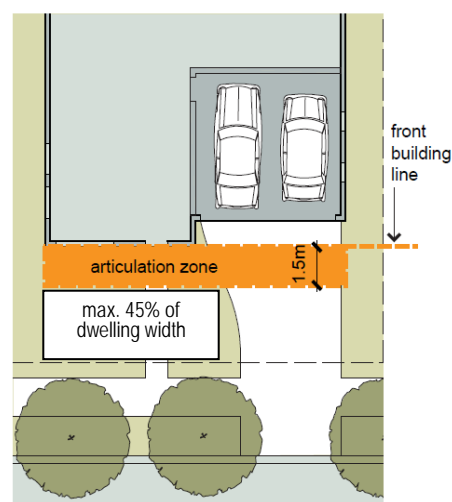
- 1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
- 2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided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

Controls:

- a) Building form shall be modulated with articulated facades to avoid a heavy bulky appearance.
- b) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.
- c) The facade of a dwelling on a corner lot is to address both streets and is to be appropriately articulated.
- d) Articulation zones shall be designed to adhere to the requirements set out in Table 1.
- e) The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:
 - Entry feature or portico, awnings or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.
- f) Building designs are to allow an adequate level of sunlight to be provided to the private open space of neighbouring properties.



Broken wall planes and articulation



Articulation zone

6.5 Height and Site Coverage

Objectives:

- 1) To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.
- 2) To ensure height and scale of development responds appropriately to the topography and the transition from lower density development on the fringe to higher density development near the local and neighbourhood centres.

Controls:

- a) The maximum height for buildings shall be 8.5m, as per *QLEP 2012*.
- b) The building height is taken as the vertical distance between ground level (existing) and the highest point of the building, as per *QLEP 2012*.
- c) New buildings shall adhere to the maximum site coverage set out in Table 1.
- d) Site Coverage is defined under the *QLEP 2012* as meaning the proportion of a site covered by buildings. However, the following are not included for the purpose of calculating site coverage:
 - Any basement,
 - Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
 - Any eaves,
 - Unenclosed balconies, decks, pergolas and the like.

6.6 Privacy and View Sharing and Acoustic Controls

Designing for privacy protects the ability of the occupants of the building to carry out functions within habitable rooms and private open spaces without visual intrusion. Visual privacy is influenced by site configuration, topography, scale of the proposed development, building layout and relationship to adjoining developments.

Privacy and View Sharing Objectives:

- 1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.
- 2) To maximize opportunities for view sharing.

Visual Privacy Controls:

- a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.
- b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.

Note: Windows in habitable rooms other than bedrooms where the floor level is more than 1 metre above ground level and less than 3m from the side/rear boundary may require privacy screens or other suitable privacy measures.

View Sharing Controls:

- c) Development is to be designed to minimise loss of views from neighbouring properties. Significant views within Googong such as the hilltops, Googong Common and the surrounding farmlands are to be valued and shared.

Acoustic Privacy Controls:

- d) Noise sources such as air conditioners, exhaust fans and the like shall be sound insulated or located away from noise sensitive areas such as bedrooms.

6.7 Safety and Security

Objectives:

- 1) Maximise personal and property security for residents and visitors by ensuring siting and design of built form and open space are planned to facilitate casual surveillance to decrease the opportunity for crime.
- 2) Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.

Controls:

- a) Design buildings and landscaping in accordance with Section 2.9 of the *Queanbeyan Development Control Plan 2012 – Safe Design*.

Section B: Site Amenity

6.8 Private Open Space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Private open space is the 'breathing space' for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

'Principal Private Open Space' is an area at ground level (existing) that is directly accessible from and adjacent to, a habitable room other than a bedroom.

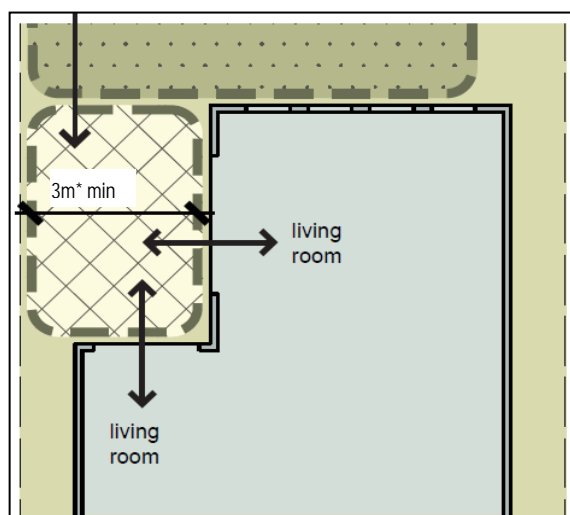
'Landscape area' refers to a permeable area of a lot that is capable of growing plants, grasses and trees or impervious surfaces.

Objectives:

- 1) Landscape design shall optimize useability, privacy, social opportunity, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.
- 2) Provide sufficient open space for the reasonable recreation needs of residents.
- 3) Allow northerly aspect into the private open space of new residential buildings.
- 4) Provide for landscaping that is low maintenance in the long term without long term reliance on watering systems.
- 5) Private open space shall provide a pleasant outlook.

Controls:

- a) Landscaping to comply with Table 1.
- b) Each dwelling is required to be provided with private open space adhering to the requirements set out in Table 1.
- c) Open space is not to be generated by left-over spaces resulting from building siting and location but shall be attractive, useable spaces.
- d) The principal private open space is to be:
 - i. Located behind the building line to the main street frontage.
 - ii. Directly accessible from, and adjacent to, a habitable room, other than a bedroom.
 - iii. Located to have a northerly aspect, where possible.
- e) A landscape plan is to be prepared and submitted and must incorporate:
 - i. Front gardens to include at least 2 'small' trees 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.



Private Open Space 24m² min – single dwelling
* 3m min. for lots less than 600m². Refer to Table 1 for other lot sizes

- iii. Rear yards of allotment greater than 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.

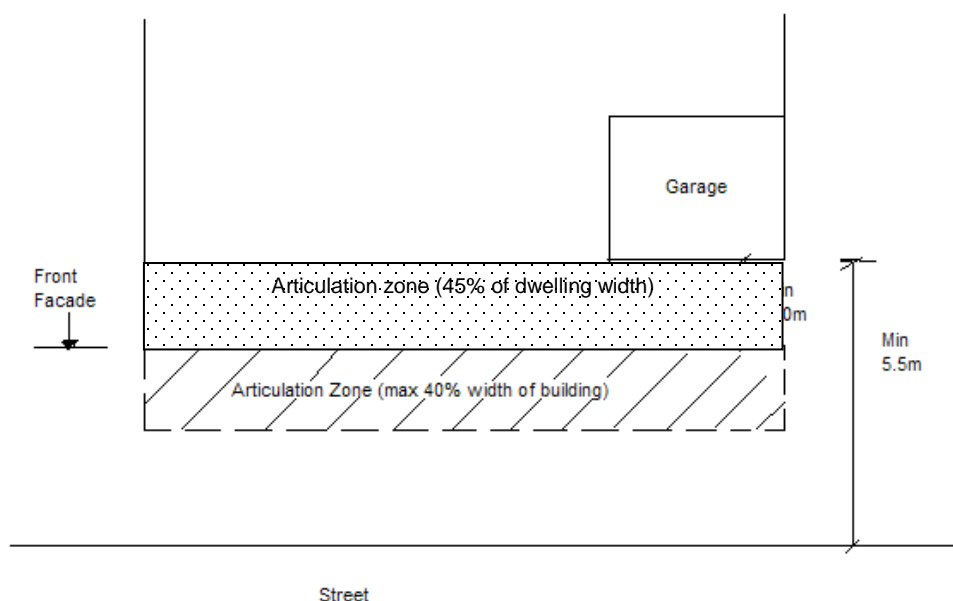
6.9 Car Parking and Garages

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/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking*.
- d) Garage doors of single dwelling developments are to be set back at least:
 - i. 1m behind the front facade of the building and a minimum of 5.5m from the front boundary to allow another car to park on site in driveway if necessary.





Garages setback from front building line



Garage set back to rear laneway

- e) 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.

Table 1: Single Dwellings and Alterations

| Single Dwellings and Alterations/Additions | | | | | |
|--|--|--|--|--|--------------------------|
| Lot Size | 330 < 450m ² | 450 < 600m ² | 600 < 900m ² | 900 < 1500m ² | >1500m ² |
| Lot width (min) | 10m | 12m | 12m | 15m | 18m |
| Site coverage max | 60% | 50% | 50% | 40% | 30% |
| Building height | As per QLEP 2012 8.5m | As per QLEP 2012 8.5m | As per QLEP 2012 8.5m | As per QLEP 2012 8.5m | As per QLEP 2012 8.5m |
| Front setback min (excluding garages, carports and covered car parking spaces) | 4.0m | 4.0m | 4.5m | 6.5m | 10.0m |
| Corner Lot – Secondary Setback (excluding garage, carports and covered car parking spaces) | 2.0m | 2.0m | 3.0m | 3.0m | 5.0m |
| Garage, carport and covered car parking space setback to front boundary | 1.0m behind the front façade and a minimum of 5.5m from the front boundary | 1.0m behind the front façade and a minimum of 5.5m from the front boundary | 1.0m behind the front façade and a minimum of 5.5m from the front boundary | 1.0m behind front façade | 1.0m behind front façade |
| Garage to house frontage (front facade only) | 55% of total width of dwelling | 50% | 50% | 50% | 50% |
| Corner Lot – Secondary setback for garages, carports and covered car parking spaces | 1.0m behind the front façade and a minimum of 5.5m from the front boundary | 1.0m behind the front façade and a minimum of 5.5m from the front boundary | 1.0m behind the front façade and a minimum of 5.5m from the front boundary | 1.0m behind the front façade and a minimum of 5.5m from the front boundary | 1.0m behind front façade |
| Articulation Zone may encroach within front setback | Measured from the minimum setback of the lot, 1.5m encroachment for 45% of the total width of the dwelling on the side at which the articulation zone is proposed. | | | | |

| Single Dwellings and Alterations/Additions | | | | | |
|---|---|---|--|--|--|
| Lot Size | 330 < 450m ² | 450 < 600m ² | 600 < 900m ² | 900 < 1500m ² | >1500m 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 single storey dwellings 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 public laneway | 0m | 0m | 5.5m | 5.5m | 10.0m |

| Single Dwellings and Alterations/Additions | | | | | |
|--|---|---|---|---|---|
| Lot Size | 330 < 450m ² | 450 < 600m ² | 600 < 900m ² | 900 < 1500m ² | >1500m ² |
| for a garage, carport or covered car parking space (min) | | | | | |
| Landscaped area minimum requirements (Permeable area, grasses, trees and the like) | 15% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped. | 20% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped. | 25% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped. | 35% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped. | 45% of the area of the lot must be landscaped with a minimum width of 1.5m. 50% of the area forward of the building line to the primary road must be landscaped. |
| | 50% of the landscaped area must be located behind the building line of the primary road. | | | | |
| Principal private open space (PPOS) Minimum area | 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 | Private open space is to be: <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 | 1 space required per dwelling with 1 permissible in tandem forward of the building line. If a space is to be provided forward of the building line, it is to remain uncovered, not enclosed and entirely within the property boundary. | | | | |
| Garage door width (front façade only) | Total width of all garage doors must not exceed: <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 | 1.5m Maximum cut and fill | 1.5m Maximum cut and fill | 1.5m Maximum cut and fill | 1.5m Maximum cut and fill |

| Single Dwellings and Alterations/Additions | | | | | |
|--|---|-------------------------|-------------------------|--------------------------|---------------------|
| Lot Size | 330 < 450m ² | 450 < 600m ² | 600 < 900m ² | 900 < 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 (Building Sustainability Index: BASIX) 2004*. A BASIX Certificate is to accompany all development applications for new dwellings and for alterations and additions to existing dwellings having an estimated construction cost of \$50,000 or more.

6.11 Solar Access

A significant element of the level of amenity of a dwelling is its access to sunlight. Maximising solar access to dwellings, particularly principal living spaces also has significant benefits for energy conservation.

Objectives:

- 1) Allow adequate daylight into habitable room windows.
- 2) Minimize over shadowing of neighbouring properties.
- 3) Encourage energy efficient principles and practices.

Controls:

- a) Buildings shall be sited and designed to maximise sunlight to north facing windows and private open space.
- b) Buildings shall be designed to take advantage of energy saving technology such as solar panels.
- c) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves and louvres.
- d) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.

6.12 Energy and Natural Ventilation

Designing for natural ventilation is one of the cornerstones of sustainable development, by eliminating the need for the mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and windows.

Objectives:

- 1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
- 2) Reduce energy consumption within the Googong township.
- 3) Promote greater energy efficiency and ecologically sustainable development.

Controls:

- a) Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.
- b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.
- c) Where feasible make use of solar energy and solar hot water.
- d) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices.

6.13 Waste Management

Minimising waste is relevant to all stages of a building's life cycle, from construction through occupation to eventual demolition. Importantly it includes the way in which waste and other recoverable resources are stored and collected to maximise the separation of waste materials and to minimise health impacts.

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.**

- a) Water conservation measures identified in any BASIX certificate must be incorporated into the development.
- b) Water storage tanks are to be provided and must be connected to the cold water tap that supplies each clothes washer.

Section D: Environmental Management

6.15 Soil and Salinity

Objectives:

- 1) To minimise erosion and sediment loss during and after construction.
- 2) To minimise water pollution due to erosion, siltation and sedimentation.
- 3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
- 4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
- 5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls:

- a) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been stabilised.

6.16 Excavation and Fill

Objectives:

- 1) Minimise the extent of excavation and fill.
- 2) Ensure that the built form responds to the topographical constraints of the Googong site.
- 3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
- 4) Ensure that the amenity of adjoining residents is not adversely affected by any excavation and fill operation.
- 5) To minimise the need for retaining walls.
- 6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls:

- a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
- b) The maximum height of retaining walls shall be 1.5m.
- c) Where terraced walls are proposed the minimum distance between each step is 0.5m.
- d) Batters shall be limited to a maximum gradient of 1 vertical: 4 horizontal.
- e) Proposed excavation or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

6.17 Stormwater Management and Flooding

Objectives:

- 1) Ensure that all development within the Googong township incorporates stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways.

- 2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
- 3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
- 4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.

Controls:

- a) All stormwater generated on site is to discharge to Council stormwater system.
- b) Water storage tanks to be provided where BASIX certificates requires such items.

6.18 Bushfire Management

Applicants are advised to consult the following publication: *"NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 2006"* (The document can be obtained on the Rural Fire Service's webpage: www.rfs.nsw.gov.au)

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat.

The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives:

- 1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
- 2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
- 3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
- 4) Provide safe access for emergency service personnel
- 5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
- 6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls:

- a) A Bushfire Assessment Report is to accompany all development applications for lands identified as 'bush fire prone' on the Queanbeyan City Council Bush Fire Prone Land Map. The Report is to identify the vegetation type, distance to vegetation and slope under the hazard on the allotment and surrounding allotment, in order to establish the level of bush fire threat associated with the allotment.
- b) The recommendations of the Bushfire Assessment report must be incorporated into the design of the proposed development. That design may require further

amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).

6.19 Aboriginal Heritage

Objectives:

- 1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.

Controls:

- a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 2.
- b) Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.
- c) A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits.
- d) Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.
- e) Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974*.

6.20 European Archaeological Heritage

Objectives:

- 1) To protect the recognised European archaeological significance of the precinct.
- 2) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls:

- a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 2.
- b) Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints.
- c) If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

6.21 Tree Retention and Biodiversity

Objectives:

- 1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
- 2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.

Controls:

- a) Existing significant trees, in particular large hollow bearing trees, are to be retained wherever possible.
- b) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- c) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
- d) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

6.22 Land Contamination Management

Objectives:

- 1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
- 2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls:

- a) Development applications for development in *Areas of Environmental Concern (AEC)* as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands*. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
- b) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.
- c) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the NSW EPA's (now DECC) *Guidelines for Consultants Reporting on Contaminated Sites* and *SEPP 55 – Contaminated Land*.
- d) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
- e) Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

6.23 Odour

Objectives:

- 1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant.

Controls:

- a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 250m of the proposed or operating sewerage treatment plant is to be accompanied by a Level 3 Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The assessment is to be undertaken in accordance with the DECCW *"Approved Methods for modelling and assessment of air pollutants in NSW"* 1985.
- b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source.

6.24 Development near Googong Dam Foreshores

This clause applies to development on land identified as *"Googong Foreshore Buffer Area"* on the Googong Local Clause Map of the *QLEP 2012*.

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.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

26 OCTOBER 2016

ITEM 8.6 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL
PLAN - NEIGHBOURHOOD STRUCTURE PLAN FOR
NEIGHBOURHOOD 2

ATTACHMENT 7 GOOGONG DCP PART 7

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: | C16148470 |

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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 *QLEP 2012* 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.” These include dwelling forms such as villas and townhouses.

Attached dwelling is defined in the *QLEP 2012* 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 *QLEP 2012* 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 ground floor retail premises or business premises.”



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

Dual Occupancy (attached) is defined in the *QLEP 2012* 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 *QLEP 2012* to be:

- “2 detached dwellings on one lot of land, but does not include a secondary dwelling.”

Studio dwelling: is defined in the *QLEP 2012* to be:

A studio dwelling means a dwelling that:

- (a) Is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on its own lot of land, and
- (c) is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling,

but does not include a semi-detached dwelling.

7.2. Streetscape

Streetscape and Urban Character is made up of the visual elements of a street, including the road, adjoining buildings, fencing, trees and open spaces, etc, that combine to form the desired urban character.

Objectives:

- 1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various areas of the new township of Googong as envisaged in the Master Plan.
- 2) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

The following additional objectives apply for Residential Flat Development;

- 3) Establish a high quality residential environment where all dwellings within residential flat buildings have a good level of amenity.
- 4) Encourage the development of mixed use residential/commercial development in the town and neighbourhood centres within easy walking distance of public transport.
- 5) Ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.

Controls:

- a) Development shall be generally in accordance with the Neighbourhood Structure Plan.
- b) A mix of materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
- c) New buildings shall adhere to the minimum building line setbacks as set out in relevant Tables in this Part.
- d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
- e) Fencing should be designed to provide a clear distinction between private and public space and to encourage casual surveillance of the street.
- f) Fencing should be consistent with the established style and pattern of fences in the

locality.

- g) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.
- h) Where front fences / walls are used they are to be a maximum height of 1.2m to the primary street frontage.
- i) Front fencing is to be predominately open in design, such as picket fences, hedges or palisade style fencing.
- j) Maximum height of fences to secondary street frontage is 1.8m. A fence on a secondary street frontage that is 1.8m must not extend more than 50% of the lot depth. Fences to secondary street frontage that extend beyond the 50% lot depth are considered to be front fencing and have a maximum height of 1.2m.
- k) Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.



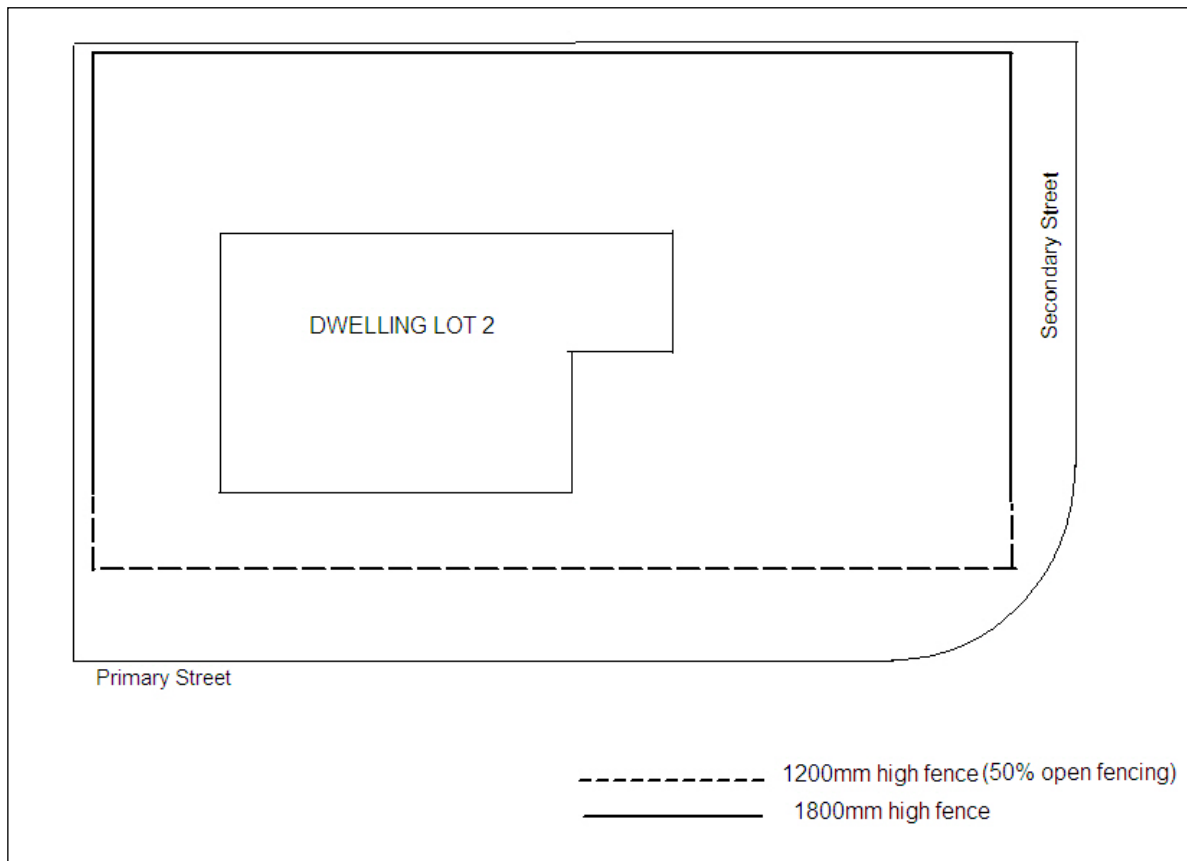
Articulated roof form



Fencing and landscaping define the front boundary



Façade treatment to address both streets



Fencing requirements – location and maximum height

7.3. Streetscape – Public and Private Laneways

Laneways have the potential to lack amenity, become neglected and create a streetscape that is undesirable and lacks safety and security. Laneways need to act as more than simply a services corridor and should develop their own activated streetscape.

Objectives:

- 1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and both active and passive surveillance.
- 2) To provide development that is of a scale and architectural quality that contributes to the laneways' streetscape.
- 3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length.
- 4) To ensure the laneway's use as a service corridor is not compromised by a design which encourages inappropriate, unsafe parking, encourages the erection of obstructions or otherwise prevents the passage of service and resident vehicles.
- 5) To provide vehicular access to the rear or side of lots where front access is restricted or not possible, particularly narrow lots where front garaging is not permitted.
- 6) To reduce garage dominance in residential streets.
- 7) To maximise on-street parking spaces and landscaping in residential streets.
- 8) To facilitate the use of attached and narrow lot housing.
- 9) A continuous run of studio dwellings or small lots along the lane is to be avoided, as it changes the character, purpose and function of the lane.

Controls:

- a) Laneways shall be limited in length as provided in Section 5.0 of this DCP and constructed with decorative elements in the pavement to break up the laneway surfaces.
- b) Laneways in adjacent housing blocks shall not be continuous over access streets to prevent the appearance of long, gun barrel laneways unless appropriate measures such as using staggered laneways are taken to eliminate the gun barrel effect.
- c) No more than 1 in 4 dwellings (excluding street corner lots with studio dwelling at the lane entry) are to be studio dwellings.
- d) 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) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of the laneway.
- f) 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) Laneways shall be provided with street lighting.
- h) The minimum garage doorway widths for manoeuvrability are 2.4m (single) and 4.8m (double).
- i) 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) Passive surveillance along the laneway from the upper storey rooms is encouraged.
- k) Ground floor habitable rooms on laneways are to be avoided unless they are located on external corners (laneway with a street) and face the street to take advantage of the residential street for an address.

7.4. Building Form and Design

Façades are the public face of buildings. Their architectural quality contributes to the character and design of the public domain. High architectural quality requires the appropriate composition of building elements, textures, materials and colours and reflects the use, internal design and structure of a development.

The composition and detailing of the building façade has an impact on its apparent scale as well as its appearance and consistency with the desired future characters of the various areas within Googong.

Objectives:

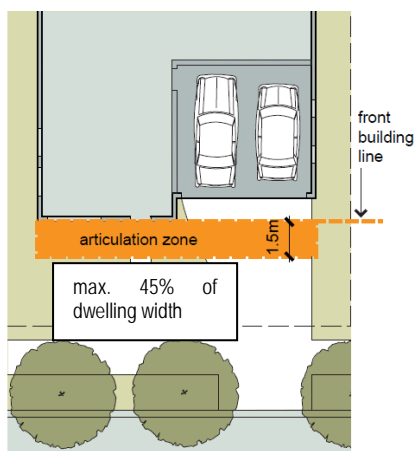
- 1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
- 2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided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

- 3) Provide quality architecture through richness in detail and architectural interest and complementary to the particular Precinct within Googong.
- 4) Support the development of the town and neighbourhood centres of Googong as a separate rural town settlement.
- 5) Provide legibility of building function.
- 6) Maintain pedestrian scale in the articulation of details on lower levels.
- 7) Ensure that balconies are integrated into the overall architectural form and detail of residential buildings and contribute to the safety and liveliness of the street by allowing for casual overlooking and address.
- 8) Establish a high quality residential environment where all dwellings within residential buildings have a good level of amenity.
- 9) Encourage the development of mixed residential/commercial developments in the town and neighbourhood centres within easy walking distance to public transport.
- 10) Ensure that design of mixed use developments maintains residential amenities and preserves compatibility between uses.
- 11) Encourage façade articulation of individual buildings to enhance the streetscape, such as highlighting front entries to give the building a sense of address.

Controls:

- a) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.
- b) The design of new development is to address shading from summer sun, ventilation and topography.
- c) Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot.
- d) 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) 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) Articulation zones shall be designed to adhere to the requirements set out in relevant tables in this Part.



Broken wall planes and articulation

Articulation zone

- h) The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:
- Entry feature or portico, awnings or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.

Building Entries

- Define building entries clearly using setbacks, canopies, different materials, textures and colours.

Roof Design

- 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.
- Pitched hip and gable roof forms shall predominate.
- Strong colours and black shall be avoided.
- Roof design shall fully integrate and coordinate services. Antennae, plant and solar panels should not be viewed from public areas where practical.
- Where a studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and studio dwelling.

Shop Top Housing

- a) Shop top housing shall encourage pedestrian activity on streets by providing awnings to ground floor retail, commercial or public uses which:
 - i. Give continuous cover in areas which have a desired pattern of continuous awnings.
 - ii. Complement the height, depth and form of the desired character or existing pattern of awnings.
 - iii. Provide sufficient protection for sun and rain.
 - iv. Contribute to the legibility of development and amenity of the public domain by locating local awnings over building entries.
 - v. Enhance safety for pedestrians by providing under-awning lighting.

The following additional controls apply for Residential Flat Buildings;

- a) Residential flat buildings shall be located generally in accordance with the Neighbourhood Structure Plan.
- b) Residential flat buildings must be designed to be consistent with the principles outlined in *State Environmental Planning Policy (SEPP) 65 – Residential Apartment Development and Apartment Design Guide*.
- c) Residential flat buildings shall provide for the articulation of the roofscape where appropriate.



Broken wall planes and articulation



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

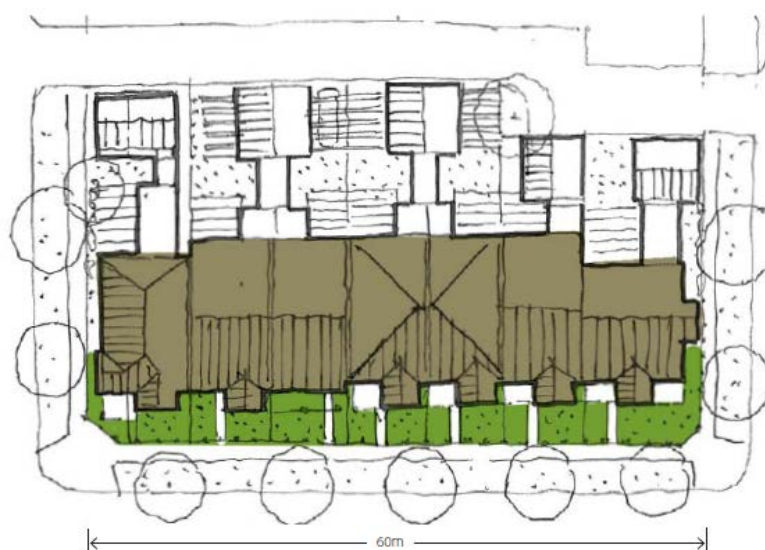


Figure 1: Maximum wall length for attached dwellings and Shop-top housing.

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 *QLEP 2012* (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 *QLEP 2012* (refer to relevant Height of Buildings Map).

7.6. Privacy and View Sharing

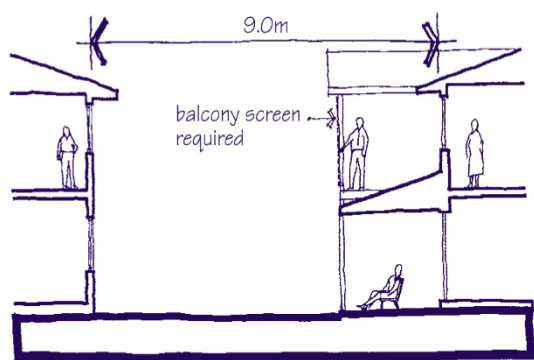
Designing for privacy protects the ability of the occupants of the building to carry out functions within all rooms and private open spaces without visual intrusion. Visual privacy is influenced by site configuration, topography, scale of the proposed development, building layout and relationship to adjoining developments.

Objectives:

- 1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.
- 2) To maximise opportunities for view sharing.

Visual Privacy Controls:

- a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.
- b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.
- c) Narrow or high sill windows may be used to reduce overlooking. Unscreened outlooks into a habitable room on an adjacent dwelling are to have a minimum distance of 6m at the ground floor level or 9m on upper floor levels.
- d) Screening is not required in circumstances where the windows are within non-habitable rooms (e.g. bathrooms, toilets, storage or laundries) and have translucent glazing or high sill windows
- e) Where dwellings are built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land.
- f) Windows of upper-level habitable rooms facing a habitable room of a neighbouring dwelling within 9m are to:
 - i. Be offset by 1m; or
 - ii. Have high sill windows; or
 - iii. Have fixed obscure or frosted glazing installed in window above ground level of a dwelling where the sill height is less than 1.6m.
 - iv. Balconies to have fixed obscure or frosted glazing; or
 - v. Provide other suitable solutions.

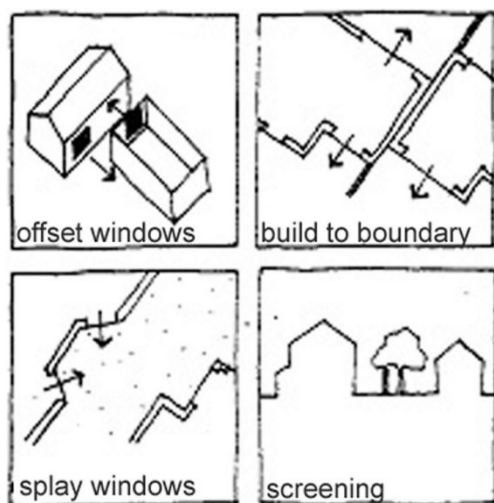


Above ground floor a screen is required where setback is less than 9m from next door window

Source: Brisbane City Plan



Dual purpose privacy and shade screens on a residential flat development



Position windows to limit overlooking



Balcony privacy screen in residential flat Development

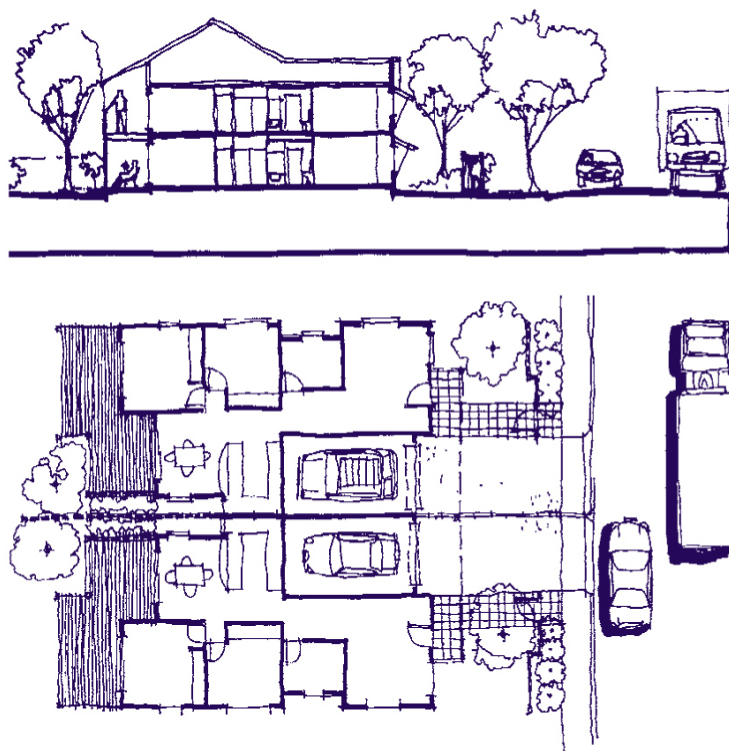
View Sharing Controls:

- 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.
 - Locating sensitive areas of use such as bedrooms away from noise sources.

- iv. Use of acoustic glazing, solid-core doors, solid wall construction and other appropriate noise preventative design measures.
 - v. Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.
- c) Noise sources such as air conditioners, exhaust fans and the like shall be located away from sensitive areas such as bedrooms.



Areas not sensitive to noise provide buffers to noise sensitive areas

Source: Brisbane City Plan

7.7. Safety and Security

Objectives:

- 1) Maximise personal and property security for residents and visitors by ensuring siting and design of built form and open space are planned to facilitate casual surveillance to decrease the opportunity for crime.
- 2) Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.

Controls:

- a) Design buildings and landscaping in accordance with Part 2.9 of the *Queanbeyan Development Control Plan 2012 – Safe Design*.

7.8. Access and Mobility for Multiple Dwelling Houses and Residential Flat Buildings.

This section of the DCP is informed by *Landcom's Universal Housing Guidelines 2008* which are based on a review of the *Australian Standards for Adaptable Housing* and for Access and Mobility. These principles support the 'Planning to Stay' concept.

This section contains key principles for designing houses that age with us.

Objectives:

- 1) To provide a diversity of apartment types, which cater for different household requirements now and in the future.
- 2) To encourage housing designs which meet the broadest range of the occupants' needs as possible.
- 3) To encourage adaptive re-use.

Controls:

- a) Multiple Dwelling Houses and Residential Flat Buildings must comply with *AS4299-1995 Adaptable Housing* on the following ratio:
 - i. One adaptable dwelling for every 10 dwellings in the development.
 - ii. Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling.
- b) For Adaptable Housing direct and level access is to be provided from the car parking space to the dwelling or lift access.
- c) Car parking spaces for adaptable housing shall have at least 6.0m in length with and 3.8m in width
- d) Front entrances are to have a minimum internal clearance of 850mm.
- e) Internal entry level doorways to have a minimum internal clearance of 820mm.
- f) Internal entry level corridors to have a minimum width of 1,000mm.
- g) A living/family room; a room/space capable of being used as a bedroom; and a bathroom are to be located on the ground/entry level.
- h) A living/family room is to be provided with circulation space of at least 2.25m diameter (clear of furniture).
- i) Bedroom space (on ground/entry level) is to be large enough for a queen size bed and include wardrobe and circulation space (i.e. 3.5 x 3.2m/3.7 x 3.0m).
- j) One bathroom (on ground/entry level) is to have minimum dimensions of 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower (at 700–1,500mm and 700–1,850mm above floor level respectively).
- k) Kitchen with a minimum of 2.7m between walls.
- l) Laundry with a minimum clear circulation space of 1.55m diameter.
- m) Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen).

Section B: Site Amenity

7.9. Pedestrian Access and Building Entries

Design is to focus on delivering high quality, safe and pleasant walking environments for pedestrians. Potential for pedestrian/vehicle conflict must be avoided in the design of developments. Pedestrian access must be enjoyable, logical and available equally to all people who live in, work or visit a development.

Objectives:

- 1) To promote developments which are well connected to the street and contribute to the accessibility of the public domain.
- 2) To ensure that all users of developments, including people with strollers, wheelchairs and bicycles, are able to reach and enter shop, office, apartment, other use areas, and communal areas via minimum grade ramps, paths, access ways or lifts.

Controls:

- a) The planning of the site is to optimise accessibility for all to the development from the public domain.
- b) High quality accessible routes are to be provided to public and semi-public areas of residential buildings and the site, including major entries, lobbies, communal open spaces, site facilities, parking areas, public streets and internal roads.
- c) The main building entrance is to be accessible for all from the street and car parking areas.
- d) Pedestrian ramps are to be integrated into the overall building and landscape design.
- e) Ground floor shops, offices and apartments are to be designed to be accessible for all from the street.
- f) Pedestrian and vehicle access ways are to be separated and clearly distinguishable.
- g) The provision of public through-site pedestrian access ways is to be considered in the development of all large sites.
- h) The access requirements from the street or car parking area to the entrances of buildings are to be clearly identified.
- i) For studio dwellings access is to be separate from the principal dwelling and is to front a public street, lane or shared private access way. If appropriately designed, a combined access for the principal dwelling and studio dwelling can be through communal land but this must be shown on the subdivision plan for separate titling.

7.10. Principal private open space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Private open space is the 'breathing space' for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

'Principal Private Open Space' is that part of open space primarily intended for outdoor living activities which enjoy a reasonable amount of privacy.

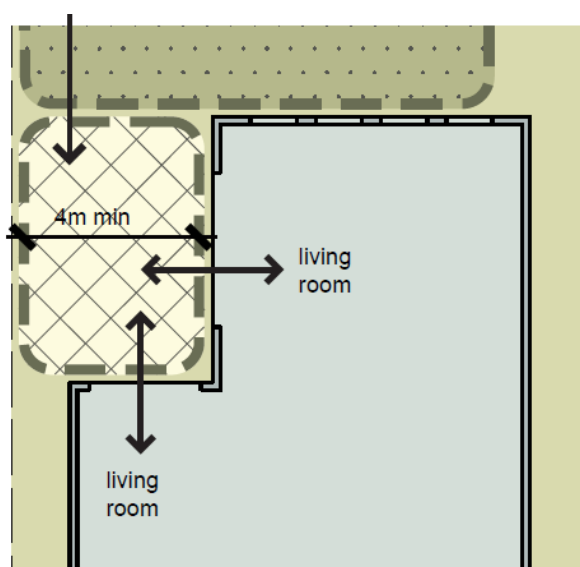
'Landscape area' refers to a permeable area of a lot that is capable of growing plants, grasses and trees or impervious surfaces.

Objectives:

- 1) Landscape design shall optimise useability, privacy, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.
- 2) Provide sufficient open space for the reasonable recreation needs of residents.
- 3) Allow northerly aspect into the principal private open space of new residential buildings.
- 4) Provide for landscaping that is low maintenance in the long term without long term reliance on watering systems.
- 5) Private open space shall provide a pleasant outlook.

Controls:

- a) Refer Tables 1, 2 and 3.



Outdoor living area 24m² min

- b) The principal private open space is to be:
 - Located behind the building line to the main street frontage, **unless specifically permitted otherwise by a Neighbourhood Structure Plan.**
 - Directly accessible from, and adjacent to, a habitable room, other than a bedroom;
 - Located to have a northerly aspect, where possible;

Where the principal private open space is permitted to be forward of the building line by a Neighbourhood Structure Plan the following additional controls apply:

 - **The front setback to the main building line for the ground floor level is to be a minimum of 4.5m. An articulation zone may intrude into the main building line and set back 3.0m.**
 - **The principal private open space must have a minimum dimension of 4m.**
 - **A 0.5m wide landscape zone with screen planting must be provided located between the principal private open space and the front boundary.**
 - **The principal private open space is to be located between 350 and 500mm above the general level of the street verge.**
 - **A front fence is to be provided which is a maximum combined height of retaining**

- wall and fence of 1.5m. The maximum height of the fence is to be 1.2m.
 - The front door to the home is to be clearly visible and accessible from the street.
 - The front fence is to have as a minimum 25% open elements.
 - Blade walls are to be incorporated into the dwelling design to further enhance privacy from adjacent dwellings. Blade walls can project up to 1 metre in-front of the dwelling (this is to be measured from the 4.5m setback line).
 - At least 25% of private open space must be provided behind the main building line and include a service area to include clothes drying facilities screened from the public realm.
- c) A landscape plan is to be prepared in relation to private and communal open space in the case of Small lot housing, Multi Unit/Dual Occupancy development, Residential Flat Buildings and Shop-top Housing. Such a landscaping plan must be prepared by a Council accredited consultant in accordance with Part 2.6 Landscaping of the *Queanbeyan Development Control Plan 2012*.
- d) For studio dwellings the principal private open space shall be in the form of a balcony directly accessed off living space having a minimum size of 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) Solar access and privacy to the principal private open space of neighbouring lots is not to be significantly reduced or compromised.

7.11. Car Parking and Garages

Objectives:

- 1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
- 2) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.
- 3) Provide safe and functional parking areas.
- 4) To integrate the location and design of car parking with the design of the site and the building.
- 5) Ensure the dwelling façades are dominant, with the garage a recessive element in the streetscape.

Controls:

- a) All on-site parking is to be provided in accordance with the Tables 1, 2 and 3.
- b) The provision of parking meets the needs of the activity associated with any land use to be accommodated on-site.
- c) Car parking structures shall be incorporated into the design of residential buildings so as not to dominate the appearance of the building when viewed from public streets or internal private roadways. However it is understood that for studio dwellings and small lots, the garage will dominate the appearance of the building from the rear.
- d) All off street parking (including parking spaces and manoeuvring areas) shall be designed in accordance with *AS/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street Car Parking* and *AS2890.2-2002, Part 2: Parking Facilities, Part 2: Off Street Commercial Vehicle Facilities* and in accordance with Part 2 of the *Queanbeyan Development Control Plan 2012* except where Tables 1, 2 and 3 in this Part applies.
- e) Parking may be provided in tandem where two spaces are provided for one dwelling.
- f) For studio and one bedroom dwellings on small lots, one on-site car space is required. Garages for separately titled studio dwellings may have a zero lot setback to one side boundary and may be attached to another garage/studio dwellings on an adjoining lot, (still retaining the 1 studio dwelling in a group of 4 dwellings) particularly

where the studio dwelling is associated with an attached or semi-detached dwelling.

- g) Garage doors of residential developments are to be set back at least:
- 1m behind the front façade of the home.
 - 5.5m from the street boundary to allow another car to park on site in driveway if necessary.
 - 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

- Double garages are only permitted on lots 12.5m wide or greater.
- Garages on corner lots shall be preferably accessed from the secondary street.
- Driveways to be a minimum of 1.5m from street trees.
- Provide landscaping between the driveway and the side boundary.
- 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.
- 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.
- Garage doors are to be visually recessed through use of materials, colours, and overhangs.
- When facing the street, the maximum total width of a garage or carport door is to be 50% of the building façade length.
- 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.
- The maximum width of a driveway at the property boundary is to be 4.5m.
- Long straight driveways (gun barrel developments) are to be avoided.
- Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.
- 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.
- No parking is required for secondary dwellings.
- In finalising the parking numbers required the total number is to be rounded up to the next whole number.
- 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 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.

7.13. Studio Dwellings and Small Lots

Objectives:

- 1) Studio dwellings 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 small lots do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual).
- 4) Studio dwellings are developed in a complementary architectural style to the principal dwelling.
- 5) Design quality of corner lots should be considered in terms of streetscape, setback, solar access and parking.

Controls:

- a) Studio dwellings and small lots 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 (min) | Not applicable | 4.5m | 6.0m | 6.0m |
| Site Coverage | Not applicable | 70% including all ancillary buildings. | 70% including all ancillary buildings. | 70% including all ancillary buildings. |
| Building height | As per QLEP 2012 | As per QLEP 2012 | As per QLEP 2012 | As per QLEP 2012 |
| Setback (min) | | | | |
| Front | Not applicable | 3.0m | 3.0m | 3.0m |
| Side | 0.9m | 0.9m 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. | 0.9m 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. | 0.9m 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. |
| Garage setback to front boundary | Not permitted | Not permitted | 5.5m | 5.5m |
| Corner Lot – Secondary street setback for garages and carports | As per garage setback | 5.5m | 5.5m | 5.5m |
| Corner Lot – Secondary street setback (excluding garages and | 1.5 | 1.5 | 1.5m | 2.0m |

| Small Lot Housing and Studio Dwellings | | | | |
|--|---|--|---|---|
| Lot Size | Studio Dwellings | 130<170m ² | 170 < 250m ² | 250 < 330m ² |
| carports) | | | | |
| Articulation of front façade | Not applicable | Articulation element of 1.5m is encouraged | Measured from the minimum setback of the lot, 1.5m 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, 1.5m encroachment for 60% of the dwelling width on the side at which the articulation zone is proposed. |
| Rear setback (min) where there is no rear laneway for building wall height up to 4.5m | Not applicable | Not applicable | 3.0m May be reduced to 1m for 30% of southern or western boundary. | 3.0m May be reduced to 1m for 30% of southern or western boundary. |
| Rear setback (min) where there is no rear laneway for building wall height greater than 4.5m | Not applicable | Not applicable | 4.0m | 4.0m |
| Rear setback (min) to private or public laneway for a garage or carport | 0m | 0m | 0m | |
| Landscaped area (min. permeable area, grasses, trees etc) | Not applicable | Not applicable | 10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road. | 10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road. |
| Principal private open space (PPOS) Minimum area | 12m ² – balcony only Minimum dimension of 2m. | 16 m ² PPOS is to be directly accessible from living areas, with a minimum | 24m ² PPOS is to be directly accessible from living areas, with a minimum | 24m ² PPOS is to be directly accessible from living areas, with a minimum |

| Small Lot Housing and Studio Dwellings | | | | |
|--|---|--|---|---|
| Lot Size | Studio Dwellings | 130<170m ² | 170 < 250m ² | 250 < 330m ² |
| | | width of 3m. | width of 3m. Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m ² . | width of 3m. Where lots have a width of at least 6m but less than 10m, 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 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 | 1.5m maximum cut and fill. | | | |
| Fences and retaining walls | 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. | | | |
| 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 | | | |

| Small Lot Housing and Studio Dwellings | | | | |
|--|--|-----------------------|-------------------------|-------------------------|
| Lot Size | Studio Dwellings | 130<170m ² | 170 < 250m ² | 250 < 330m ² |
| | be adequately screened from laneway and public view. | | | |

Table 2: Multi Dwelling Housing and Dual Occupancy

| Multi Dwelling Housing and Dual Occupancy | |
|---|--|
| Min lot size | Dual Occupancy – 600m ² Multi Dwelling Housing – 750m ² (Refer to Clause 4.1B of the <i>QLEP 2012</i>) |
| Min lot width | Dual Occupancy – 18.0 metres Multi Dwelling Housing – 25.0 metres |
| Site coverage max | 40% |
| Building height | As per <i>QLEP 2012</i> |
| Front setback min | 6.0m |
| Articulation zone | 1.5m (minor architectural feature over 40% building width) |
| Corner lot - Secondary Setback (min) | Where façade length is less than 9m in length setback is 3.0 metres Where façade length is greater than 9m in length setback is 4.0 metres. |
| Garage setback to front or secondary boundary (min) | 5.5m |
| Side setback min | Up to 2 Storeys – 3.0m Subsequent stories – an additional 0.5m per storey |
| Rear setback min | 4.0m |
| Garage setback to public or private rear lane | 0m |
| Principal private open space – On ground Minimum area | 24m ² – North facing, directly accessible from living areas. Must have a minimum width of 4m to be counted as principal private open space. 50% of PPOS to be permeable and landscaped. |
| Principal private open space – Balcony Minimum area | Must be north facing 12m ² minimum area 2.0m minimum dimension (The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided – otherwise no restriction) |
| Solar access to principal private | Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which |

| Multi Dwelling Housing and Dual Occupancy | |
|--|--|
| open space as measured between 9am and 3pm on 21 June | receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land. |
| Communal Landscaped Area (min) | 20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries. |
| Car Parking – minimum number of spaces | 1 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 |
| Underground parking | Underground parking permissible where the slope of the land provides the opportunity |
| Garage to building frontage (front façade only) | No more than 50% of street façade. Double width garage doors not permitted. Two separate doors are to be used with a min 230mm separation. No common gable over both doors. |
| Maximum length of multi dwelling buildings | Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken. |
| Minimum gap between multi dwelling buildings | 6.0m |
| Earthworks | 1.5m maximum cut and fill |

Table 3: Residential Flat 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>QLEP 2012</i>) |
| Lot width (min) | 25m |
| Site coverage max | 40% |
| Building Height | As per <i>QLEP 2012</i> |
| Front setback min | Residential Flat Buildings - 6.0m Shop top housing: Ground Floor -0m setback First Storey – 0m setback Subsequent Storeys – 6.0m |
| Corner Lot Secondary Setback (min) | 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 4.0m Shop top housing: Ground Floor -Zero setback First Storey – 0m setback Subsequent Storeys – 4.0m |
| Articulation zone | 1.5m articulation zone – 40% of width of building |
| Garage setback to front boundary (min) | 6.0m |
| Garage setback to secondary boundary (min) | 5.5m |
| Side setback min | Residential Flat Buildings: 3.0m – up to two storeys plus an additional 0.5m – for each floor over two storeys Shop Top Housing: Ground Floor -0m setback First Storey – 0m setback Subsequent Storeys – 4.0m |
| Rear setback min (excluding garaging) | Residential Flat Buildings: 4.0m Shop Top Housing: Ground Floor -0m setback First Storey – 0m setback Subsequent Storeys – 4.0m |
| Garage setback to rear public or private lane | 0m |
| Principal private open space On Ground Minimum area | 24m ² North facing, directly accessible from living areas minimum width of 4.0m. 50% of PPOS to be permeable and landscaped. |
| Principal private open space Balcony | 12m ² North facing directly accessible from living areas minimum width |

| Residential Flat Buildings and Shop Top Housing | |
|---|---|
| Minimum area | of 2.0m. (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 (min) | 20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries. |
| Garage to building frontage (front façade only) | No more than 50% of street façade. |
| Number of car spaces (min) | 1 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 – 3m to side boundaries Minimum basement height - 2.2m |
| Earthworks | 1.5m 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 60m. Wall planes should not exceed 30m in length without the roof and wall design being broken. Shop Top Housing Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken. |
| Minimum gap between residential flat buildings and shop –top housing | 6m |

Section C: Energy Efficiency

7.14. 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*. 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.

7.15. 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.

7.16. 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

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 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.

7.18. 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) Development applications for new developments are required to include a Water Management Statement. This is a statement that summarizes proposed water management measures and expected performance levels compared to BASIX performance standards and should include details of how water usage is minimised and how the quality and quantity of water discharge from the site is managed, details of the potential for water recycling and rainwater harvesting and reuse options.
- b) Details of proposed installation of appliances and plumbing hardware are to be provided in accordance with relevant standards.
- c) Rainwater tanks are required to be installed where BASIX certificates require such items connected to all new residential dwellings.

7.19. Stormwater Management

Objectives:

- 1) To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.
- 2) To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.
- 3) To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.
- 4) To encourage reuse, recycling and harvesting of stormwater to reduce wastage.

Controls:

- a) Where any development will result in an increase in stormwater runoff, Council will require the developer to make satisfactory arrangements for the efficient disposal of stormwater from the site. These arrangements may include (but not be limited to) onsite detention of stormwater and/or appropriate augmentation of Council's stormwater disposal system.
- b) The stormwater discharge for development sites shall not exceed the 5 year ARI storm event. Typically an onsite stormwater detention system will be required to reduce the velocity of stormwater discharge.
- c) Stormwater should be gravity drained to Council's drainage system, which may require inter - allotment drainage.
- d) An easement may be required over downstream properties. In this circumstance a letter of agreement from the owner(s) of the downstream properties is to be

submitted with the development application.

- e) Such agreement must state that they have no objection to the discharge of stormwater through their properties to reach Council's drainage system nor do they have objection to the creation of necessary easements over the pipelines.
- f) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, deferred commencement consent would be issued in such cases where an easement is outstanding.
- g) The collection and pumping of stormwater upslope shall be limited to on-site stormwater harvesting and the pump out of underground car parks to provide discharge to the street gutter or stormwater system.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

26 OCTOBER 2016

ITEM 8.6 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL
PLAN - NEIGHBOURHOOD STRUCTURE PLAN FOR
NEIGHBOURHOOD 2

ATTACHMENT 8 GOOGONG DCP APPENDIX 8

Googong DCP

Appendix 8 Updated Master Plans and Structure Plans

Neighbourhood 2

(newly added
Appendix)

| | |
|------------------------------------|-----------------|
| Principal plan adopted by Council: | 13 October 2010 |
| Document: | C16148436 |

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

Contact: **Bungendore/Braidwood:**
Ph: 02 6238 8111
Fax: 02 6238 1290
Queanbeyan:
Ph: 6285 6000
Fax: 6285 6666
E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

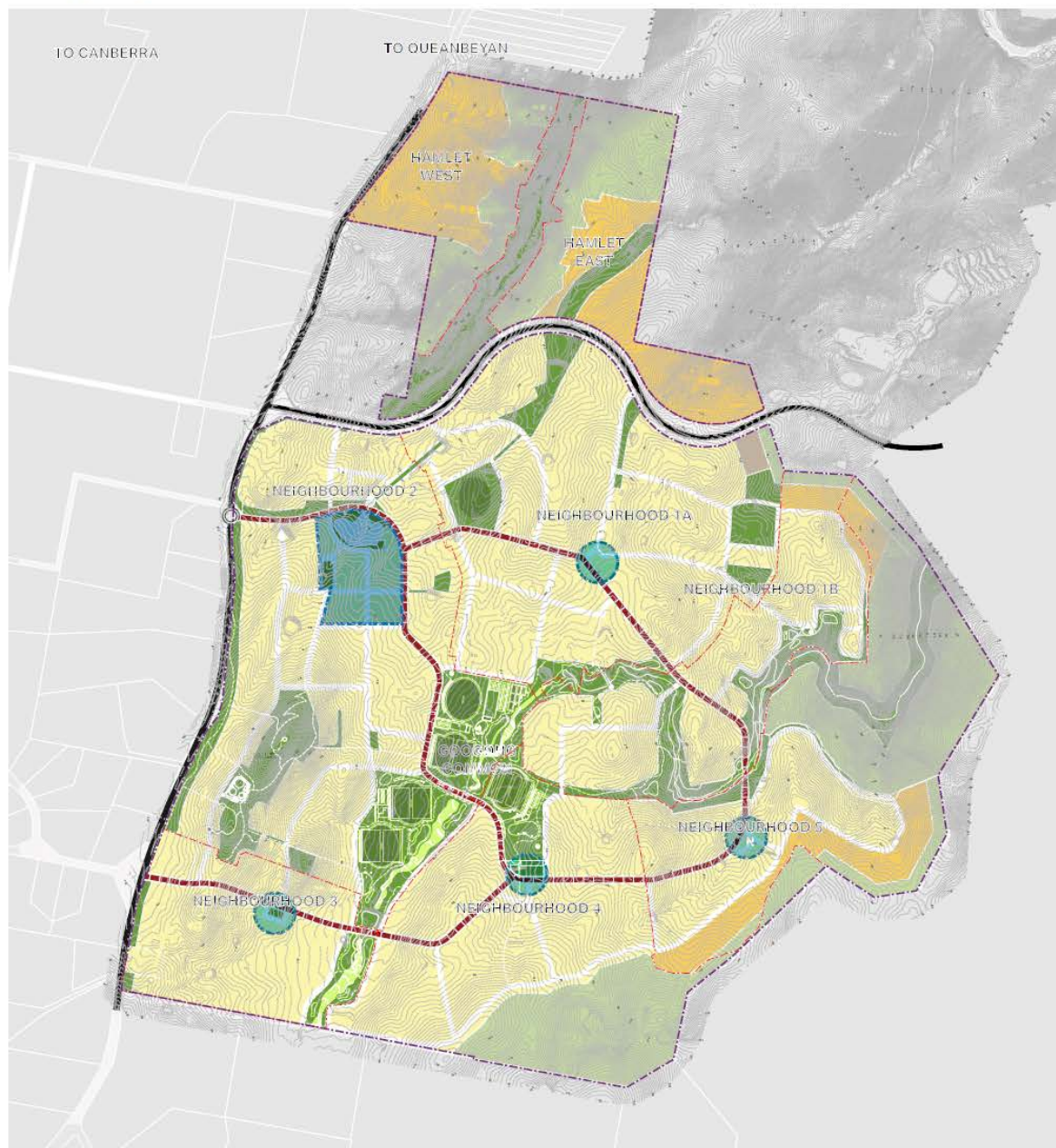
Updated Master Plans

Maps 1 to 11

Map 1

Googong Master Plan

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

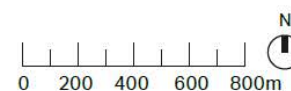
LEGEND

Googong Township Boundary
Neighbourhood Boundaries

Existing Roads
Indicative Roads

Town Centre
Neighbourhood Centre

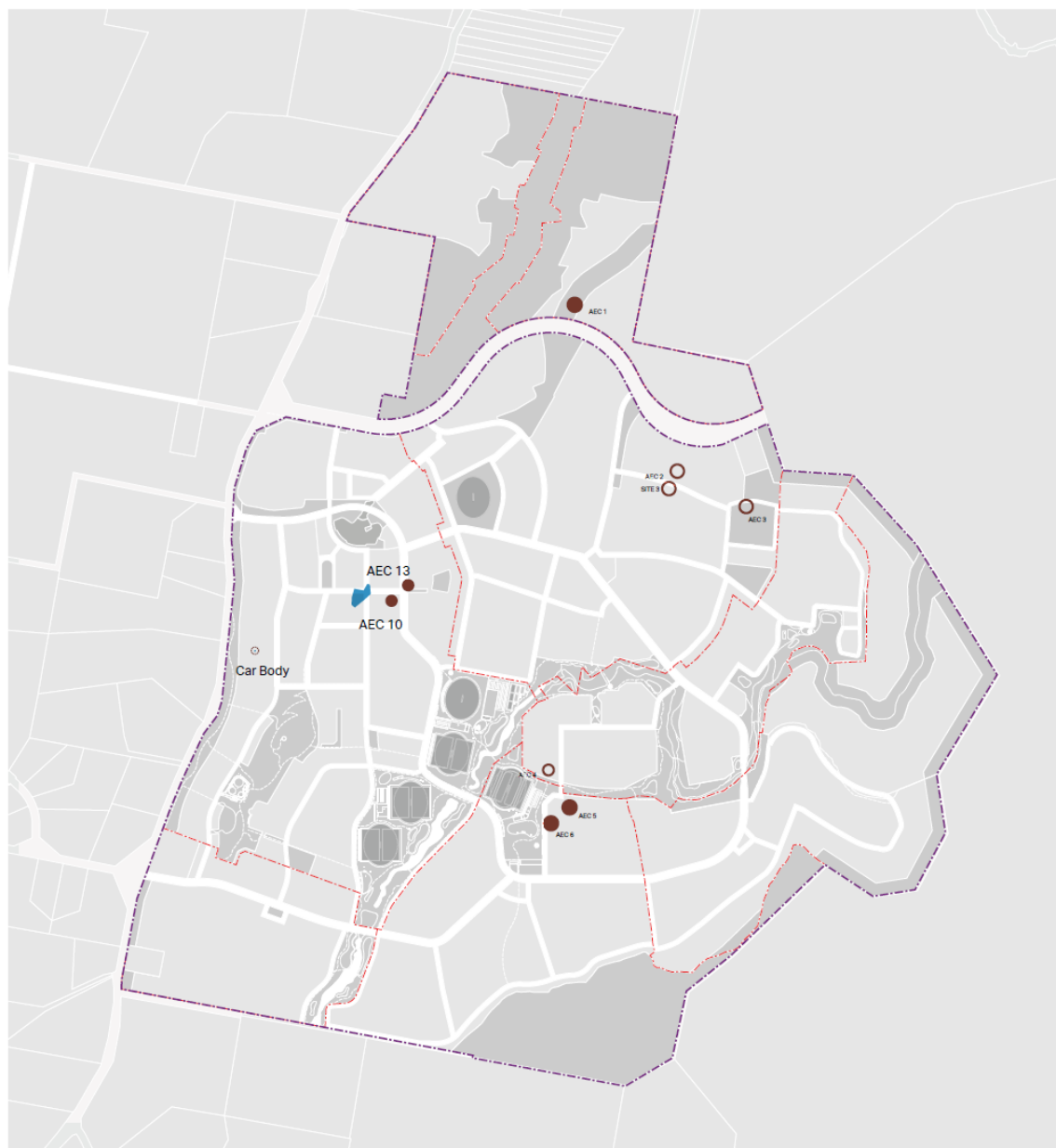
Residential
Residential (Larger Lot Size)
Open Space
Natural Areas
Water Recycling Treatment Plan



Map 3

Areas of Environmental Concern

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

1:25,000 @A4

LEGEND

- Googong Township Boundary
- Neighbourhood Boundaries

- Area of Environmental Concern (AEC)
- Area of Environmental Concern (AEC) Remediated

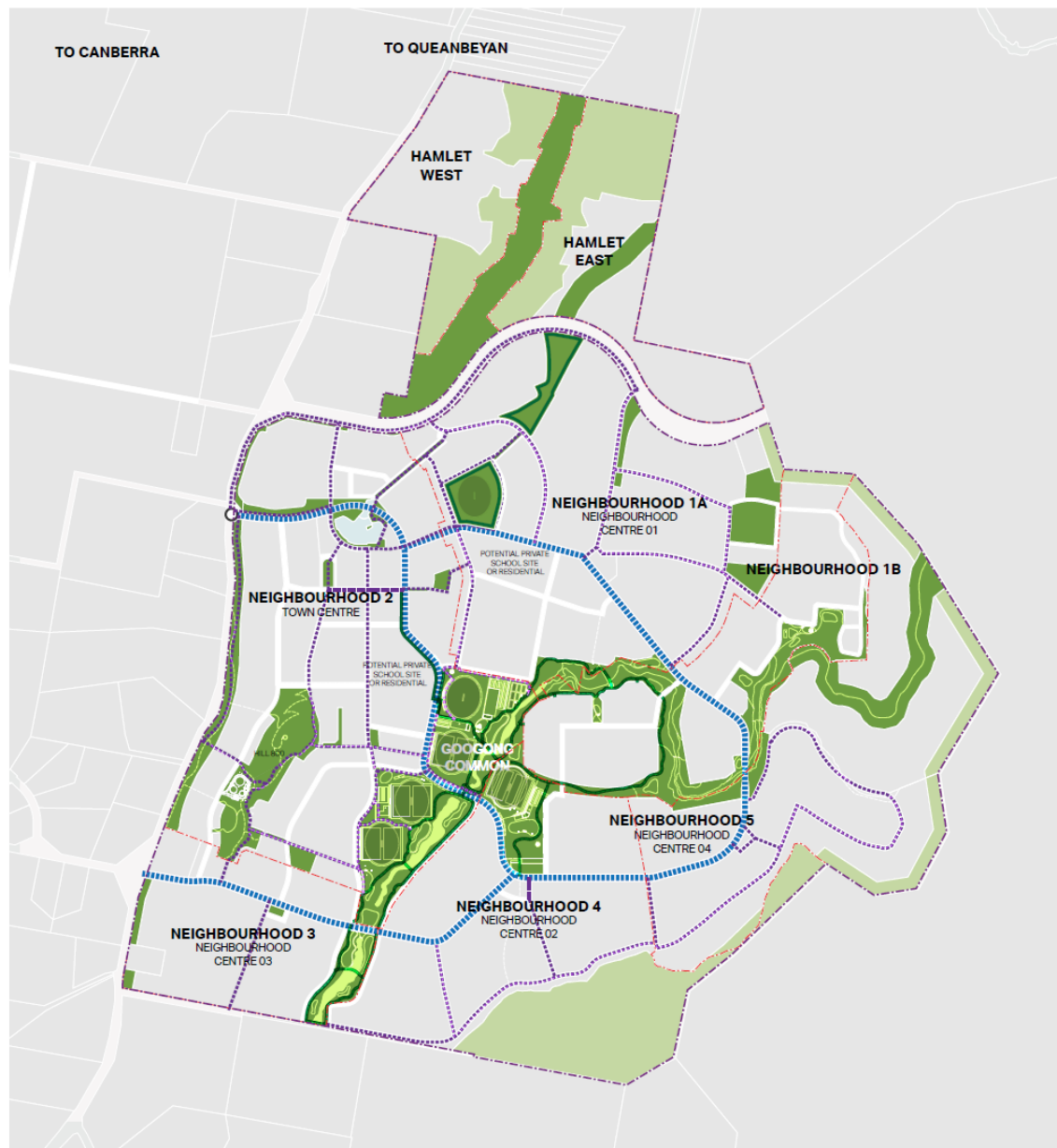
- Hematite Zone

Source: Googong Local Environment Study
Preliminary Environmental Site Assessment (Willana Associates, July 2004)

Map 4

Bicycle Path and Key Path Network

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

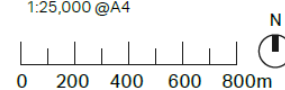
1:25,000 @A4

LEGEND

- Googong Township Boundary
- Neighbourhood Boundaries

- Key Paths (2m Wide)
- Shared Path (2.5m wide)
- Dedicated On Road Bicycle Lane

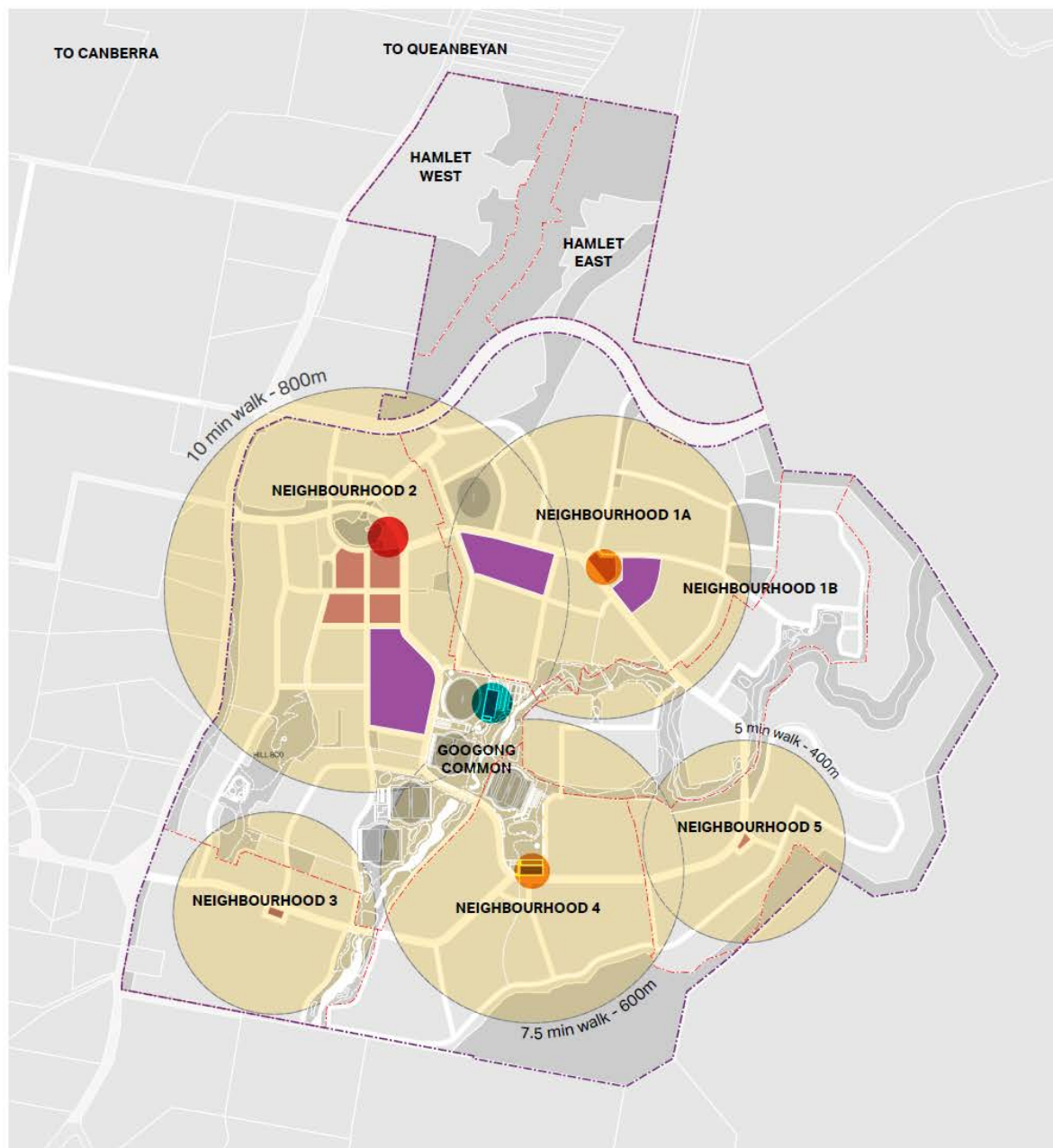
- Main Entry



Map 5

Community Facilities

21 September 2016

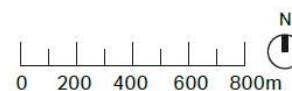


Note: Indicative only, subject to detailed design and final survey.

LEGEND

- Googong Township Boundary
- Neighbourhood Boundaries

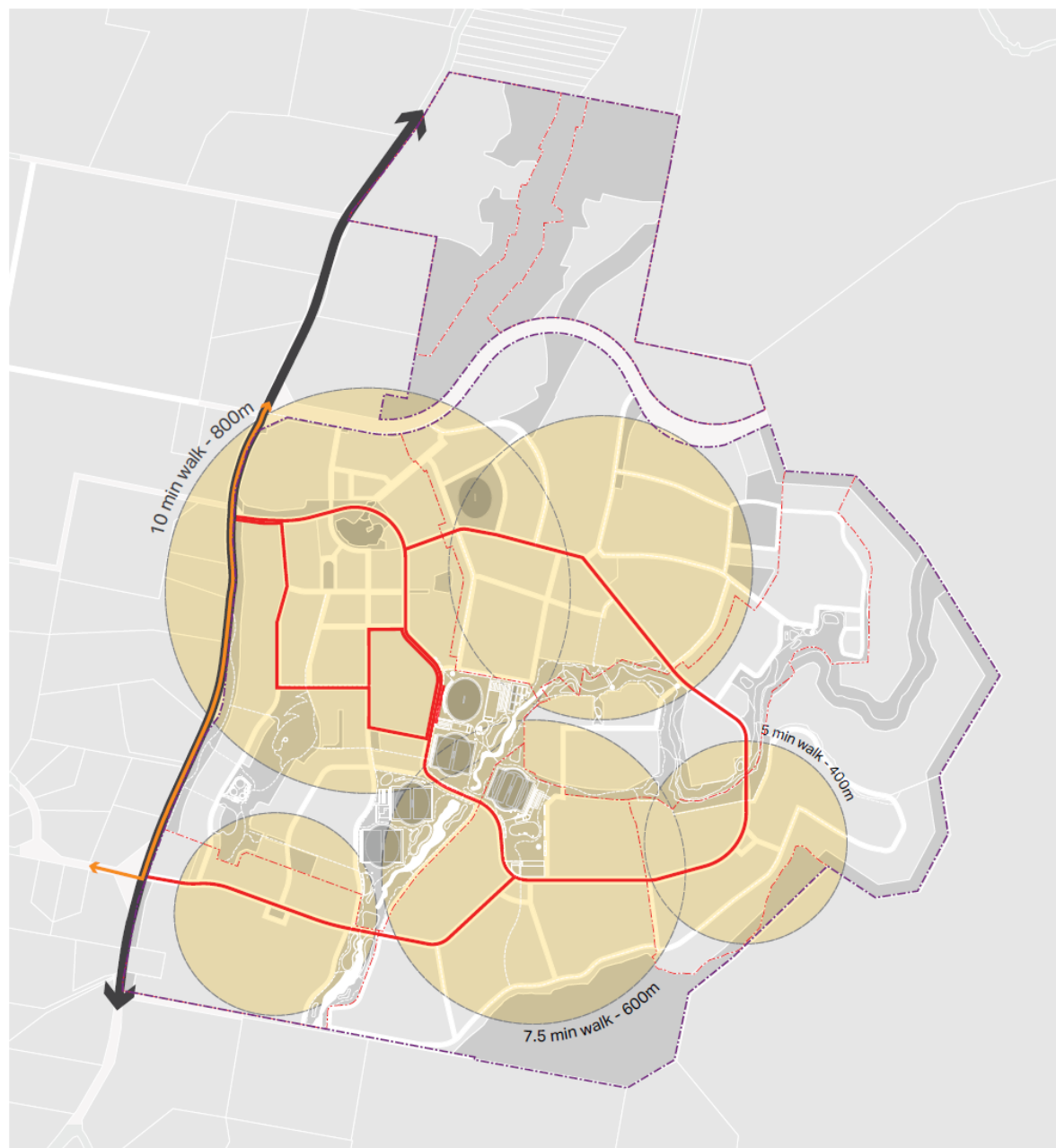
- Indoor Sports and Aquatic Centre
- Multi purpose Centre
- Neighbourhood Community Facility
- Education



Map 6

Public Transport Network

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

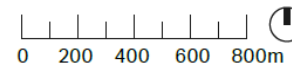
LEGEND

 Googong Township Boundary
Neighbourhood Boundaries

— Proposed Long Term Public Transport Route
Note: Route is to be developed over time as the population increases. Some interim connections and alternative routes may be required that are not shown on this plan

— Existing School Bus Route
Servicing Fernleigh Park Rural Estate

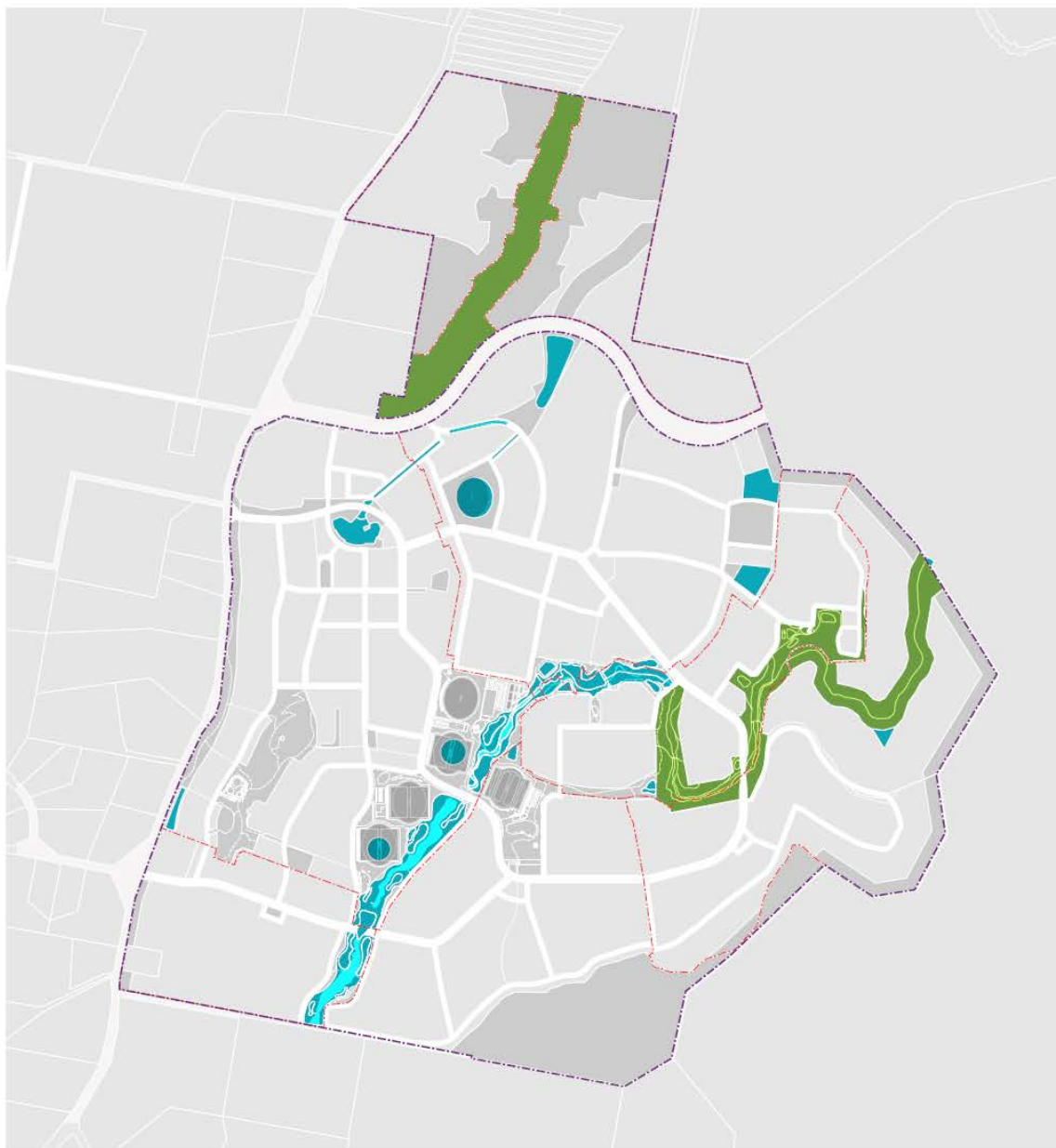
1:25,000 @ A4



Map 7

Stormwater Strategy Plan

21 September 2016

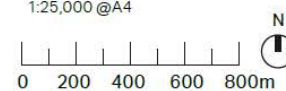


Note: Indicative only, subject to detailed design and final survey.

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LEGEND

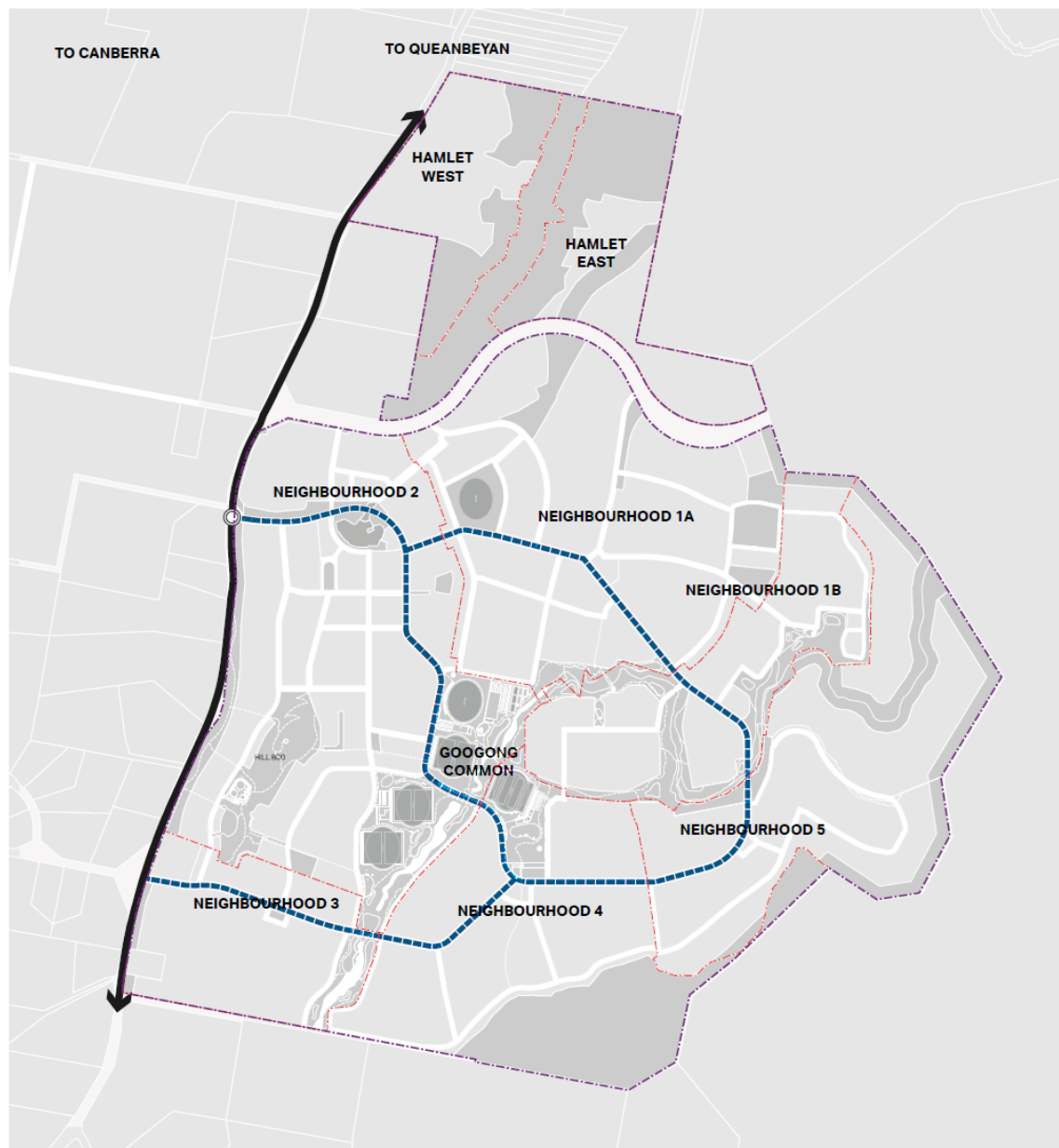
-  Googong Township Boundary
-  Neighbourhood Boundaries
-  Stormwater Management Areas
(Contains 1 in 100 year storm event)
-  E2 Environmental Conservation
(Drainage)



Map 8

Street Network

21 September 2016



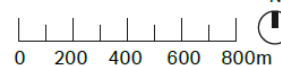
Note: Indicative only, subject to detailed design and final survey.

LEGEND

Googong Township Boundary
 Neighbourhood Boundaries

Arterial Road
 AV1

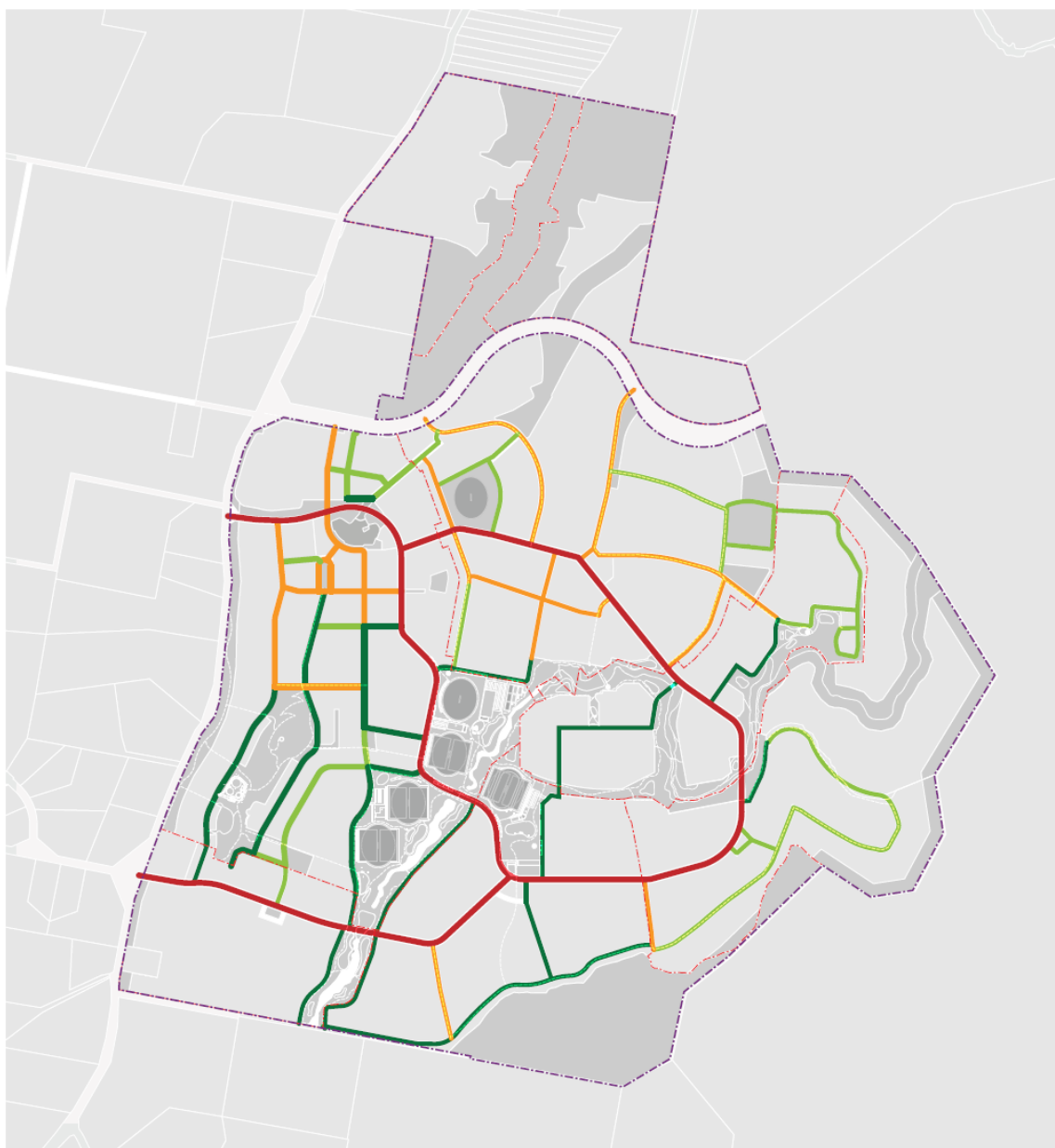
1:25,000 @A4



Map 9

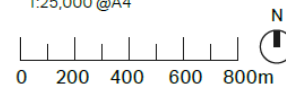
Street Tree Master Plan

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

1:25,000 @A4



LEGEND

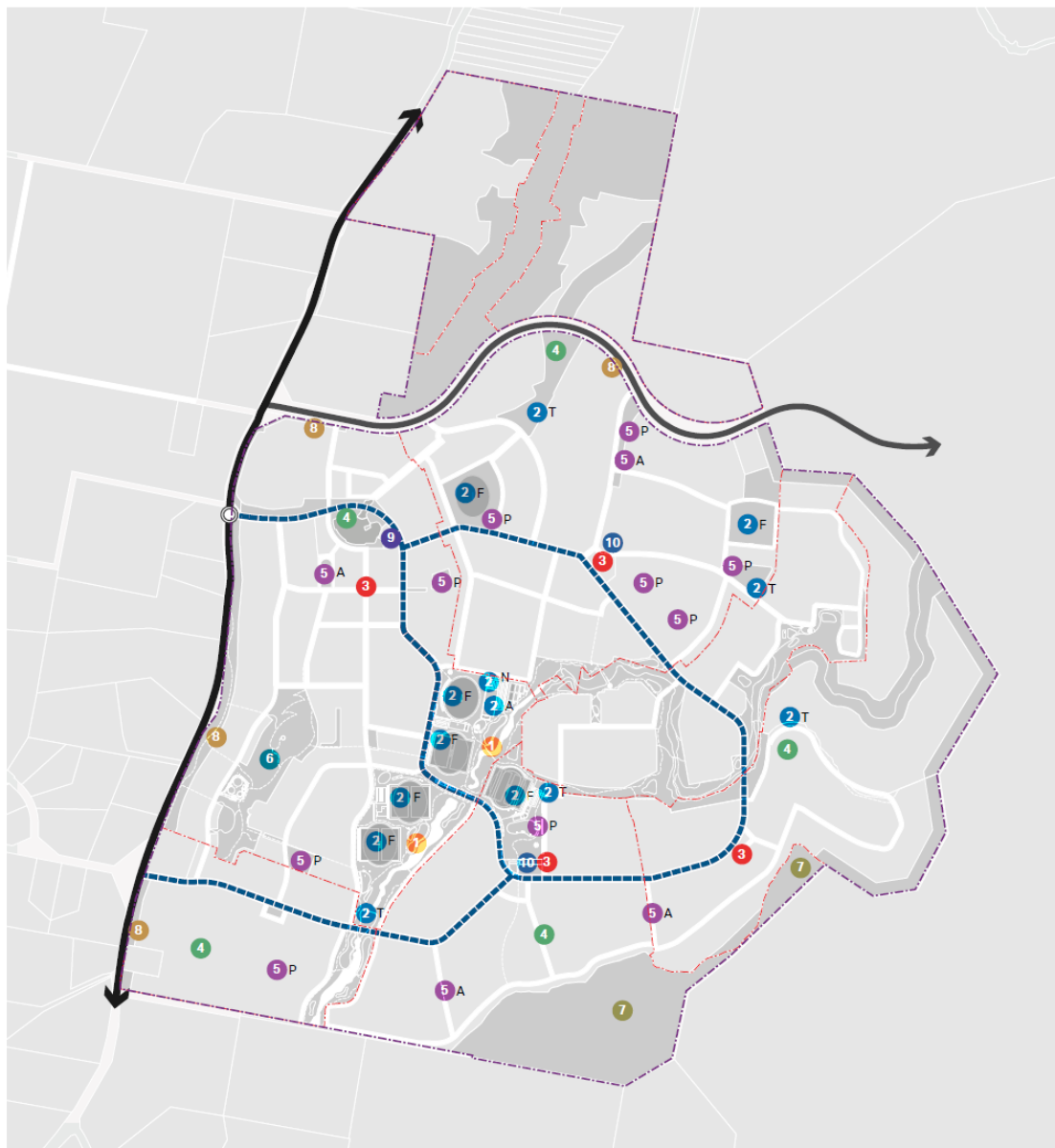
Googong Township Boundary
Neighbourhood Boundaries

AV1 - Platanus Orientalis (Oriental Plane Tree)
100% Exotic
50% Exotic, 50% Native
20% Exotic, 80% Native to
100% Exotic/ Native Trees

Map 10

VPA Commitments

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

1:25,000 @A4

LEGEND

- Googong Township Boundary
- Neighbourhood Boundaries

OPEN SPACE

- 1 Googong Common Upper Montgomery Creek (RE1 Public Recreation)
- 2 Sports Facilities
 - F: Field
 - A: Indoor Sports and Aquatic Centre
 - T: Tennis Courts
 - N: Netball Courts

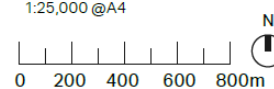
- 3 Town Centre/ Neighbourhood Centres
- 4 Neighbourhood Park x1
- 5 Local Park x3
 - A: Active x1
 - P: Passive x2
- 6 Hill 800
- 7 Googong Dam Catchment Protection Reserve
- 8 Road Buffer Corridor

COMMUNITY FACILITIES

- 9 Multipurpose Centre
- 10 Neighbourhood Community Facility

MISC

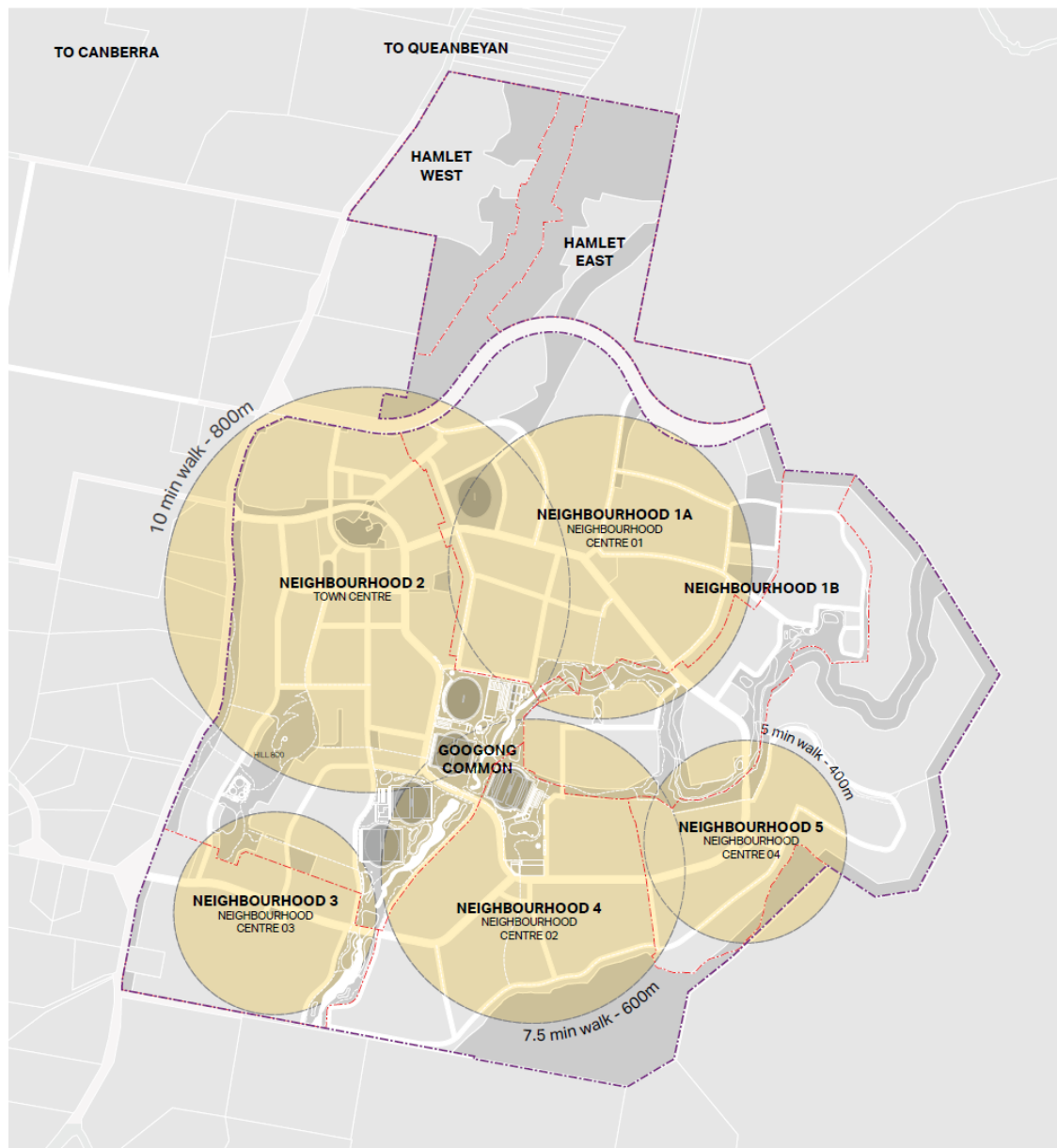
- AV1



Map 11

Walkable Neighbourhoods

21 September 2016

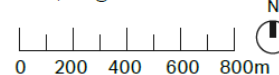


Note: Indicative only, subject to detailed design and final survey.

LEGEND

- Googong Township Boundary
- Neighbourhood Boundaries
- Walkable Catchments to Town and Neighbourhood Centres

1:25,000 @A4



Neighbourhood Structure Plans – Neighbourhood 2

Maps 12 to 22

Map 12

Key Principles

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

1:12,500 @A4

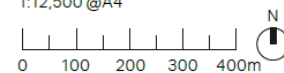
LEGEND

Googong NH2 Boundary

Town Centre
 School
 Community Facilities
 Primary Open Space
 Open Space
 Water Bodies

Main Entry Point
 Old Cooma Road
 Local Arterial Road - AV1
 Main Street - St1a

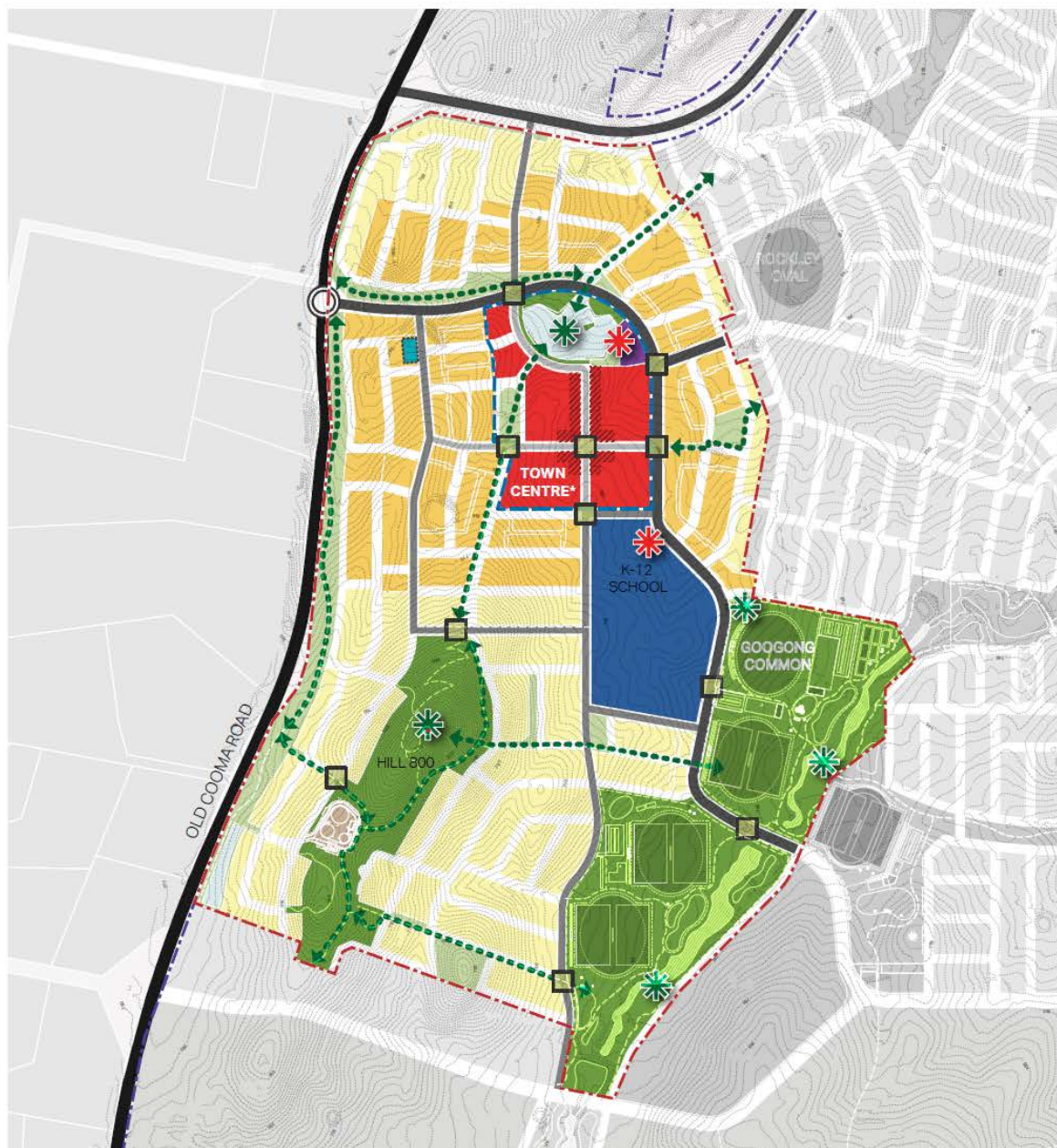
Retail Main Street
 Landmark Building
 Landscape Landmark
 Open Space Connection



Map 13

NH 2 Structure Plan - Structure Plan

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

LEGEND

Googong NH2 Boundary

Proposed B2 Zone

Mixed Use Town Centre*

Residential

Residential - within 200m B2

Zone offset

K-12 School

Community Facilities

Primary Open Space

Open Space

Water Bodies

Utilities

Old Cooma Road

Local Arterial Road - AV1

Collector Street - ST1

Main Street - St1a

Retail Main Street

Landmark Building

Landscape Landmark

Open Space Connection

1:12,500 @A4



Pedestrian/ cycle crossings

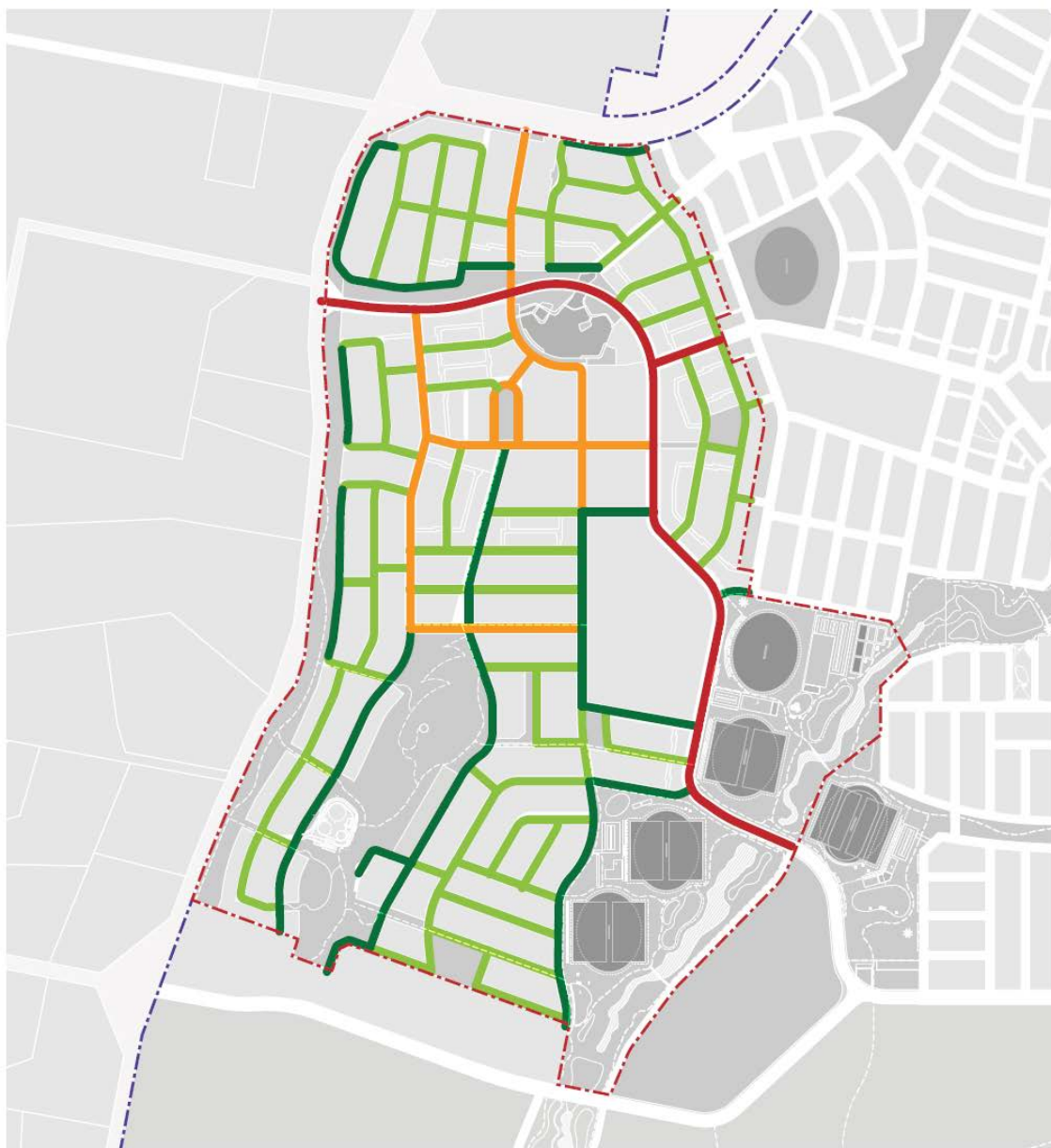
Proposed Fire Station location

*Mixed Use Town Centre further detail subject to separate Structure Plan

Map 14


NH 2 Structure Plan - Streetscape Principles

21 September 2016

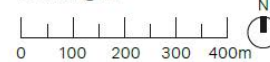


Note: Indicative only, subject to detailed design and final survey.

LEGEND

-  Googong NH2 Boundary
-  Exotic verge, Native median
-  100% Exotic
-  70% Exotic, 30% Native
-  100% Native

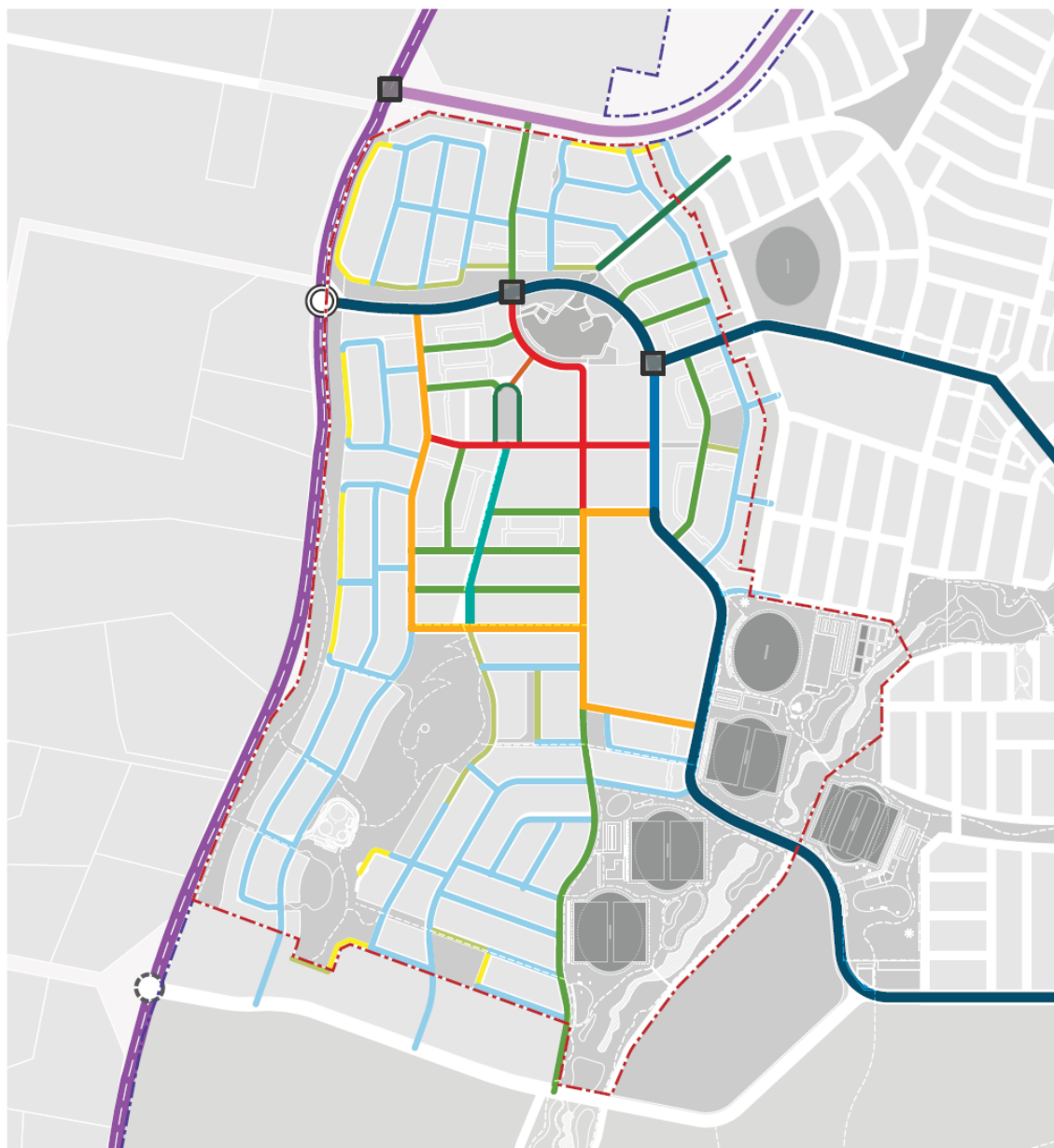
1:12,500 @A4



Map 15

NH2 Structure Plan - Street Hierarchy

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

1:12,500 @A4

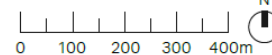
LEGEND

Googong NH2 Boundary

Arterial Road
(Old Cooma Road)
 Googong Road (existing)
 AV1 - Local Arterial Road
(30-14)
 AV1a- Urban Local Arterial
Road (28-14)

ST1 - Collector Street
(21.2-11.2)
 ST2 - Local Street 2
(19.5-9.5)
 ST2a- Main Street
(20-10.6)
 ST2b-Local Street Green
(22.5-9.5)
 ST3 - Local Street 3
(17.5-7.5)
 ST4 - Local Street Boulevard
(11.5-varies-11.5)

DR1 - Local Street Open Space
Drive (14.5-7.5)
 DR2 - Access Street
(13-6)
 DR2a- Urban Access Street
(13-6)
 Proposed Roundabout
 Proposed signalised intersection
 Potential future access point with
Fernleigh Heights



Map 16

NH 2 Structure Plan - Key Paths and Cycling

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

LEGEND

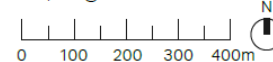
Googong NH2 Boundary

Mixed Use
 Education
 Public Amenities
 Open Space
 Water Bodies

Key Paths (2m Wide)
 Shared Path (2.5m wide)
 Dedicated On Road Bicycle Lane

Main Entry
 Signalised Pedestrian Crossing
 Pedestrian Crossing
 Pedestrian and Cycling Crossing

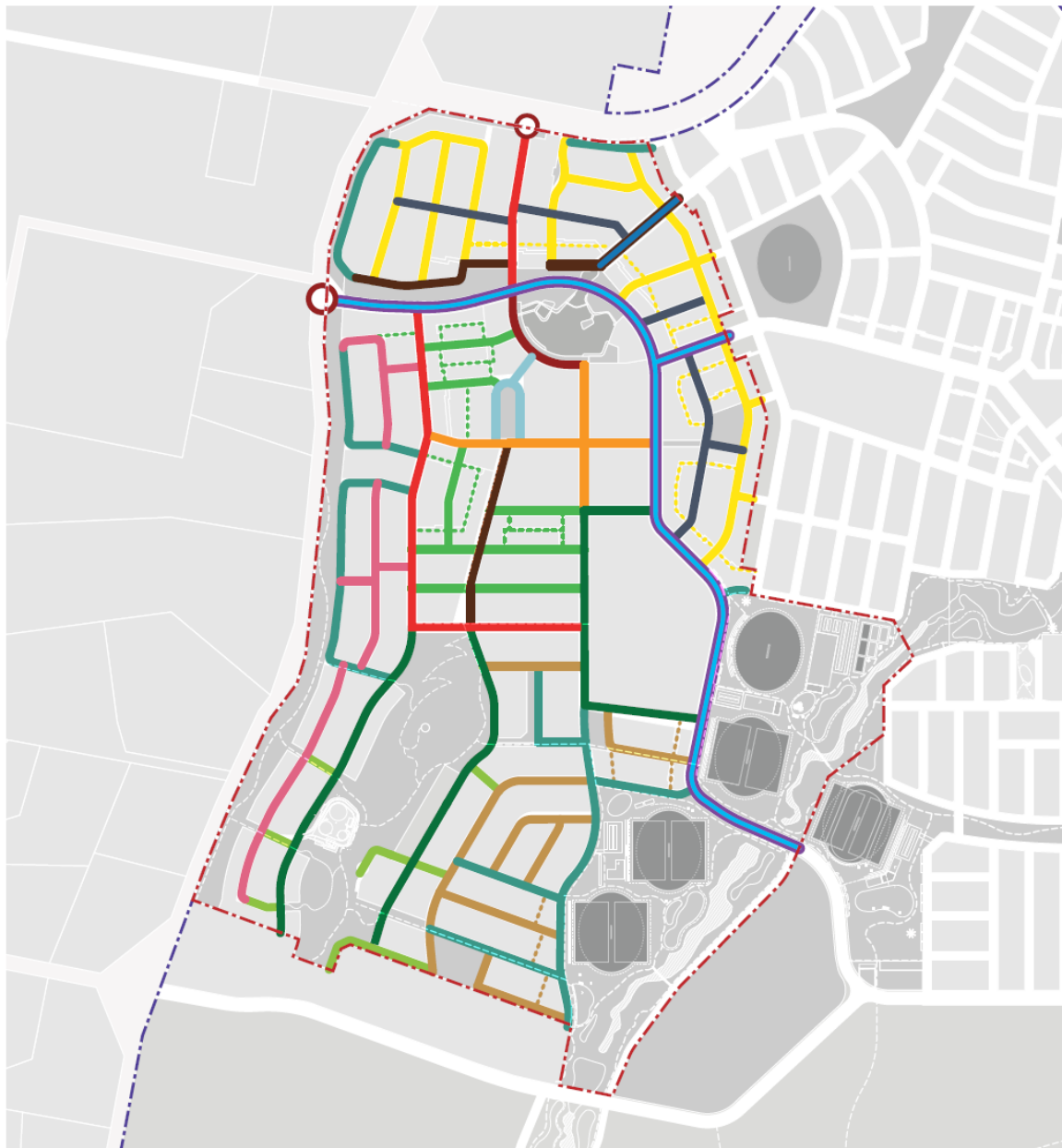
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Map 17

NH2 Structure Plan - Street Tree Master Plan and Species List

21 September 2016

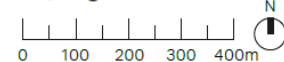


Note: Indicative only, subject to detailed design and final survey.

LEGEND

Googong NH2 Boundary

1:12,500 @A4



NATIVE SPECIES

- Brachychiton 'Jenilderie Red'* - Kurrajong
- Eucalyptus polyanthemus* - Red Box
- Eucalyptus mannifera* ssp. *maculosa* - Red Spotted Gum
- Casuarina cunninghamiana* - River Sheoak
- Eucalyptus albens* - White Box
- Eucalyptus stellulata* - Black Sallee
- Eucalyptus leucoxylon* var. *macrocarpa* 'Roses' - South Australian Blue Gum

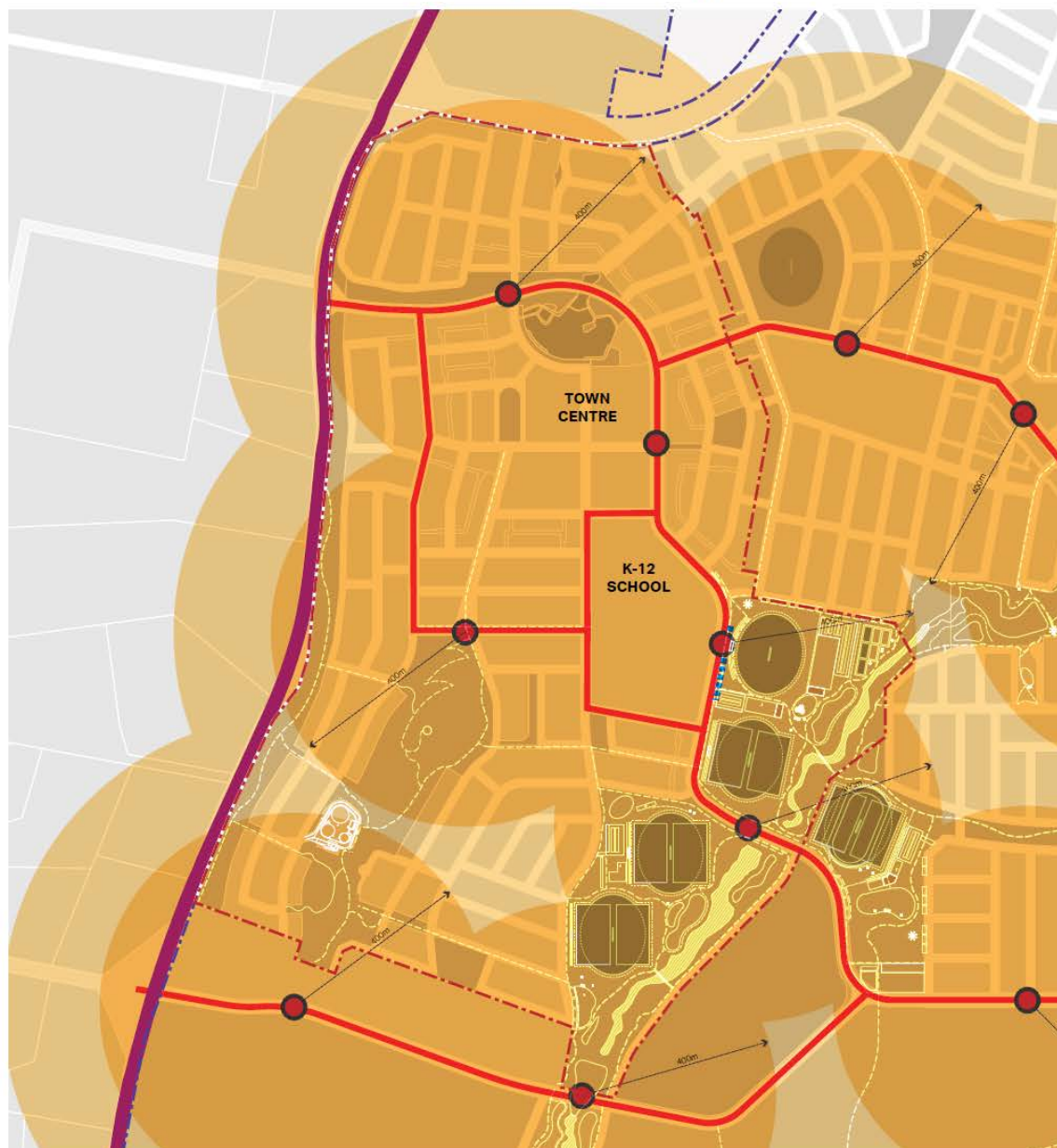
EXOTIC SPECIES

- Liquidambar styraciflua* - Liquidambar
- Quercus palustris* - Pin Oak
- Platanus orientalis* - Oriental Plane
- Ulmus parvifolia* - Chinese Elm (Smooth bark variety)
- Gleditsia triacanthos* 'Shademaster' - Honey Locust
- Fraxinus 'Raywood'* - Raywood Ash
- Sophora japonica* - Japanese Pagoda Tree
- Prunus cerasifera* 'Nigra' - Cherry Plum
- Melaleuca linariifolia* - Snow in Summer
- Zelkova serrata* - Japanese Zelkova
- Pistacia chinensis* - Chinese Pistachio
- Robinia pseudoacacia* 'Frisia' - Golden Robinia
- Malus ioensis* - Bechtel's crab
- Acer rubrum* 'October Glory' - Maple
- Prunus cerasifera* 'Oakville Crimson Spire' - Plum
- Pyrus calleryana* 'Aristocrat' - Ornamental Pear
- Acer negundo* 'Sensation' - Box Elder
- Lagerstroemia indica* 'Tuscarora' - Crepe Myrtle
- Malus spectabilis* 'Plena' - Chinese Crab Apple

Map 18

NH2 Structure Plan - Public Transport Strategy

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

LEGEND

Googong NH2 Boundary

Old Cooma Road

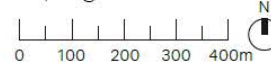
Proposed Major Bus Route
(Bus capable street)

Possible Bus Stop

400m coverage
 600m coverage

Indicative Bus Layover

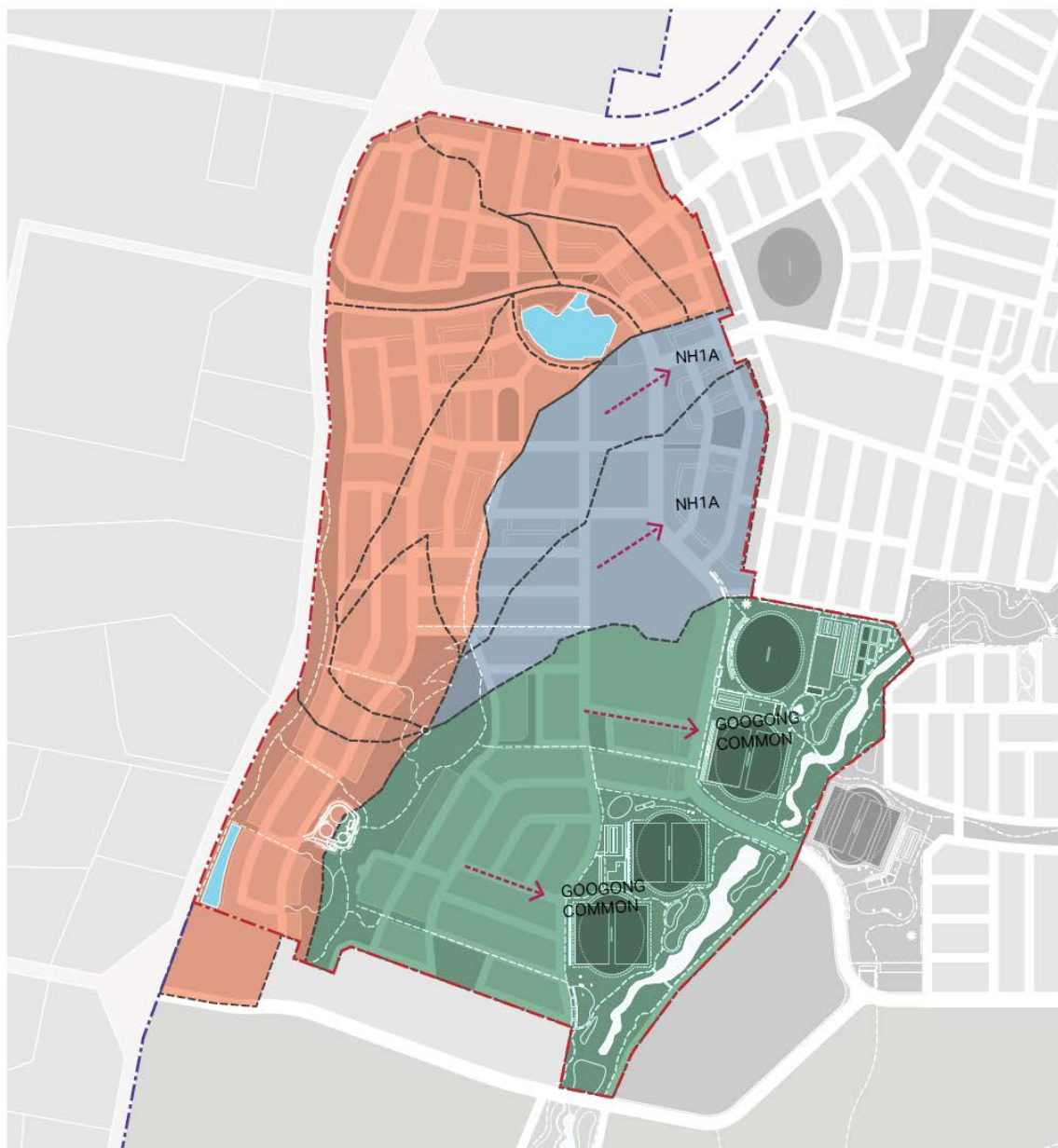
1:12,500 @A4



Map 19

NH2 Structure Plan - Stormwater Strategy


21 September 2016





Note: Indicative only, subject to detailed design and final survey.

LEGEND

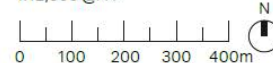
 Googong NH2 Boundary

 NH2 Catchment

 NH1A Catchment

 Googong Common Catchment

1:12,500 @A4



Map 20

NH 2 Structure Plan - Open Space Network

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

LEGEND

Googong NH2 Boundary

NH2 Neighbourhood Park

Hill 800

Googong Common

Local Park

Pocket Park

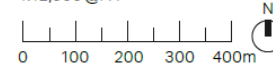
Park Connector

Civic Space

School

Buffer Zone (Utilities Easement)

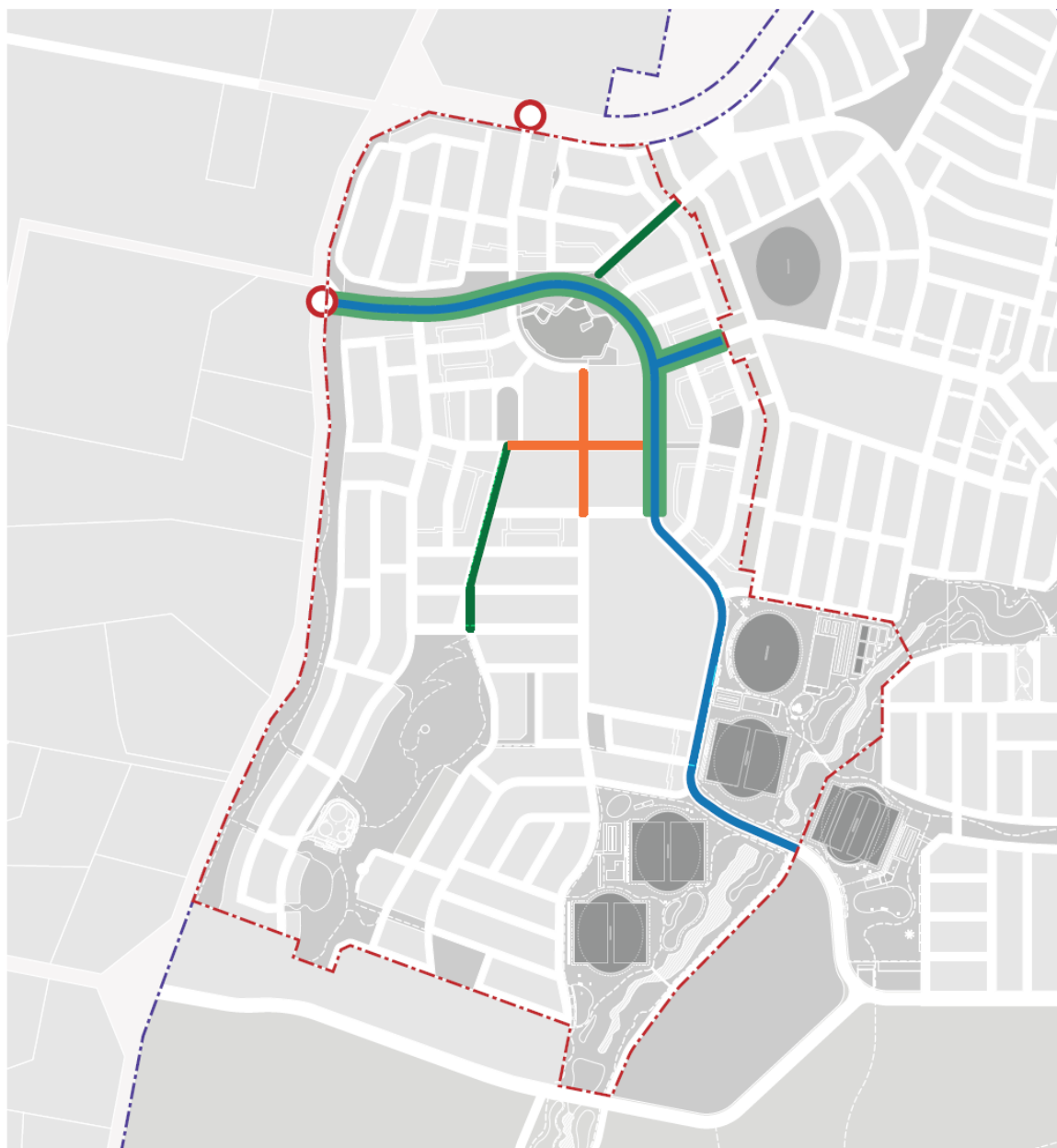
1:12,500 @A4



Map 21

NH2 Structure Plan - Groundcover Plan and Species

21 September 2016

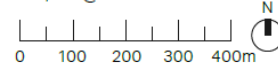


Note: Indicative only, subject to detailed design and final survey.

LEGEND

- Googong NH2 Boundary
- Native species mix (Gorman Drive Median)
- Native species mix (Gorman Drive Verge)
- Exotic/ native species mix entries
- Exotic/ native species mix within defined garden beds in paved verges
- Exotic/ native species mix green connector

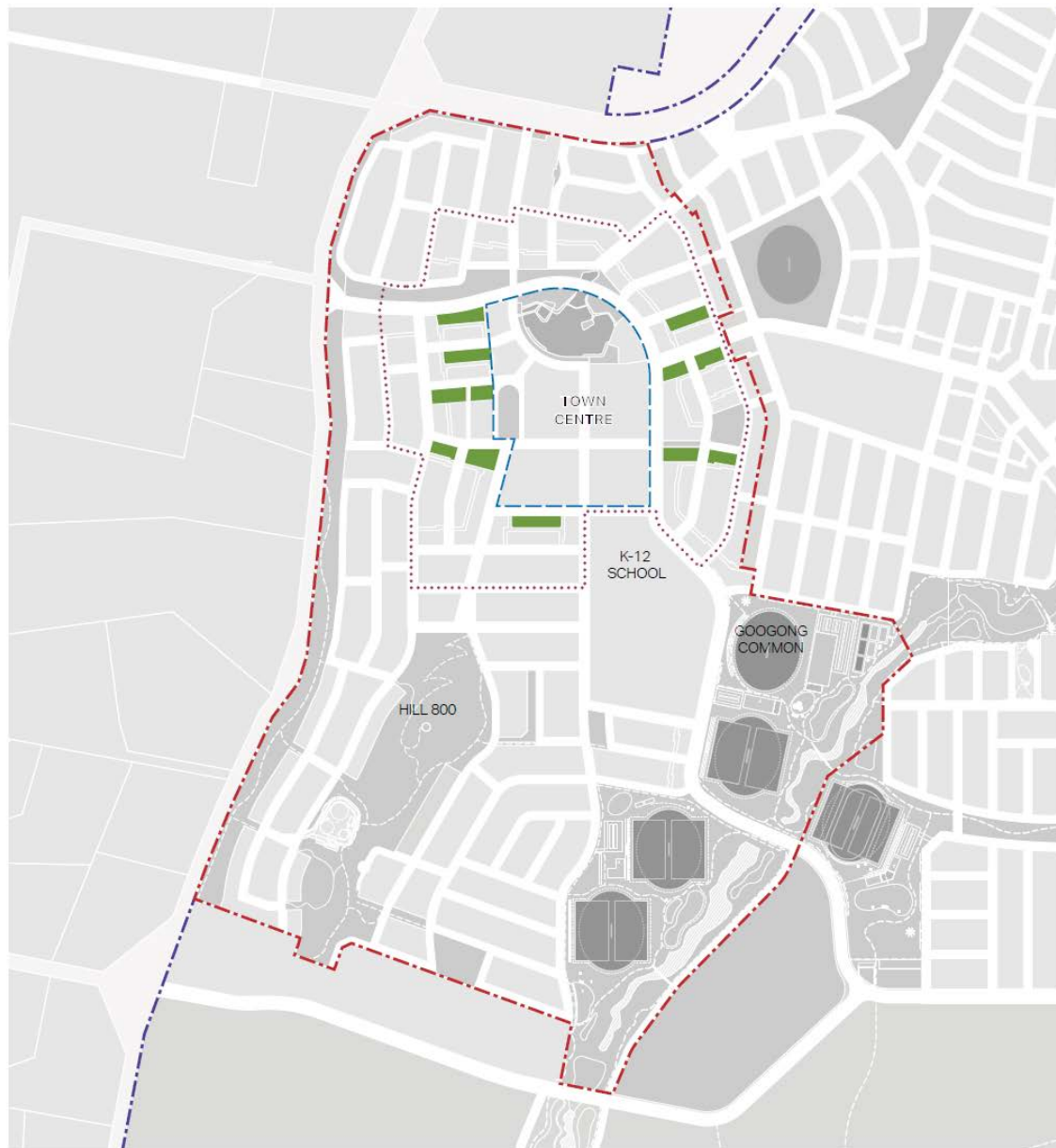
1:12,500 @A4



Map 22





NH 2 Structure Plan - North Facing Private Open Space

21 September 2016



Note: Indicative only, subject to detailed design and final survey.

LEGEND

-  Googong NH2 Boundary
-  Proposed B2 Zone Area
-  200m zone around B2 for smaller lots
-  Special POS Provision Area

1:12,500 @A4

