

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 DECEMBER 2017

ITEM 12.1	DA 247-2017 - LOT 1368 GORMAN DRIVE GOOGONG (13 DWELLINGS, SUBDIVISION AND A PUBLIC LANEWAY)
ATTACHMENT 1	DA 247-2017 - SECTION 79C(1) TABLE - MATTERS FOR CONSIDERATION

ATTACHMENT - SECTION 79C(1) TABLE – Matters For Consideration

This application has been assessed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No 247-2017**.

State Environmental Planning Policies

The proposed development has been assessed in accordance with the requirements of the relevant State Environmental Planning Policies (SEPPs) including any draft SEPPs and a summary is provided in the following table:

SEPP COMMENTS	COMPLIES (Yes/No)
<i>State Environmental Planning Policy No 55 - Remediation of Land</i>	
<p>Clause 7(1) prescribes that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. The site is located within Neighbourhood 1A of the new town of Googong. As a part of the subdivision approval for Neighbourhood 6 and further subdivision of Neighbourhood 3, Agsol Pty Ltd undertook a contamination assessment of NH1A. No Areas of Environmental Concern (AECs) were identified within the subject site.</p> <p>A site audit statement (No. 12058 SAR 191), prepared by Rod Harwood (18 October 2013), advised that NH1A is suitable for the following:</p> <ul style="list-style-type: none"> (a) Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry; (b) Day care centre, preschool, primary school; (c) Residential with minimal opportunity for soil access, including units; (d) Secondary school; (e) Park, recreational open space, playing field; and (f) Commercial/industrial. 	Yes
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	
<p>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Under this policy, a BASIX certificate must be obtained, and this certificate must be consistent with the plans submitted. A BASIX Certificate was submitted that includes measures that will achieve the required energy and water efficiency targets. The information provided within the submitted certificate and the plans are consistent, therefore, compliance with this SEPP has been achieved.</p>	Yes
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	
<p>This Policy provides a planning regime the provision of services and infrastructure in NSW, outlines requirements for consent authorities to consult with relevant public authorities during the assessment of Development Applications, and outlines provisions for various types of exempt and complying development.</p> <p>The provisions of this Policy have been considered in the assessment of the application. The site is not located in or adjacent to road corridor nor does it have a frontage to a classified road. The proposed subdivision of land that forms a part of the subject application does not trigger the minimum thresholds for traffic generating development defined in Schedule 3 - Traffic generating development are to referred to the Roads and Maritime Services (RMS) as it is not proposing 200 or more allotments and does not have access to a classified road or a road that connects to a classified road (within 90m).</p>	Yes

SEPP COMMENTS	COMPLIES (Yes/No)
<p>The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services.</p> <p>There are no other clauses in the Policy relevant to the subject application.</p>	

Local Environmental Plans

The proposed development has been assessed in accordance with the relevant requirements of the *Queanbeyan Local Environmental Plan 2012* and no relevant draft LEPs apply to the land. A summary is provided as follows:

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 Preliminary	
Clause 1.2 Aims of Plan	
<p>The relevant aims of the Plan to the proposed development are as follows:</p> <ul style="list-style-type: none"> a) <i>to facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles;</i> a) <i>to provide for a diversity of housing throughout Queanbeyan;</i> b) <i>to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community;</i> c) <i>to recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek;</i> d) <i>to protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra; and</i> e) <i>to maintain the unique identity and country character of Queanbeyan.</i> <p>The proposed development is considered to be generally consistent with the relevant aims of the QLEP 2012. The development is considered to be consistent with the strategic vision for the development of Googong. The development contributes towards providing a diversity of housing and is not anticipated to have any adverse impacts on the built, natural and cultural heritage of Queanbeyan.</p>	Yes
Clause 1.4 Definitions	
<p>The proposed development contains development, which is defined as attached dwellings, semi-detached dwellings and studio dwellings. Which are all considered a type of residential accommodation, which is permitted with consent in the zone.</p> <p>attached dwelling means a building containing 3 or more dwellings, where:</p> <ul style="list-style-type: none"> (a) <i>each dwelling is attached to another dwelling by a common wall, and</i> (b) <i>each of the dwellings is on its own lot of land, and</i> (c) <i>none of the dwellings is located above any part of another dwelling.</i> 	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIE S (Yes/No)
<p>Semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.</p> <p>There is one studio dwelling proposed on Lot 1. Studio dwellings are defined in the QLEP as follows: studio dwelling means a dwelling that:</p> <ul style="list-style-type: none"> a) <i>is established in conjunction with another dwelling (the principal dwelling), and</i> b) <i>is on its own lot of land, and</i> c) <i>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.</i> <p>Note 1: The proposed development is also defined as subdivision of land. Refer to clause 2.6 later in this Report.</p>	
<p>Clause 1.9A Suspension of Covenants, Agreements and Instruments</p>	
<p>No covenants, agreements and instruments restricting the development have been identified.</p>	<p>Yes</p>
<p>Part 2 Permitted or Prohibited Development</p>	
<p>Clause 2.1 Land Use Zones</p>	
<p>The subject site is zoned R1 General Residential. The proposal, including dwelling houses, (attached dwellings/semi-detached dwellings) are permitted with consent in the zone. Earthworks are considered to be ancillary to these land uses as well as ancillary to subdivision.</p>	<p>Yes</p>
<p>Clause 2.3 Zone Objectives and Land Use Tables</p>	
<p>The objectives of the zone are:</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community • To provide for a variety of housing types and densities • To enable other land uses that provide facilities or services to meet the day to day needs of residents • To ensure that buildings with non-residential uses have a bulk and scale that is compatible with the zones predominantly residential character • To promote walkable neighbourhoods and a sense of community • To ensure that where possible, development maintains existing bushland • To encourage medium to high density housing located in close proximity to the town and village centres <p>It is considered that the proposed development generally satisfies the objectives of the zone. Specifically, the proposed development contributes to new housing supply, proposes a mix of smaller lot housing and unique housing types, including terraces and studios and increases density.</p>	<p>Yes</p>
<p>Clause 2.5 Additional Permitted Uses for Particular Land</p>	
<p>(1) <i>Development on particular land that is described or referred to in Schedule 1 may be carried out:</i> (a) <i>with development consent, or</i> (b) <i>if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.</i></p>	<p>Yes</p>

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIANCE (Yes/No)
<p><i>(2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.</i></p> <p>This clause applies, as schedule 1 (5A) permits studio dwellings on the subject site as it is within the additional development area (clause 4.1D), despite not being permitted with development consent within the R1 General Residential Land Use Table or other provisions of the Plan.</p> <p>Furthermore, Schedule 1 (5A) stipulates further measures that require compliance for applications proposing studios, they are reiterated below:</p> <p><i>(1) This clause applies to land to which clause 4.1D applies.</i></p> <p><i>(2) Development consent may be granted to a single development application for development on land to which this clause applies that is both:</i></p> <p><i>(a) the subdivision of land in accordance with subclause 4.1D (3), and</i></p> <p><i>(b) the erection of a studio dwelling on a lot resulting from the subdivision.</i></p> <p><i>(3) Development consent must not be granted under this clause if:</i></p> <p><i>(a) the ratio of studio dwellings to lots resulting from the subdivision is greater than 1:3, and</i></p> <p><i>(b) the dwelling in conjunction with which the studio dwelling is to be established is located on a lot that has an area of less than 225m².</i></p> <p>The proposed studio dwelling complies with the requirements specified above, as the development application is for subdivision of land in accordance with the requirements of clause 4.1D (additional development area) and proposes the erection of a studio dwelling on a lot resulting from the subdivision, which will comply with the 1:3 ratio. The studio dwelling will be established in connection with a dwelling house that has a gross floor area of less than 225m².</p> <p>The proposed development therefore complies with all aspects of this clause and therefore permits the proposed studio dwellings on the subject site.</p>	
<p>Clause 2.6 Subdivision – Consent requirements</p>	
<p>The clause permits development consent for subdivision to which this Plan applies. The proposed development includes the Torrens title subdivision of 12 lots and the strata subdivision of 1 lot to create 2 strata lots. This plan applies to the subject site and therefore subdivision is permitted with development consent on this land.</p>	Yes
<p>Clause 2.7 Demolition requires development consent</p>	
<p>The proposal does not involve demolition of an existing structure.</p>	N/A
<p>Part 4 Principal Development Standards</p>	
<p>Clause 4.1 Minimum subdivision lot size</p>	
<p><i>The objectives of Clause 4.1 are as follows:</i></p> <p><i>a) To ensure subdivision is sensitive to land, heritage and environmental characteristics (including water quality, native flora and fauna and places or items of Aboriginal and European heritage value);</i></p> <p><i>b) To ensure subdivision does not adversely impact on the functions and safety of main roads;</i></p> <p><i>c) To provide lots with areas and dimensions that enable the appropriate siting and construction of a building and associated works to minimise and avoid the threat of natural hazard (including bush fire, soil instability and flooding) and to protect significant vegetation and prominent or significant landscape qualities;</i></p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIANCE (Yes/No)
<p>d) <i>To ensure new lots have an adequate water supply and can be provided with an effective means of disposal of domestic waste and adequately serviced; and</i></p> <p>e) <i>To create lots that are compatible with the existing predominant lot pattern or desired future character of the locality and to minimise the likely adverse impact on the amenity of adjoining developments.</i></p> <p>The proposal has been assessed against the objectives of Clause 4.1 and is determined as being satisfactory. Due regard has been given to the environmental constraints on the land. The lot sizes and dimensions are appropriate for the siting of structures, lots can be adequately serviced, and the proposal is compatible with the desired future character of the locality.</p> <p>The majority of Googong Township, including the subject site, is identified on the Minimum Lot Size Map as having a minimum lot size of 330m². However, Clause 4.1D – Variation to minimum lot size, allows for certain land in Googong Township to be subdivided to create lots that are less than 330m² despite what is shown on the Minimum Lot Size Map.</p>	
<p>Clause 4.1D Variation to Minimum Lot Size</p>	
<p>As mentioned above, the majority of Googong Township, including the subject site is identified on the Minimum Lot Size Map as having a minimum lot size of 330m². However, Clause 4.1D – Variation to minimum lot size, allows for certain land in Googong Township to be subdivided to create lots that are less than 330m² despite what is shown on the Minimum Lot Size Map.</p> <p><i>The objective of Clause 4.1D – Variation to minimum lot size, is to provide opportunities for affordable medium density housing in appropriate locations.</i></p> <p><i>The clause applies to the following land:</i></p> <p>a) <i>Land within 200 metres of any land within Zone B2 Local Centre,</i></p> <p>b) <i>Land identified as “Additional Development Area” on the Googong Map.</i></p> <p><i>Sub-clause 4.1D (3) states:</i></p> <p><i>(3) Despite clauses 4.1, 4.1AA and 4.1A, development consent may be granted for the subdivision of land to which this clause applies if:</i></p> <p>(a) <i>there will be at least 4 lots resulting from the subdivision, and</i></p> <p>(b) <i>the minimum lot size of each lot resulting from the subdivision is 130 square metres, and</i></p> <p>(c) <i>the development application for the subdivision includes a dwelling design for each lot.</i></p> <p>The “Additional Development Areas” on the Googong Map are located in areas that are zoned R1 – General Residential which usually have a minimum lot size requirement of 330m². Within the “Additional Development Areas” lots are permitted to have a minimum size of 130m². These have been identified for a smaller minimum lot size than would otherwise be permitted to allow for a transition zone of medium density residential development, (lots between 130m²</p>	<p>Yes</p>

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIANCE (Yes/No)																																							
<p>and 330m²), in close proximity to Neighbourhood Centres and the facilities and public transport options they provide.</p> <p>The subject site is located entirely within the mapped 'Additional Development Area'. The 12 proposed residential allotments range in size from 141.6m² to 441.2m² which all comply with the minimum lot size of 130m². The lot that is greater than 330m² contains a principal and a studio dwelling that are proposed to be further subdivided under strata title. The development application also includes the dwelling design for each lot. The requirements of Clause 4.1D have therefore been satisfied.</p>																																								
<p>Clause 4.3 Height of buildings</p>																																								
<p>The maximum building height permitted on the subject site is 12m. The buildings proposed to be erected are between one and two storeys and are all less than 12m in height. Therefore the proposed development complies with this clause. A summary of the proposed building heights are included below:</p> <table border="1" data-bbox="92 779 874 1234"> <tbody> <tr><td>Lot 1 (two-storey)</td><td>6.84m</td></tr> <tr><td>Lot 1A (two-storey)</td><td>6.4m</td></tr> <tr><td>Lot 2 (two-storey)</td><td>7.4m</td></tr> <tr><td>Lot 3 (two-storey)</td><td>5.96m</td></tr> <tr><td>Lot 4 (single-storey)</td><td>4.45m</td></tr> <tr><td>Lot 5 (two-storey)</td><td>6.2m</td></tr> <tr><td>Lot 6 (two-storey)</td><td>6.65m</td></tr> <tr><td>Lot 7 (two-storey)</td><td>6.65m</td></tr> <tr><td>Lot 8 (two-storey)</td><td>7.4m</td></tr> <tr><td>Lot 9 (single-storey)</td><td>4.45m</td></tr> <tr><td>Lot 10 (two-storey)</td><td>6.79m</td></tr> <tr><td>Lot 11 (two-storey)</td><td>6.79m</td></tr> <tr><td>Lot 12 (two-storey)</td><td>6.41m</td></tr> </tbody> </table>	Lot 1 (two-storey)	6.84m	Lot 1A (two-storey)	6.4m	Lot 2 (two-storey)	7.4m	Lot 3 (two-storey)	5.96m	Lot 4 (single-storey)	4.45m	Lot 5 (two-storey)	6.2m	Lot 6 (two-storey)	6.65m	Lot 7 (two-storey)	6.65m	Lot 8 (two-storey)	7.4m	Lot 9 (single-storey)	4.45m	Lot 10 (two-storey)	6.79m	Lot 11 (two-storey)	6.79m	Lot 12 (two-storey)	6.41m	Yes													
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<p>Clause 4.4 Floor space ratio</p>																																								
<p>The maximum floor space ratio (FSR) for a building on any land is not to exceed the FSR shown for the land on the Floor Space Ratio Map. The subject site is subject to an FSR of 1.5:1.</p> <p>A summary of the proposed Floor Space Ratios of all buildings is provided below;</p> <table border="1" data-bbox="92 1480 946 1951"> <thead> <tr> <th>Lot Number and Size</th> <th>GFA</th> <th>FSR</th> </tr> </thead> <tbody> <tr><td>Lot 1/1A (441.2m²)</td><td>257.9m²</td><td>0.58:1</td></tr> <tr><td>Lot 2 (182.9m²)</td><td>118.9m²</td><td>0.65:1</td></tr> <tr><td>Lot 3 (182.9m²)</td><td>90.2m²</td><td>0.49:1</td></tr> <tr><td>Lot 4 (141.6m²)</td><td>76.8m²</td><td>0.54:1</td></tr> <tr><td>Lot 5 (182.9m²)</td><td>126.4m²</td><td>0.69:1</td></tr> <tr><td>Lot 6 (177m²)</td><td>97.2m²</td><td>0.54:1</td></tr> <tr><td>Lot 7 (177m²)</td><td>97.2m²</td><td>0.54:1</td></tr> <tr><td>Lot 8 (182.9m²)</td><td>118.9m²</td><td>0.65:1</td></tr> <tr><td>Lot 9 (141.9m²)</td><td>76.8m²</td><td>0.54:1</td></tr> <tr><td>Lot 10 (182.9m²)</td><td>105.0m²</td><td>0.57:1</td></tr> <tr><td>Lot 11 (182.9m²)</td><td>105.0m²</td><td>0.57:1</td></tr> <tr><td>Lot 12 (249.6m²)</td><td>116.4m²</td><td>0.46:1</td></tr> </tbody> </table>	Lot Number and Size	GFA	FSR	Lot 1/1A (441.2m ²)	257.9m ²	0.58:1	Lot 2 (182.9m ²)	118.9m ²	0.65:1	Lot 3 (182.9m ²)	90.2m ²	0.49:1	Lot 4 (141.6m ²)	76.8m ²	0.54:1	Lot 5 (182.9m ²)	126.4m ²	0.69:1	Lot 6 (177m ²)	97.2m ²	0.54:1	Lot 7 (177m ²)	97.2m ²	0.54:1	Lot 8 (182.9m ²)	118.9m ²	0.65:1	Lot 9 (141.9m ²)	76.8m ²	0.54:1	Lot 10 (182.9m ²)	105.0m ²	0.57:1	Lot 11 (182.9m ²)	105.0m ²	0.57:1	Lot 12 (249.6m ²)	116.4m ²	0.46:1	Yes
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<p>Part 5 Miscellaneous Provisions</p>																																								
<p>Clause 5.9 Preservation of trees or vegetation</p>																																								

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIANCE (Yes/No)
<p>This clause requires that development consent is obtained for the removal of trees and/or vegetation as prescribed in the Queanbeyan Development Control Plan (QDCP) 2012. The proposed development does not require the removal of any vegetation. High quality trees identified in the Tree Assessment Report for the whole of Neighbourhood 1A have been preserved where appropriate. All other scattered vegetation is being removed as part of the subdivision works.</p>	Yes
<p>Clause 5.10 Heritage conservation</p>	
<p>Under Clause 5.10, Council must consider the effect of the proposed development on the heritage significance of the heritage item.</p> <p>The subject site does not contain any heritage items and is not located within a conservation area or within the vicinity of any heritage listed items. Archaeological investigations have been carried out for Neighbourhood 1A. There are no archaeological sites identified within the subject site. It is considered that the proposed development is unlikely to result in any adverse heritage impact.</p>	Yes
<p>Clause 5.11 Bush fire hazard reduction</p>	
<p>The application does not involve any bush fire hazard reduction works.</p>	Yes
<p>Part 6 Urban Release Areas</p>	
<p>Clause 6.1 Arrangements For Designated State and Territory Public Infrastructure</p>	
<p>This clause requires satisfactory arrangements to be made for the provision of designated State and Territory public infrastructure before the subdivision of land in an urban release area.</p> <p>The Director General's Certificate – Satisfactory Arrangements for Designated State and Territory Public Infrastructure issued on 12 March 2014 for development consent 186-2013 and includes this land. Pursuant to sub-clause 6.1(3) a new Certificate is not required to be obtained if a proposed subdivision is for land that was the subject of a previous development consent granted in accordance with this clause.</p>	Yes
<p>Clause 6.2 Public Utility Infrastructure</p>	
<p>This clause states that development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p> <p>Council's Development Engineer has assessed the provision of public utilities and advises as follows:</p> <p><u>Water Supply</u> The proposed SLH development will be serviced by reticulating potable and recycled water supplied through the construction of infrastructure serving Neighbourhood 1 Stage 6C. These works are currently under construction, a construction certificate issued by Land Development Certificates for civil works and a subdivision construction certificate was issued by council for construction of water and sewer assets.</p> <p><u>Sewer</u> The proposed SLH development will be serviced by sewer reticulation supplied through the construction of infrastructure serving Neighbourhood 1 Stage 6C.</p>	Yes

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<p>These works are currently under construction, a construction certificate issued by Land Development Certificates for civil works and a subdivision construction certificate was issued by council for construction of water and sewer assets. Each Torrens titled lot will have its own service tie.</p> <p><u>Storm Water</u> Each lot will be serviced by a storm water tie connecting into drainage infrastructure on Gorman Drive. The proposed public lane will have a 225mm Interallotment drain with tow pits to pick up over land flows generated by the hard surface within the lane.</p> <p><u>Traffic and Parking</u> The site is located opposite a proposed public school and adjacent the Village Centre retail development in Googong, it was identified by Council that the proposed public lane could have operational risk in relation to pedestrians from the school or retail site.</p> <p>The applicant has consistently shown reluctance to accept and mitigate this potential risk. Council wrote to the applicant and asked them to commission a risk assessment of the proposed public lane using a traffic engineering specialist.</p> <p>A report was commissioned by the applicant and completed on the 9 October 2017. The report was completed by TRS (Traffic and Road Safety)</p> <p>It is noted that the risk assessment introduction explains that this report is being completed on a request from the Council to conduct a risk assessment prior to DA determination. The risk assessment completed by TRS while holistic, does not focus on school usage or retail store usage and its potential impact on the interaction with the public lane. The assessment also does not use historic data for similar developments for traffic movement rates, parking characteristics and road use behaviour in the rating or identification of hazards for mitigation.</p>																																
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<p>As it can be seen from this extract from the risk assessment, minor risk is identified, but risk inputs are not identified. The foot note as attached discusses that the surrounding streets have footpaths and these would be the primary use.</p> <p>Item 7 in the risk assessment looks at through traffic though no thought or consideration is given as to why Council may have had concerns about through traffic.</p>																																
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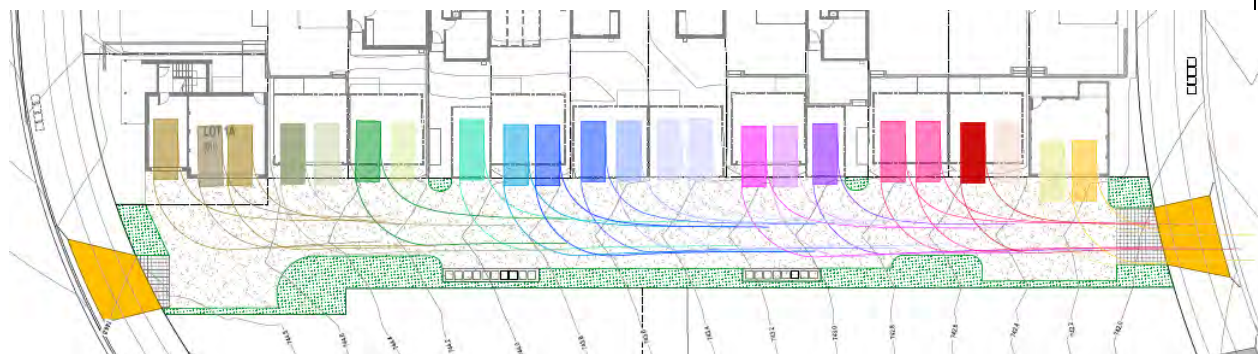
QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIE S (Yes/No)
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As it can be seen from the footnote that there seems to be a lack of consideration in regards to surrounding land uses and what could be road user behaviours.

Overall the risk assessment whilst identifies and mitigates some risk through treatments, such as the type of tree used for landscaping to provide better sight distances and the provision on no parking signs in the lane to discourage illegal parking, it has failed to present a thorough assessment of the proposed public lane.

Access

Access to and from the site meets the requirements of AS 2890, which ensures that cars are able to manoeuvre in and out of the designated parking areas or garages in one movement.



Vehicle turning templates

The largest vehicle or service vehicle proposed to use the lane would be a garbage truck to service bin pickups in the lane. It has been demonstrated by swept path diagrams that the service vehicles can adequately service the lane.



Service vehicle swept path

The traffic generation from the small lot housing site is below the 100 Vehicles Per Day threshold for a public lane. Council though identified that the risk to the site was not from the residents within the development site but generated by traffic from surrounding sites such as a government high school directly opposite and the retail village centre diagonally opposite, which the applicant was asked to address in the risk assessment. An extract from the letter to the applicant reads:

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIE S (Yes/No)
<p>“Councils Community Connections and Natural and Built Character section has reviewed the Development Application and the consideration of accepting a public asset such as a lane in the proposed location without refuge or accommodation for pedestrians requires the applicant to provide a risk assessment on the proposed function and operation of the proposed public lane. The risk assessment should specifically be looking at its interaction with the proposed government school and the town centre development”</p> <p>The risk assessment while briefly mentioning the development site does not apply traffic engineering data or methodology to impacts on surrounding streets when determining the risk. While Council has approved small lot housing developments with public lane access previously.</p> <p>A treatment that will be conditioned is that the lane will have no standing sign erected to assist in the use of the lane as a local road for resident access and service vehicles.</p>	
Part 7 Additional Local Provisions	
Clause 7.1 Earthworks	
<p>The objectives of this clause is to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.</p> <p>The majority of earthworks have been approved and competed as part of the subdivision and infrastructure construction works under DA 186-2013. Earthworks in the form of cut and fill are required to be carried out to accommodate the proposed dwellings on the subject sites. These earthworks are associated with the development and form a part of this application.</p> <p>The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. Standard conditions relating to site management and erosion and sediment controls will be imposed on the development consent (should it be granted).</p>	Yes
Clause 7.2 Flood Planning	
The site is not identified as a ‘flood planning area’.	N/A
Clause 7.3 Terrestrial biodiversity	
This clause is not considered relevant to the proposed development as the site is not identified as “Biodiversity” on the Terrestrial Biodiversity Map.	N/A
Clause 7.4 Riparian land and watercourses	
This clause is not considered relevant to the proposed development as the site is not identified as “Watercourse” on the Riparian Land and Watercourses Map”.	N/A
Clause 7.5 Scenic protection	
This clause is not considered relevant to the proposed development as the site is not identified as “Scenic Protection Area” on the Scenic Protection Map.	N/A
Clause 7.6 Airspace operations	
The proposed development will not penetrate the Obstacle Limitations Surface Map for the Canberra Airport. Therefore the application was not required to be referred to the relevant Commonwealth body for comment.	Yes
Clause 7.7 Development in areas subject to aircraft noise	
This clause is not considered relevant to the proposed development as the site is not located near the Canberra Airport or within an ANEF contour of 20 or greater.	N/A

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Clause 7.8 Active street frontages	
This clause is not considered relevant to the proposed development as the site is not identified as "Active street frontage" on the Active Street Frontages Map".	N/A
Clause 7.9 Essential services	
<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access. <p>Council's Development Engineer has assessed the proposed development and confirmed that adequate services are available or can be made available to the proposed development. Comments in regards to the provision of services can be found under clause 6.2.</p>	Yes
Clause 7.10 Development near Cooma Road Quarry	
This clause is not considered relevant to the proposed development as the site is not identified as "Buffer Area" on the Quarry Buffer Area Map".	N/A
Clause 7.11 Development near HMAS Harman	
This clause is not considered relevant to the proposed development as the site is not located within 2 kilometres of HMAS Harman or within Zone IN1 General Industrial or Zone IN2 Light Industrial.	N/A

Development Control Plan

The Queanbeyan Development Control Plan (DCP) 2012 applies to the development and a summary of the relevant provisions is provided in the following table.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 About This Development Control Plan	
<p>1.8 Public Notification Of A Development Application The development application was publicly notified in the Queanbeyan Age on the 11 July 2017. Adjoining property owners and occupiers were also notified by mail. The closing date for submissions was the 25 July 2017. No submissions were received.</p>	Yes
Part 2 All Zones	
<p>2.2 Car Parking This section of the QDCP requires compliance with the Australian Standard for car parking. Council's Development Engineer advises that the proposed on-site car parking for the development generally complies with AS 2890.1. Refer to further comments relating to car parking under the Googong DCP.</p>	Yes
<p>2.3 Environmental Management A BASIX certificate has been submitted for each individual dwelling (13 in total) and the relevant commitments shown on the submitted plans. The proposed development will</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
not result in any significant environmental impacts and is not located within the vicinity of arterial roads, entertainment venues or the like.	
2.4 Contaminated Land Management Refer to SEPP 55 assessment.	Yes
2.5 Flood Management The subject site is not within a flood prone area.	N/A
2.6 Landscaping This clause outlines Council's requirements for landscape plans and also lists what development types require a Council Accredited Landscape Consultant to prepare landscape plans. Satisfactory landscape plans for each of the dwellings have been prepared by a Category 2 Accredited Landscape Consultant. The landscape plans show a variety of surface treatments and plants suitable to Queanbeyan's climate. Refer to further discussion of landscaping under the Googong DCP.	Yes
2.7 Soil, Water and Vegetation Management Plan (SWVM Plans) A SWVM is required to be submitted for the proposed development. Sediment and erosion controls must be installed prior to any work commencing and be maintained throughout the course of construction. The consent will be conditioned accordingly.	Yes (Condition)
2.8 Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land.	N/A
2.9 Safe Design The proposed development generally satisfies the relevant provisions of this clause. Landscaping does not contain large trees which would allow people to gain access to dwellings. Planting consists of shrubs, garden beds and some trees. The landscaping and associating planting will not create any obstructions to site lines and places for hiding. The laneway will have ample opportunity for passive surveillance from the proposed dwellings. Entry points to dwellings are clearly marked, where doorways are setback slightly from the main building line an awning feature makes it clear where the entry point is. Laneway lighting shall be designed in accordance with Council specification. A condition of consent will be imposed to ensure an appropriate lighting plan is submitted prior to the issue of a construction certificate. Each dwelling will be provided with a street number for identification and a letterbox. The siting of each dwelling allows for ample passive surveillance towards the street and laneway.	Yes - Condition
2.11 Height of Buildings The proposed development complies with the 12m maximum height prescribed for the site in Clause 4.3 of the QLEP 2012 – see previous discussion in this assessment.	Yes
2.13 Preservation of Trees and Vegetation The proposed development does not require the removal of any vegetation. High quality trees identified in the Tree Assessment Report for the whole of Neighbourhood 1A have been preserved where appropriate. All other scattered vegetation is being removed as part of the subdivision works.	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
The submitted landscape plan provides for the planting of several small trees and shrubs.	

The proposed development has been assessed in accordance with the requirements of the **Googong Development Control Plan (DCP)** and a summary of the relevant provisions is provided in the following table.

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
Part 4 – Subdivision Controls	
<p>4.2 and 4.3 - General Objectives and General Controls</p> <p>It should be noted that the subdivision design is influenced by the layout and dimensions of the parent super lots approved under previous development consents.</p> <p>The objectives are as follows:</p> <ol style="list-style-type: none"> <i>1. Create a legible subdivision pattern that maximises the ‘sense of neighbourhood’ and promotes walking and cycling over private car uses;</i> <i>2. To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public domain;</i> <i>3. Optimise views and the amenity of residential allotments in regards to views, solar access and proximity to community facilities, open space and public transport;</i> <i>4. Ensure each neighbourhood within the township has a range of densities and housing choices to cater for the various needs of the community; and</i> <i>5. Provide good solar access opportunities for future dwellings and residents and ensure that the lot layout responds to and optimises solar access.</i> <p>The proposed subdivision is considered to generally be consistent in regards to the above objectives. The lot layout is an efficient subdivision of the land that allows solar access opportunities, particularly to private open space areas. Additionally, it is located close to the Neighbourhood Centre and will maximise access to amenities.</p> <p>The controls relevant to the proposed subdivision are as follows:</p> <ol style="list-style-type: none"> <i>a) Subdivision lot sizes shall comply with the minimum lot sizes as specified in the LEP.</i> <i>b) Each new allotment has sufficient building area on it, being land with a slope of less than 20%.</i> <p>Note: Many of the controls are not relevant as they relate to neighbourhoods and street hierarchies. These were considered at subdivision stage for the parent super lot.</p>	Yes

<p>As discussed previously in this report the proposed lots will have a minimum subdivision lot size of 141.6m² m², which complies with the minimum subdivision lot size of 130m² specified in clause 4.1D of the QLEP 2012.</p> <p>Each new allotment has a sufficient building area with a slope of less than 20%.</p>	
<p>4.4 - Lot Orientation and Lot Size and Layout</p>	
<p>Lot Orientation</p> <p>Controls for lot orientation are listed below.</p> <ul style="list-style-type: none"> <i>a) A minimum of 70% of lots in each neighbourhood are to achieve solar efficiency.</i> <i>b) Consideration should be given to different lot dimensions depending on the lot orientation.</i> <i>c) Lot orientation, size and dimensions should enable dwellings to be generally sited either on an N-S or E-W orientation.</i> <i>d) Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.</i> <i>e) Where E-W oriented lots are proposed lots should be wider to support solar access.</i> <i>f) Design for deeper N-S lots on the southern side of roads, particularly if two storey dwellings are envisaged, to allow for solar access to private open space at the rear.</i> <i>g) N-S oriented lots on the northern side of an E-W road can be less deep than N-S lots on the southern side of the same road. A wider southern lot allows for a central courtyard, which may gain greater solar penetration.</i> <p>The proposed subdivision generally complies with the above controls. All lots will receive more than 3 hours sunlight to 50% on the PPOS, with the shadow diagrams indicating at least 5 hours of sunlight to 50% POS.</p> <p>Lot orientation is influenced by the orientation and dimensions of the parent super lots. The proposed dwellings all have a northern orientation. The orientation of north to the front and side of the proposed lots allows for all lots to achieve solar access to the PPOS and living areas for a minimum of 3 hours on the 21st of June.</p> <p>A combination of single and two storey dwellings are proposed, each dwelling will achieve solar access to the PPOS and living areas, which can be attributed to the orientation and siting of the lots and buildings.</p> <p>The lot depths for all of the lots will be between 29.5.5m and 31.5m and widths (frontage) of between 4.8m and 14.65m, the wider width lot is provided for the corner lot 1.</p> <p>Lot Size and Layout</p> <p>The objectives of the lot size and layout controls are:</p>	<p>Yes</p>

1. *Encourage a variety of lot sizes across the site to promote housing choice and create varied streetscapes.*

2. *Smaller lot sizes are to be located within easy walking distance of a neighbourhood centre or the town centre.*

3. *Promote generally rectangular street blocks and lots to maximise efficiency.*

The proposed subdivision is considered to be generally consistent in regards to the above objectives. The proposed lots are smaller lots which are within walking distance from the neighbourhood centre and are rectangular in shape. Complies.

Yes

Controls for lot size and layout are:

a) *Minimum lot size is to be in accordance with the LEP Lot Size Map and the lot dimensions are to be in accordance with the Table below.*

Lot Size	Minimum Frontage Dimension
170 < 250m ²	6.0m
250 < 300m ²	6.0m
300 < 450m ²	10m
450 < 600m ²	12m
600 < 900m ²	12m
900 < 1500m ²	15m
> 1500m ²	18m

b) *Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.*

c) *Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.*

d) *Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.*

The proposed subdivision generally complies with the above controls. As discussed previously in this Assessment under the QLEP 2012, the subject site has a minimum subdivision lot size of 141.6m² as it is within the Additional Development Area, which permits a variation to the minimum lot size of 330m². As such the development proposes minimum lot sizes of 141.6m² and complies with the 130m² minimum lot size applicable to the subject site.

Two of the proposed lots (Lots 4 and 9) have an area of 141.6m² and have a frontage of 4.8m which exceeds the 4.5m minimum requirement under Part 7 of the DCP. Nine of the proposed lots (Lots 2, 3, 5, 6, 7, 8, 10, 11 and 12) are within the 170m² – 300m² lot size range and have a frontage between 6.0m – 8.35m, which exceeds the 6m minimum required. One lot is in the 300m² - 450m² range, combination of lot 1 (principal dwelling) and lot 1A (studio dwelling). This lot has a total area of 441.2m² and is required to have a minimum lot width of 10m. It complies by having a lot width of 14.465m (frontage facing Gorman Drive).

Part 5 – Design Guidelines and Controls for Public Domain	
<p>Council has previously approved a development application (DA 412-2015) for Small Lot Housing with a public laneway which was the first application to propose a public laneway within a Torrens title subdivision for small lot housing.</p> <p>This application also proposes a public laneway that will provide access to the rear garage/carports of the 13 proposed dwellings. This also includes garbage collection within the verge of the laneway and on Zealie Bend and Helen Circuit. The proposed public laneway will connect to the existing Helen Circuit and proposed Zealie Bend and will form a part of the existing street network. The proposed public laneway will be dedicated as a public road but it will function the same as a private laneway and has been designed in the same manner.</p> <p>While the proposed public laneway will function in the same manner as the previous approved private/public laneways, it will be a Council asset and public liability is a major consideration of this application. The applicant has submitted a risk assessment/detailed design-road safety check of the laneway for the proposal. The Road safety check is a formal process, which is conducted in accordance with RMS Policy. Council's Development Engineer has assessed the risk assessment (please refer to the assessment under the QLEP 2012). Any issues associated with the laneway have the potential to be minimised through appropriate conditions (refer to engineer's comments).</p> <p>The proposed public laneway has generally been designed in accordance with the requirements of the Engineering Design Specifications and Table 3 of the Googong Development Control Plan 2012.</p> <p>5.2 – Street Network</p> <p>Objectives: The objectives of the clause 5.2 are provided below:</p> <ol style="list-style-type: none"> 1) <i>Establish a street network that complements the characteristics of each neighbourhood area and promotes a liveable and permeable local environment.</i> 2) <i>Provide safe and convenient access to all subdivisions and all allotments within a subdivision.</i> 3) <i>Facilitate safe movement of road users through the provision of usable and accessible facilities for pedestrian and cyclists.</i> 4) <i>Promote use of public transport through the provision of appropriate facilities for users of public transport.</i> 5) <i>Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout the township and connections to the established network.</i> 6) <i>Create a street hierarchy that reflects the function and character of each street and forms part of a legible network.</i> 7) <i>Make provision for a public transport route through Googong.</i> 8) <i>Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network, as illustrated in images above.</i> <p>The proposed development is generally consistent with the above objectives. Consistency will be explored further in regards to the non-compliances with aspects of subclause a) and the non-compliances with subclause c).</p> <p>The proposed public laneway is consistent with the objectives of clause 5.2, Specifically, the laneway provides access to garages and carports and it provides a clear hierarchy for both</p>	<p>Yes</p>

<p>vehicle and pedestrian movements to and from the subject site. Footpaths are provided on each side of the development.</p> <p>Controls for the street network are listed below;</p> <p>a) <i>Streets are to be designed in accordance with the Master Plan, Council's adopted Engineering Design Specification – Googong, Control Diagrams and numeric controls in the Table 3 as identified herein.</i></p> <p>The length of the proposed laneway is 80m, it is straight and offset with kinks to reduce the gun barrel effect. It has a road reserved width of 8.5m with a geometry that allows for access by a garbage service vehicle. A verge ranging from 0.5m to 1.5m is provided for landscaping. The maximum VPD 89.6 using the Council approve generation rate.</p> <p>b) <i>A development application must demonstrate that the proposed streets are appropriate for their role in the street network.</i></p> <p>The proposed laneway will provide residents access to the garages, carports and the studio dwelling located at the rear of each terrace house. Complies.</p> <p>c) <i>All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in the QCC Engineering Design Specification – Googong.</i></p> <p>Council's Development Engineer has assessed the laneway and found that it is designed in accordance with Council's engineering and design standards for roads. Complies.</p> <p>d) <i>Streets are to include stormwater drainage facilities as required. WSUD controls should be provided where possible in central medians.</i></p> <p>Council's Development Engineer has assessed and confirmed that adequate stormwater drainage facilities are provided on-site.</p> <p>e) <i>Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.</i></p> <p>Appropriate footpaths and areas of travel for pedestrians have been provided as a part of the proposal. Complies.</p> <p>f) <i>Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on-street cycling.</i></p> <p>The traffic engineering assessment was provided and approved as a part of DA 383-2016.</p>	
<p>5.8 – Local Street — Laneway</p>	<p>Yes</p>

<p>Laneways within the Googong Township may be either public or private. The subject proposal includes a public laneway (one way street) with access off Helen Circuit to Zealie Bend. The proposed public laneway is not connected to another laneway. The proposed public laneway will connect to the existing road Helen Circuit and will therefore form a part of the existing street network, the laneway will provide access to the rear garage/carports of the 13 proposed dwellings within this application and include garbage collection within the verge and laneway.</p> <p>While the proposed public laneway will function in the same manner as the previous approved private laneways, it will be a Council asset. Due to concerns of public liability a Risk Assessment has been submitted by the applicant. Please refer to the Development Engineers comments for further assessment of the risk assessment.</p> <p>Controls for public laneways are listed below.</p> <p>a) <i>Public laneways are to have a carriageway of 3.0m, must allow for garbage service vehicles and medium rigid trucks and are to be signposted as one-way. A minimum road reserve width of 6m is required where a 0.5m rear setback is provided.</i></p> <p>The proposed laneway has a minimum width of 4m, access for garbage trucks/service vehicles has been assessed as sufficient by Council's Development Engineer.</p> <p>b) <i>Where no rear setback is provided a minimum road reserve of 7.0m is required. Any above ground structures, trees or landscaping in the laneway shoulder must be located to allow vehicles to enter garage doors in accordance with Figure 5.4 of AS/NZS 2890.1 – 2004. Public laneway must connect to a public street at each of its ends and not to another laneway.</i></p> <p>The laneway road reserve is 8.5m. The public laneway is connected to Zealie Bend and Helen Circuit which are both public streets.</p> <p>c) <i>The public laneway should be offset from one another at a street junction and any staggering must allow for use by small rigid trucks.</i></p> <p>The proposed laneway has a length of 80m. While the pavement is straight, the staggering effects is in the build-up of various landscaping widths and articulation and setback of carports and garages within the laneway. Decorative elements have also been provided at the entrance and exit to break up the laneway surface.</p>							
<p>GOOGONG DCP COMMENTS</p>	<p>COMPLIES (Yes/No)</p>						
<p>Part 7 – Small Lots, Studio Dwellings, Dual Occupancies, Multi Dwelling Housing and Residential Flat Buildings</p>							
<p>Part 7 contains development objectives and controls for small lot housing on lots between 130m² and 330m² and studio dwellings. Each dwelling is listed below.</p> <table border="1" data-bbox="87 1971 885 2045"> <thead> <tr> <th data-bbox="87 1971 199 2045">Lot No.</th> <th data-bbox="199 1971 502 2045">Lot Size</th> <th data-bbox="502 1971 885 2045">Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Lot No.	Lot Size	Description				<p>Yes</p>
Lot No.	Lot Size	Description					

1 & 1A	441.2m2	Two storey dwelling house and Studio dwelling above garage	
2	182.9m2	Two Storey attached dwelling	
3	182.9m2	Single storey attached dwelling	
4	141.6m2	Single storey attached dwelling	
5	182.9m2	Two Storey attached dwelling	
6	177m2	Two Storey semi-detached dwelling	
7	177m2	Two Storey semi-detached dwelling	
8	182.9m2	Two Storey attached dwelling	
9	141.6m2	Single storey attached dwelling	
10	182.9m2	Two storey attached dwelling	
11	182.9m2	Two storey attached dwelling	
12	249.6m2	Two storey semi-detached dwelling	
<p>Relevant controls are discussed below with reference to Part 7 and the DCP's Table 1 – Small Lot Housing.</p>			
<p>7.2 Streetscape</p> <p><i>Objectives of clause 7.2:</i></p> <p>1) <i>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.</i></p> <p>2) <i>To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.</i></p> <p>Controls</p> <p>a) <i>Development shall be generally in accordance with the neighbourhood Structure Plan.</i></p> <p>The neighbourhood structure plan seeks to establish small lot housing development that is in close proximity to the neighbourhood centre. The proposal is consistent with the Neighbourhood Structure Plan.</p> <p>b) <i>A mixture of compatible materials have incorporated into the design to create attractive and cohesive streetscapes.</i></p>			<p>Yes - Variation</p>

A mixture of compatible materials have been incorporated that increases the attractiveness and cohesion of the streetscape, these include:

- Brick,
- Timber cladding,
- Colorbond, and
- Rendered finishes.

c) *Building setbacks, walls on boundary and garage door widths to comply with requirements of Table 1.*

Refer to Table 1 below for detailed assessment against these provisions.

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.*

There are two proposed lots on the corner of Zealie Bend and Helen Circuit. The proposed dwellings on these lots incorporate materials and articulation that addresses both frontages these include:

- Mixed materials (brick/timber/Colorbond etc.)
- Vertical/ horizontal panelling contrasting which contrasting with sections of block colours,
- Articulated sections, and
- A mixture of colours (grey, white, black and brown etc.)

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 Façade treatment to address both streets 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.*

The submitted landscape plan defines the public/private space with plantings and the following fencing types. See figure 1 below:

- 1.5m high horizontal aluminium slat fencing to the side property boundary of dwellings 1/1A and 12 facing Helen Circuit and Zealie Bend (secondary frontages). 1.5m fence extends beyond the 50% lot depth, however the proposed

height is less than 1.8m requirement. See assessment of variation below. 65mm slats, 20mm gaps proposed.

- 1.5m high horizontal aluminium slat fencing to the primary frontage of dwellings facing Gorman Drive and forward of the building line of those dwellings, to screen the PPOS areas. The gaps between slats will allow for natural surveillance to/from the road. See assessment of variation below. 65mm slats 20mm gaps.
- 1.8m high lapped timber paling fence to internal side boundaries of dwellings 2 – 12 and to the side (1.0 metre behind the front building line) and rear boundaries of dwelling 1.
- 1.5m high horizontal aluminium slat fencing to internal side boundaries of dwellings 2 – 12 between each carport/garage towards the laneway.
- 1.8m high horizontal timber or aluminium flat fence 10mm gap between slats to internal lane way side boundary for Lots 1 and 1A.

Variation – front and side fences forward of the building line of dwellings on lots 2 – 12.

Clauses (h) and (i) above state that the maximum height of the front fence is 1.2m high and is to be predominately open in design. Clause k states that side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.

Variation to Front and Side Boundary Fencing Controls (Subclause h and j)

1.5m high horizontal aluminium slat fencing exceeding the requirement of the 1.2m maximum height limit is proposed forward of the building line. This is a result of the variation to the location of private open space within the front yard of the dwellings located on lots 2-12. Additionally, secondary setback fences traverse more than 50% of the lot width, however, these are proposed at 1.5m instead of 1.8m.

Applicant's Justification

The variation to the height of the front fences is necessary to retain reasonable levels of privacy to the private open space of each dwelling. The fencing does not dominate the streetscape and landscaping will work to soften the impact of the increase in height.

Assessing Officer's Comments

The applicant's justification and the proposed variation to the fence height is generally supported. The height and style of the proposed fencing for lots 2-12 is considered to provide an appropriate balance between the need to provide privacy to the principal POS, maintain passive surveillance, and avoid creating an unattractive streetscape.

A number of potential streetscape impacts are minimised through the provision of additional private open space within the rear yard of each dwelling, located behind the building line. This will reduce the likelihood of residents using the POS forward of the building line for purposes such as clothes drying and storing bins.

The Gorman Drive streetscape comprises of a mix of land uses and buildings, including schools, neighbourhood shops and other types of dwellings. Due to the desired streetscape character and the locality of the site being a mixture of varying residential densities, street hierarchies and public uses, it is not considered that the variation to POS and the fencing height will result in a detrimental impact. The variation to the secondary setback fences is considered acceptable due to the fact that the overall height is 300mm under the

<p>requirement and will reduce visual bulk towards the street. Additionally, these are required to ensure privacy and security to lots 1 and 12.</p>	
<p>7.3 Streetscape – Public and Private Laneways</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and both active and passive surveillance.</i> 2) <i>To provide development that is of a scale and architectural quality that contributes to the laneways' streetscape.</i> 3) <i>To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length.</i> 4) <i>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.</i> 5) <i>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.</i> 6) <i>To reduce garage dominance in residential streets.</i> 7) <i>To maximise on –street parking spaces and landscaping in residential streets.</i> 8) <i>To facilitate the use of attached and narrow lot housing.</i> 9) <i>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.</i> <p>Controls:</p> <ol style="list-style-type: none"> a) <i>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.</i> b) <i>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.</i> <p>The proposed laneway will have a length of approximately 80m which complies with the maximum length of 80m specified within section 5 of the DCP. The proposed laneway contains horizontal kinks in the geometry to avoid a 'gun-barrel' and provide visual interest.</p> <ol style="list-style-type: none"> c) <i>No more than 1 in 4 dwellings (excluding street corner lots with studio dwelling at the lane entry) are to be studio dwellings.</i> <p>Only one studio dwelling is proposed as part of this application for a total of 13 dwellings.</p> <ol style="list-style-type: none"> d) <i>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.</i> <p>The layouts are generally straight across all of the blocks except where a subtle kink is provided to reduce the gun barrel effect and provide visual interest.</p>	<p>Yes - Condition</p>

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

Small sections of fencing are proposed to be facing the laneway. This fence will not be situated on the rear boundary. These fences are proposed to have a height of 1.5m, with horizontal aluminium/timber slats with 10mm gaps. This fencing adheres to the requirements of this clause.

- 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.*

The building form facing the laneway has been sufficiently articulated and incorporates a mix of materials to provide visual interest. A satisfactory landscaping plan has been provided which incorporates sufficient space for the provision of medium/small sized trees at either side of the entrance/exit to the laneway at Zealie Bend and Helen Circuit. This will assist in softening the appearance of the built form to this laneway.

- g) *Laneways shall be provided with street lighting.*

No lighting plan has been provided with this application. A recommended condition of consent (if granted) will be imposed requiring a lighting plan to be submitted showing suitable lighting within the public laneway.

- h) *The minimum garage doorway widths for manoeuvrability are 2.4, (single and 4.8m (double).*

All car ports and garages have a minimum doorway width of 4.8m, with the exception of the studio dwelling garage, which has a width of 2.4m. Complies.

- 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.*

The configuration of the laneway and associated subdivision and garage arrangements does not provide opportunities for unintended uses and is considered to be an orderly development of the site.

- j) *Passive surveillance along the laneway from the upper storey rooms is encouraged.*

Suitable passive surveillance opportunities have been created to the laneway from the proposed studio dwelling as well as from rear facing windows of two storey dwellings fronting Gorman Drive.

- 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.*

<p>No ground floor habitable rooms are located “on” the laneway. Complies.</p>	
<p>7.4 Building Form and Design</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.</i> 2) <i>To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.</i> 3) <i>Provide quality architecture through richness in detail and architectural interest and complementary to the particular Precinct within Googong.</i> 4) <i>Support the development of the town and neighbourhood centres of Googong as a separate rural town settlement.</i> 5) <i>Provide legibility of building function.</i> 6) <i>Maintain pedestrian scale in the articulation of details on lower levels.</i> 7) <i>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.</i> 8) <i>Establish a high quality residential environment where all dwellings within residential buildings have a good level of amenity.</i> 9) <i>Encourage the development of mixed residential/commercial developments in the town and neighbourhood centres within easy walking distance to public transport.</i> 10) <i>Ensure that design of mixed use developments maintains residential amenities and preserves compatibility between uses.</i> 11) <i>Encourage façade articulation of individual buildings to enhance the streetscape, such as highlighting front entries to give the building a sense of address.</i> <p>The proposed dwellings adequately address the streetscape with modulated building forms and articulated facades. Dwellings with 2 frontages appropriately address primary and secondary frontages and are well-articulated. The bulk, scale and height of the proposed dwellings provides good neighbourhood amenity and maintains an appropriate residential character. The proposed dwellings have been designed taking into account the changes in topography within the parent super lot and have provided adequate ventilation and shading to living areas and private open spaces. Each dwelling complies with its BASIX certificate. Large expanses of blank walls have been avoided and no ‘glass box style’ buildings are proposed. Balconies, awnings/porch and mixed use of materials and colours have been used to break up the blank walls within the development. An articulation zone has been provided to each dwelling and no encroachments into the minimum front setback of the lots are proposed.</p> <p>All building entries are clearly defined using a combination of modulated walls, awning/porch and a variety of external materials, textures and colours.</p> <p>The roof forms of the proposed dwellings area mix of pitched hip, gable, skillion and parapets. There are no ‘strong’ colours proposed and the use of black is minimal – (Refer to the submitted Streetscape Plan for an overview).</p> <p>The studio dwelling is built over a rear garage. A separation of 10m has been provided between the upper level of the studio dwelling (1A) and the upper level of the principal dwelling on Lot 1 which exceeds the 5m requirement specified in this clause.</p>	<p>Yes</p>

<p>7.5 Height and Floor Space</p> <p>Objectives:</p> <p>1) <i>To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.</i></p> <p>Please refer to assessment under QLEP 2012 (Clauses 4.3 and 4.4).</p>	<p>Yes</p>
<p>7.6 Privacy and View Sharing</p> <p>Objectives:</p> <p>1) <i>To provide visual and acoustic privacy in residential dwellings and associated private open spaces.</i></p> <p>2) <i>To maximise opportunities for view sharing.</i></p> <p>The two storey dwellings have been appropriately designed and located to ensure that there are no direct views into private open space or sensitive areas of adjoining dwellings. Two storey dwellings primarily have windows overlooking the frontage of the allotment and the laneway to the rear, assisting in providing passive surveillance of these areas.</p> <p>The proposed two storey dwellings do not contain living areas or other high activity use rooms located on the first floor. The proposed rooms on the first floor of these dwellings consist of bedrooms, bathrooms and study nooks. All of these rooms have windows overlooking their own individual private open space, therefore minimising any privacy impacts on the private open space of adjoining dwellings. Additionally, most of the dwellings are designed to have non-habitable rooms such as bathrooms and laundries facing the adjoining lots which will minimise potential overlooking issues. Other design measures have also been incorporated to minimise privacy impacts on neighbouring private open space areas, these include things such as high level windows.</p> <p>The dwellings on Lot 4 and 9 are single storey. Any views from the windows or patio areas will be reduced by the 1.8m side boundary fencing. The two storey dwellings have been appropriately designed and located to ensure that there are no direct views into private open space or sensitive areas of adjoining dwellings.</p> <p>The dwellings proposed on lots 2-5 and lots 8-11 are built on the zero lot line for both boundaries. Windows to habitable rooms are all located facing the same direction. This design prevents direct sightlines between habitable rooms, as it prevents any physical ability to view the neighbouring habitable windows. The combination of the dwellings being built on the zero lot line and having windows on the first floor at right angles to the boundaries, result in views from these windows being obscured, preventing impacts on privacy.</p> <p>The proposed development contains a mixture of single and two storey buildings and is considered unlikely to result in any significant view loss to any adjoining property. The design measures incorporated into the proposed development will reduce overlooking and privacy concerns of adjoining properties. The proposal generally complies with the requirements of this clause.</p>	<p>Yes</p>

<p>This clause also states that noise sources such as air conditioners, exhaust fans and like shall be sound insulated or located clear of bedrooms and the like. The proposed plans do not identify the location of air conditioners exhaust fans and the like. Based on the design, there is adequate space on site to locate such items clear of bedrooms and the like. The installation of such items would need to comply with the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008.</p>	
<p>7.7 Safety and Security</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>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.</i> 2) <i>Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.</i> <p>This clause has been addressed under Part 2.9 of the QDCP 2012 – Safe Design.</p>	<p>Yes</p>
<p>7.9 Pedestrian Access and Building Entries</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To promote developments which are well connected to the street and contribute to the accessibility of the public domain.</i> 2) <i>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.</i> <p>Pedestrian and vehicle access to each dwelling is separated and clearly distinguishable. Vehicle access of all dwellings is from the public laneway at the rear and pedestrian access is provided from Gorman Drive, Helen Circuit and Zealie Bend.</p> <p>The proposed studio dwelling is accessed separately from the principal dwelling through a stairwell attached to the ground floor single garage. The proposed studio dwellings has vehicle access from the rear laneway. Pedestrian access of studio dwelling 1A is from the Zealie Bend.</p> <p>The entrance of each dwelling is visible from the street and laneway and clearly defined. Dwellings have been designed to provide a sense of ownership. A condition of consent (if granted) will be imposed requiring the dwellings to be clearly identified by a street number to enable easy identification.</p>	<p>Yes - Condition</p>
<p>7.10 Principal Private Open Space and Landscape Design</p> <p>Objectives:</p>	<p>Yes - Variation</p>

- 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*

Under this clause, the principal private open space (PPOS) of each dwelling is to be located behind the building line to the main street frontage, be oriented to the north where possible and be directly accessible from and adjacent to a habitable room other than a bedroom. 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.

The principal private open space of dwellings 2-12 does not comply with the requirements listed above, as each dwelling has its PPOS located forward of the building line to the main street frontage (facing Gorman Drive). However, the PPOS complies with other requirements as it is oriented to the north/north-east and is directly accessible from a habitable room being the living area or meals room. Additionally, the PPOS also complies with minimum dimension/size requirements. PPOS of the dwelling on Lot 1 complies with the above requirement as it is located behind the building line to the main street frontage. However, it is not oriented to the north, but is directly accessible from a habitable room being the living area or meals room.

The proposed studio dwelling is provided with a balcony directly accessed off a living area with a north-western orientation. It has a minimum dimension of 2m and an area of 12m² and receives at least three hours of solar access between 9am and 3pm on 21 June.

On 13 April 2016 Council at its meeting supported the following recommendations to guide Council Assessing Officers and the developer to assess future small-lot housing development on the remaining undeveloped super-lots within the Additional Development Area (ADA) of Neighbourhood 1A.

- a) *Due to the noise impacts from Gorman Drive, any dwelling with PPOS proposed forward of the building line on a lot with frontage to Gorman Drive should be provided with a secondary area of private open space behind the building line that meets the minimum dimensions prescribed in the Googong DCP. This will mean that the affected dwellings will be provided with a functional secondary POS area that will be afforded greater acoustic privacy than the principal POS and, except for a period during mid-winter, will receive adequate amounts of solar access;*
- b) *Applications that propose PPOS forward of the building line should include shadow diagrams that show the length of time within the calendar year that the secondary POS behind the building line does not receive the minimum required solar access.*
- c) *The design must ensure that any overlooking into PPOS forward of the building line from within the development is avoided; and*
- d) *Consideration needs to be given to the cumulative impacts on the Gorman Drive streetscape from front fencing that is higher than 1.2m and less than 50% transparent. Visual impacts may be mitigated by such measures as the use of varying materials and varying heights.*

The applicant has submitted a variation request for the proposed PPOS forward of the building line:

Applicants Justification

The variation has been proposed as a result of the fact that the area behind the building line will not allow for adequate solar access to the PPOS. The submitted shadow diagrams show that the PPOS proposed in the front yards of relevant lots will receive almost continuous sunlight throughout the day.

Assessing Officer's Comments

The proposed variation to the location of the PPOS is considered acceptable. There are a number of reasons the variation is considered acceptable and these are detailed below.

The first Development Application for Small Lot Housing to propose this variation was DA 494-2015, which included subdivision and the erection of 20 dwellings. This Development Application was approved by Council with the variation to PPOS. Subsequently, a number of other Small Lot Housing Development Applications have since been approved with the same variation. The Council report for DA 494-2015 listed a number of recommendations for future Small Lot Housing Development Applications, which proposed PPOS forward of the building line, these have been detailed above and the applicant has provided details for this application that are consistent with the recommendation from the Council meeting on the 13 April 2016. The recommendation also included that shadow diagrams be submitted with the application to determine the length of time that the secondary private open space behind the building line does not receive adequate sunlight.

The location of the PPOS forward of the building line is also justified as a result of its increase in regards to amenity of the proposed dwellings. As stated within the applicant's justification for the variation, if the PPOS was to be located within the rear yard behind the building line, the development would not be able to meet the requirements for solar access under the Googong DCP, due to this, the variation is considered acceptable as it allows the development to meet other objectives and controls of the Googong DCP. The proposed development also provides additional open space within the rear yard of each dwelling proposed for Lots 2-12. The open space provided within each rear yard is insufficient to meet POS requirements, however it does reduce the impact of the PPOS being located forward of the building line.

As detailed above, the applicant is required to submit shadow diagrams showing the length of time within the calendar year that the secondary POS (SPOS) behind the building line does not receive the minimum required solar access. The shadow diagrams showing the minimum solar access to at least 50% of the secondary POS of dwellings on Lots 2 – 12 between 9am and 3pm have been submitted. Generally Lot 2, 7 and 12 receive adequate solar access to their SPOS. However, the remaining dwellings are below the requirement.

Each lot will receive three hours or more of solar access to over 50% of their principal private open space on the 21st of June (Winter solstice) as per submitted shadow diagrams. At least one living area window in each dwelling receives at least three hours of sunlight between 9am and 3pm on the 21 June.

Solar access and privacy to the principal private open space of neighbouring lots is will not be impacted by the proposed development.

7.11 Car parking and Garages

	Yes-Variation
<p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To ensure adequate provision of secure and accessible onsite parking for residents and visitors.</i> 2) <i>To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.</i> 3) <i>Provide safe and functional parking areas.</i> 4) <i>To integrate the location and design of car parking with the design of the site and the building.</i> 5) <i>Ensure the dwelling façades are dominant, with the garage a recessive element in the streetscape.</i> <p>Please refer to Table 1 below for a detailed assessment against these provisions. All car parking structures are accessed from the public rear laneway. Car parking has been provided in a mix of enclosed garages and open carports with panel lift doors in order to prevent garaging dominating the laneway and to provide increased opportunities for passive surveillance of the laneway.</p> <p>All proposed off-street car parking including a single garage for each studio dwelling comply with the Australian Standard and controls in Part 2 of the QDCP 2012 or in Tables 1, 2 and 3 of Part 7 of Googong DCP, except where a variation has been sought for Lot 12, this is detailed below. The proposed rear garages and carports are setback between 0m and 2.0m from the laneway. The proposed studio dwelling has been provided with a single garage that is attached to the garage for the associated principal dwelling.</p> <p>Adequate, secure and accessible on-site parking has been provided without compromising street character, landscape or pedestrian amenity and safety.</p> <p>Variation to Garage located on an allotment with a boundary smaller than 12.5m wide or greater</p> <p>A double garage is proposed on Lot 12, which has a width that is under the required 12.5 metre minimum requirement.</p> <p>Applicant’s Justification</p> <p>A double garage is provided on Lot 12 with a width of 8.35m. This is considered acceptable given the size of the terrace style lots and given it is consistent with the objectives of the DCP in that it:</p> <ul style="list-style-type: none"> • Provides safe and functional parking spaces • Provides the provisions of secure and accessible on-site parking for residents and visitors. <p>Assessing Officer’s Comments</p> <p>The proposed double garage on lot 12 is considered acceptable due to the fact that it will provide secure and accessible parking for the residents of the proposed dwelling. The garage has the same footprint as the proposed car ports located on the other lots. The garage is located at the rear of the allotment and as a result will not have an adverse impact on the streetscape. The lot/dwelling can still be accessed via the garage. Therefore it is considered acceptable that a garage be used in place of a car port on Lot 12 of the proposed development.</p>	

<p>7.12 Site Facilities</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To have adequate provision made for site facilities including: garbage areas, mail boxes, service meters etc.</i> 2) <i>To have site facilities that are functional, accessible and easy to maintain.</i> 3) <i>To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly.</i> <p>Domestic waste collection services are available for future residents of each dwelling and adequate area is available for storing domestic waste bins within each allotment screened from public view. Bin pads have been provided within the laneway verge to accommodate bins for 9 dwellings (dwellings 2-10) for collection. Bins for dwellings 1 and 1A and 11 and 12 will be placed on the road reserve of Zealie Bend and Helen Circuit. A condition of consent will be imposed requiring the bin pads allocated to dwellings 2 - 10 to be clearly numbered to ensure only those dwellings use the allocated spaces. Also a condition will be imposed requiring all bins to be stored within each allotment to ensure no bins store within the laneway.</p> <p>Each dwelling has been provided with a letter-box that is accessible from Gorman Drive or Zealie Bend. A standard condition of consent will be imposed requiring each dwelling to be provided with a street number to enable adequate identification.</p> <p>Each dwelling has also been provided with a lockable external storage unit of waterproof construction with a minimum volume of 6m³.</p> <p>All dwellings are to be provided with secure, open air clothes drying facilities in the rear yard, screened from street view.</p> <p>Separate servicing is provided for each lot and therefore complies with the requirements of this clause.</p>	<p>Yes</p>
<p>7.13 Studio Dwellings and Small Lots</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>Studio dwellings provide passive surveillance and monitor laneway activities.</i> 2) <i>Studio dwellings and small lots of 130-170m² are to be rear loaded.</i> 3) <i>Studio dwellings and small lots do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual).</i> 4) <i>Studio dwellings are developed in a complementary architectural style to the principal dwelling.</i> 5) <i>Design quality of corner lots should be considered in terms of streetscape, setback, solar access and parking.</i> 	<p>Yes - Variation</p>

<p>The proposal involves the erection of 1 studio dwelling (dwelling 1A) which is to be located above the garage at the rear of the principal dwelling on Lot 1. The studio dwelling has one bedroom and 1 car space within a single garage with access off the public laneway.</p> <p>The proposed studio dwelling is appropriately located on the site to provide passive surveillance to the laneway and Zealie Bend from living areas and balconies. The proposed studio dwelling is rear loaded, i.e., they are located at the rear of the Development Lot and vehicular access is from the rear laneway.</p> <p>The proposed studio dwelling does not detrimentally impact the amenity of adjoining residential allotments in regards to overshadowing, privacy or visual amenity. The proposed studio dwelling is a similar design to the associated principal dwelling and incorporates similar materials and architectural features. It is consistent with the overall design of the dwellings within this development application and complement the architecture style of the principal dwellings.</p> <p>The proposed dwelling on the corner of lots 1 and 12 address both streetscapes through the provision of articulation, modulation, landscaping and the provision of open style fencing. Furthermore, the amenity of the future residents has been considered through the provision of north facing private open space and living areas that will provide adequate privacy through the provision of higher fencing.</p> <p>The proposed studio dwelling is considered to be generally consistent with this clause, except where a variation is proposed to the side setback requirement, with a zero lot line proposed. Please refer to comments below:</p> <p>Variation to the side boundary setback of the Studio Dwelling</p> <p>The Googong Development Control Plan requires a 0.9m side boundary setback for a studio dwelling. The proposed studio dwelling incorporated into this development application provides a 0m (zero lot line) eastern boundary setback.</p> <p>Applicant's Justification</p> <p>The applicant has stated that the variation is acceptable given that the garage is adjacent to a carport on the adjoining lot and therefore will not cause any overlooking impacts that are unreasonable.</p> <p>Assessing Officer's Comments</p> <p>The variation to the side boundary setback is minor and will not have an adverse impact on the adjoining dwelling proposed for Lot 2 as it faces the car port of the proposed adjoining dwelling. As a result of the location of the zero lot line, no adverse impacts in regards to overlooking and overshadowing are anticipated. As a result the proposed variation is considered acceptable and is supported.</p>	
<p>7.14 Thermal Performance</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To reduce the necessity for mechanical heating and cooling.</i> 2) <i>To reduce reliance on fossil fuels.</i> 	<p>Yes - Condition</p>

<p>3) <i>To minimise greenhouse gas emissions.</i></p> <p>4) <i>To promote renewable energy initiatives.</i></p> <p>5) <i>Buildings shall be designed to take advantage of energy saving technology such as solar panels.</i></p> <p>A BASIX certificate has been submitted for each dwelling and include measures that will achieve the required energy and water efficiency targets. The application will be conditioned to comply with the commitments of each BASIX Certificate.</p>	
<p>7.15 Solar Access</p> <p>Objectives:</p> <p>1) <i>Allow adequate daylight into habitable room windows.</i></p> <p>2) <i>Minimize the degree of over shadowing of neighbouring properties.</i></p> <p>3) <i>Encourage energy efficient principles and practices.</i></p> <p>The proposed dwellings have at least some or all of their living area windows with a north, north-easterly and north-westerly orientation, which is sufficient given the shape of the lot. All areas of PPOS have a north or a north-easterly orientation.</p> <p>Shadow diagrams have been submitted for the proposed development for each hour between 9am and 3pm on the winter solstice. All of the proposed dwellings receive satisfactory amounts of sunlight to the PPOS.</p>	<p>Yes</p>
<p>7.16 Energy and Natural Ventilation</p> <p>Objectives:</p> <p>1) <i>Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.</i></p> <p>2) <i>Reduce energy consumption within the Googong Township.</i></p> <p>3) <i>Promote greater energy efficiency and ecologically sustainable development.</i></p> <p>The buildings are generally designed and orientated to take into account a northerly aspect and to access prevailing breezes. All dwellings are to be provided with secure, open air clothes drying facilities to reduce energy consumed by clothes drying machines. Natural ventilation of each dwelling has been achieved by permanent openings, windows and doors.</p>	<p>Yes</p>
<p>7.17 Waste Management</p> <p>Objectives:</p> <p>1) <i>To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction.</i></p> <p>2) <i>To encourage waste minimisation, including source separation, reuse and recycling.</i></p> <p>3) <i>To ensure efficient storage and collection of waste and quality design of facilities.</i></p>	<p>Yes - Condition</p>

<p>The imposition of standard conditions will manage the disposal of waste generated during the construction and ongoing use of the development. Domestic waste collection services are available for future residents of each dwelling and adequate area is available for storing domestic waste bins within each allotment.</p> <p>Bin pads have been provided within the laneway verge to accommodate bins for 9 dwellings (dwellings 2 - 10) for collection. Bins for dwellings 1 and 1A will be placed on the road reserve of Zealie Bend and bins for dwellings 11 and 12 will be placed on the road reserve of Helen Circuit for collection. A condition of consent will be imposed requiring the bin pads allocated to dwellings 2 - 10 must be clearly numbered to ensure only those dwellings use the allocated spaces. Also a condition will be imposed requiring all bins to be stored within each allotment to ensure no bins are stored within the laneway.</p>	
<p>7.18 Water Conservation</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To optimise the conservation of potable water.</i> 2) <i>To minimise impacts of development on the stormwater system of receiving waters.</i> <p>The proposed dwellings appear capable of being connected to the Googong reticulated alternative water supply system. Ensuring the system is connected to the appropriate fixtures will form part of the water plumbing inspection.</p> <p>The applicant has submitted a BASIX certificate for each dwelling which identifies various water conservation measures to be incorporated within the building.</p>	<p>Yes</p>
<p>7.19 Stormwater Management and Flooding</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.</i> 2) <i>To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.</i> 3) <i>To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.</i> 4) <i>To encourage reuse, recycling and harvesting of stormwater to reduce wastage.</i> <p>Council's Development Engineer has assessed the proposed application and advised that the proposed access lane has a inter allotment stormwater main in the centre with pits for overland flow. A condition of consent will be imposed (if granted) to control the discharge of stormwater to Council's system.</p>	<p>Yes - Condition</p>

PART 7 TABLE 1 ASSESSMENT - LOT 4 AND 9

GOOGONG DCP – PART 7 - Table 1														
Control	130m ² < 170m ²	Comments												
Lot width (min)	4.5m	<i>Lot 4 - 4.8m Lot 9 – 4.8m</i>												
Site coverage (max)	70% including all ancillary buildings	<i>Lot 4 – 67.7% Lot 9 – 67.7%</i>												
Building height (max)	As per QLEP 2012	<i>Lot 4 – 4.8m Lot 9 – 4.8m</i>												
Front setback (excluding garages and carports) (min)	3.0m	<p><i>Complies – See table below;</i></p> <table border="1"> <thead> <tr> <th></th> <th colspan="2">Front setback</th> </tr> <tr> <th>Lot</th> <th>Ground level</th> <th>Upper level</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>4m</td> <td>N/A</td> </tr> <tr> <td>9</td> <td>4m</td> <td>N/A</td> </tr> </tbody> </table>		Front setback		Lot	Ground level	Upper level	4	4m	N/A	9	4m	N/A
	Front setback													
Lot	Ground level	Upper level												
4	4m	N/A												
9	4m	N/A												
Side setback (min)	<p>0.9m (0m for zero lot line)</p> <p>Zero lot line to both side boundaries is accepted but must only extend 60% of the lot length for the ground floor.</p> <p>The extension of the zero lot line for the 2nd storey will be assessed on merit.</p> <p>Note: Detached garages are not included in calculations.</p>	<p><i>Lot 4 Zero lot line to both boundaries for 16.5m to western boundary (55% of the lot length) and 15.72m to eastern boundary (53% lot length).</i></p> <p><i>Lot 9 Zero lot line to both boundaries for 15.72m to western boundary (53% of the lot length) and 17.7m to eastern boundary (60% lot length).</i></p>												
Rear setback (min) to private or public laneway for a garage of carport	0m	<i>Lot 4 – 0m Lot 9 – 0m</i>												
Corner Lot – Secondary street setback (excluding garages and carports)	1.5m	<i>N/A</i>												
Articulation of front facade	Articulation element of 1.5m is encouraged.	<i>Lot 4 and 9 Feature awning provides articulation ranging from 0.6m to 1.2m.</i>												
Landscaped area (min) (Permeable area, grasses, trees, etc.)	Not applicable	<i>N/A</i>												
Principal private open space (PPOS) Minimum area	<p>16m²</p> <p>PPOS is to be directly accessible from living areas, with a minimum width of 3m.</p>	<p><i>Lot 4 Just over 16m² provided in the front yard and directly accessible from the living area.</i></p> <p><i>Lot 9 Just over 16m² provided in the front yard and directly accessible from the living area.</i></p>												

GOOGONG DCP – PART 7 - Table 1		
Control	130m² < 170m²	Comments
Solar access to PPOS as measured between 9am and 3pm on 21 June	<p>Private open space will be North facing where practical.</p> <p>Minimum 3hrs to 50% of principal open space.</p> <p>3hrs to adjoining living room windows and PPOS on neighbour's land.</p>	<p><i>Private open space is north facing for both Lot 4 and Lot 9.</i></p> <p><i>Both lots will achieve a minimum 3hrs of sunlight to principal open space.</i></p> <p><i>Both dwellings will not have impact on neighbours PPOS or living room windows.</i></p>
Car parking spaces	<p>1 space for 1 bedroom dwellings and 2 spaces for 2 or more bedroom dwellings.</p> <p>Car spaces can be uncovered and stacked and are not to replace PPOS.</p> <p>Car parking spaces forward of the front building line are to be uncovered and not enclosed.</p>	<p><i>Lot 4 – 1 car parking space</i></p> <p><i>Lot 9 – 1 car parking space</i></p> <p><i>Both lots/dwellings comply.</i></p>
Earthworks	1.5m maximum cut and fill	<i>Earthworks to create the lots carried out under previous approvals. Minor cut and fill.</i>
Garage to house frontage (front façade only)	Not applicable	N/A
Clothes drying	Provide open air clothes drying area screened from public street	<i>Sufficient space for clothes drying provided on both lots.</i>
Fences and retaining walls	<p><u>Front (Primary)</u> Maximum height of 1.2m and be predominantly open in design.</p> <p><u>Front (Secondary)</u> Maximum height to secondary street frontage is 1.8m for 50% of depth of the lot. If the fence extends beyond 50% of the lot depth this part is subject to the front fencing control above.</p> <p><u>Side</u> Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.</p>	<i>1.5m aluminium high powder coated blue provided to primary street frontage. Secondary street N/A. VARIATION TO DCP (refer to DCP assessment).</i>
Garbage area	Locate 3 bins behind building line. Garbage areas are not serviced from any laneway.	<i>Sufficient space provided in the rear yard of both dwellings/lots.</i>

PART 7 TABLE 1 ASSESSMENT – LOTS 2, 3, 5, 6, 7, 8, 10, 11 AND 12

GOOGONG DCP – PART 7 - Table 1																																			
Control	170m² < 250m²	Comments																																	
Lot width (min)	6.0m	<i>Lot 2 – 6.2m Lot 3 – 6.2m Lot 5 – 6.2m Lot 6 – 6m Lot 7 – 6m Lot 8 – 6.2m Lot 10 – 6.2m Lot 11 – 6.2m Lot 12 – 6.2m</i>																																	
Site coverage (max)	70% including all ancillary buildings	<i>Lot 2 – 52.8% Lot 3 – 68.3% Lot 5 – 65.6% Lot 6 – 55.7% Lot 7 – 55.7% Lot 8 – 52.8% Lot 10 – 49.9% Lot 11 – 49.9% Lot 12 – 41.1%</i>																																	
Building height (max)	As per QLEP 2012	<i>Lot 2 – 7.4m Lot 3 – 5.96m Lot 5 – 6.4m Lot 6 – 6.65m Lot 7 – 6.65m Lot 8 – 7.4m Lot 10 – 6.79m Lot 11 – 6.79m Lot 12 – 6.41m</i>																																	
Front setback (excluding garages and carports) (min)	3.0m	Complies – See table below; <table border="1" data-bbox="874 1435 1414 1906"> <thead> <tr> <th></th> <th colspan="2">Front setback</th> </tr> <tr> <th>Lot</th> <th>Ground level</th> <th>Upper level</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>3.75m</td> <td>3.75m</td> </tr> <tr> <td>3</td> <td>4m</td> <td>N/A</td> </tr> <tr> <td>5</td> <td>3.9m</td> <td>3.9m</td> </tr> <tr> <td>6</td> <td>4.5m</td> <td>4.5m</td> </tr> <tr> <td>7</td> <td>4.5m</td> <td>4.5m</td> </tr> <tr> <td>8</td> <td>3.5m</td> <td>3.5m</td> </tr> <tr> <td>10</td> <td>4.5m</td> <td>4.5m</td> </tr> <tr> <td>11</td> <td>4.5m</td> <td>4.5m</td> </tr> <tr> <td>12</td> <td>4.5m</td> <td>4.5m</td> </tr> </tbody> </table>		Front setback		Lot	Ground level	Upper level	2	3.75m	3.75m	3	4m	N/A	5	3.9m	3.9m	6	4.5m	4.5m	7	4.5m	4.5m	8	3.5m	3.5m	10	4.5m	4.5m	11	4.5m	4.5m	12	4.5m	4.5m
	Front setback																																		
Lot	Ground level	Upper level																																	
2	3.75m	3.75m																																	
3	4m	N/A																																	
5	3.9m	3.9m																																	
6	4.5m	4.5m																																	
7	4.5m	4.5m																																	
8	3.5m	3.5m																																	
10	4.5m	4.5m																																	
11	4.5m	4.5m																																	
12	4.5m	4.5m																																	
Side setback (min)	0.9m Zero lot line to both side boundaries is accepted but must only extend 60% of the lot length for the ground floor.	<i>Lot 2 – 0m (32% western/34.5% eastern) Lot 3 – 0m (44% western/52.8% eastern) Lot 5 – 0m (44% western/52.8% eastern) Lot 6 – 0m (50% western)</i>																																	

GOOGONG DCP – PART 7 - Table 1		
Control	170m² < 250m²	Comments
	<p>The extension of the zero lot line for the 2nd storey will be assessed on merit.</p> <p><i>Note:</i> Detached garages are not included in calculations.</p>	<p><i>Lot 7 – 0m (50% eastern)</i></p> <p><i>Lot 8 – 0m (32% western/34.5% eastern)</i></p> <p><i>Lot 10 – 0m (35% western/31.5 eastern)</i></p> <p><i>Lot 11 – 0m (35% eastern and western)</i></p> <p><i>Lot 12 – 0m (34.5% western)</i></p>
Garage setback to front boundary	5.5m	N/A
Rear setback (min) to private or public laneway for a garage of carport	0m	<p><i>Lot 2 – 1m</i></p> <p><i>Lot 3 – 1m</i></p> <p><i>Lot 5 – 1m</i></p> <p><i>Lot 6 – 0m</i></p> <p><i>Lot 7 – 0m</i></p> <p><i>Lot 8 – 0m</i></p> <p><i>Lot 10 – 0.5m</i></p> <p><i>Lot 11 – 1m</i></p> <p><i>Lot 12 – 0m</i></p>
Corner Lot – Secondary street setback (excluding garages and carports)	1.5m	N/A
Articulation of front facade	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.	<p><i>Lot 2 – No encroachment</i></p> <p><i>Lot 3 – No encroachment</i></p> <p><i>Lot 5 – No encroachment</i></p> <p><i>Lot 6 – No encroachment</i></p> <p><i>Lot 7 – No encroachment</i></p> <p><i>Lot 8 – No encroachment</i></p> <p><i>Lot 10 – No encroachment</i></p> <p><i>Lot 11 – No encroachment</i></p> <p><i>Lot 12 – No encroachment</i></p>
Landscaped area (min) (Permeable area, grasses, trees, etc.)	10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road.	<i>Over 10% provided for all lots, with a majority provided behind the building line.</i>
Principal private open space (PPOS) Minimum area	24m ² PPOS is to be directly accessible from living areas, with a minimum width of 3m. Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m ² .	<i>Just over 16m² provided in the front yard and directly accessible from the living area for each dwelling.</i>
Solar access to PPOS as measured between 9am and 3pm on 21 June	Principal private open space will be North facing where practical. Minimum 3hrs to 50% of principal private open space.	<i>A minimum of 3 hours of sunlight received to the PPOS of each dwelling with adjoining living room windows also receiving adequate sunlight.</i>

GOOGONG DCP – PART 7 - Table 1		
Control	170m² < 250m²	Comments
	3hrs to adjoining living room windows and PPOS on neighbour's land.	
Car parking spaces	<p>1 space for 1 bedroom dwellings and 2 spaces for 2 or more bedroom dwellings.</p> <p>Car spaces can be uncovered and stacked and are not to replace PPOS.</p> <p>Car parking spaces forward of the front building line are to be uncovered and not enclosed.</p>	<p><i>Lot 2 – 2 spaces within carport</i></p> <p><i>Lot 3 – 2 spaces within carport</i></p> <p><i>Lot 5 – 2 spaces within carport</i></p> <p><i>Lot 6 – 2 spaces within carport</i></p> <p><i>Lot 7 – 2 spaces within carport</i></p> <p><i>Lot 8 – 2 spaces within carport</i></p> <p><i>Lot 10 – 2 spaces within carport</i></p> <p><i>Lot 11 – 2 spaces within carport</i></p> <p><i>Lot 12 – 2 spaces within garage</i></p>
Earthworks	1.5m maximum cut and fill	<i>Earthworks to create the lots carried out under previous approvals. Minor cut and fill.</i>
Garage to house frontage (front façade only)	All door openings must not exceed 3.2m or if the lot is greater than 12m wide, garage doors must not exceed 6m.	<i>Not applicable, all garages and carports accessed from the rear laneway.</i>
Clothes drying	Provide open air clothes drying area screened from public street.	<i>Sufficient space provided for clothes drying.</i>
Fences and retaining walls	<p><u>Front (Primary)</u> Maximum height of 1.2m and be predominantly open in design.</p> <p><u>Front (Secondary)</u> Maximum height to secondary street frontage is 1.8m for 50% of depth of the lot. If the fence extends beyond 50% of the lot depth this part is subject to the front fencing control above.</p> <p><u>Side</u> Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.</p>	<p>1.5m high powder coated blue to primary street frontage. Higher fencing is required to provide privacy to PPOS located at the front of the lot. Secondary street N/A.</p> <p>Variation to the DCP. Assessment of the variation included within 79C assessment.</p>
Garbage area	Locate 3 bins behind building line. Garbage areas are not serviced from any laneway.	<i>Sufficient space provided in rear yards.</i>

PART 6 TABLE 1 ASSESSMENT – LOT 1

GOOGONG DCP – PART 6 - Table 1		
Control	330<450m2	Comments
Lot width (min)	10m	<i>14.46m at the front boundary and 11.76 at the rear boundary.</i>
Site coverage (max)	60%	<i>31.4%</i>
Building height (max)	As per QLEP 2012	<i>6.8m</i>
Front setback (excluding garages and carports) (min)	4.0m	<i>4.61m</i>
Corner Lot – Secondary street setback (excluding garages and carports)	2.0m	<i>3.07m</i>
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.	<i>N/A no encroachment into the 3m setback. A balcony provides articulation at 3.12m.</i>
Side setback (min)	0.9m (0m for zero lot line)	<i>3.07m at western boundary and 0m to the eastern boundary.</i>
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.	<i>The length of the ground floor extends for 8.640m on the eastern boundary for 29% of the lot length.</i>
Rear setback minimum to private or public laneway for a garage, carport or covered car parking space (min)	0m.	<i>2m.</i>
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. » 50% of the landscaped area must be located behind the building line of the primary road.	<i>15% of the lots are landscaped with the required minimum width. More than 25% of the area forward of the building line is landscaped and 50% of the landscaped area is located behind the building line.</i>
Principal private open space (PPOS) Minimum area	0 24m2 with a minimum width of 3m	<i>Over 24m2 provided in the rear yard. Refer to landscape plans.</i>

GOOGONG DCP – PART 6 - Table 1		
Control	330<450m2	Comments
Principal private open space - location requirements	<p>Private open space is to be:</p> <ul style="list-style-type: none"> » Located behind the building line to main street frontage » Directly accessible from, and adjacent to, a habitable room, other than a bedroom » Located to have a northerly aspect, where practical 	<i>PPOS located behind the building line directly accessible from living and has a northerly aspect.</i>
Garage to house frontage (front façade only)	<p>Total width of all garage doors must not exceed:</p> <ul style="list-style-type: none"> » 3.2m on lots 8m to 12m wide measured at the building line, or » 6m if the lot is greater than 12m wide measured at the building line. 	<i>N/A</i>
Underground parking	Not permitted	<i>None provided.</i>
Car parking spaces	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.	<i>2 spaces provided in garage.</i>
Earthworks	1.5m maximum cut and fill.	<i>Earthworks to create the lots was carried out under the previous DA approval. Minimal cut and fill will be required on-site.</i>
Clothes drying	Provide an area capable of accommodating an open air clothes drying area screened from public street.	<i>Sufficient area for clothes drying provided.</i>
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>	<i>1.5m aluminium slat fencing provided forward of the building line and secondary street frontage with timber lapped fencing at 1.8m provided at the rear. Variation to the DCP refer to comments within the assessment.</i>

GOOGONG DCP – PART 6 - Table 1		
Control	330<450m2	Comments
Garbage area	Locate behind the building line. Area must accommodate a minimum of 3 waste bins.	<i>Sufficient space provided in the rear yard.</i>

STUDIO DWELLING LOT 1A

GOOGONG DCP – PART 7 – Table 1		
Control	Studio Dwellings	Comments
Lot Width (min)	Not applicable	<i>N/A</i>
Site Coverage (max)	Not applicable	<i>N/A</i>
Building Height (max)	As per QLEP 2012	<i>Complies 6.85m.</i>
Front Setback (min)	Not applicable	<i>NA</i>
Side Setback (min)	0.9m	<i>Variation to the DCP – Table 1 2.9m to western boundary. 0m to eastern boundary. A 0m side boundary is considered acceptable in this instance. The proposed studio dwelling is adjacent to Lot 2's carport. Additionally, there are no windows located on the eastern façade of the studio dwelling and therefore there are no overlooking or privacy concerns.</i>
Rear setback (min) to private or public laneway for a garage or carport	0m	<i>Complies 2m.</i>
Corner Lot – Secondary street setback (excluding garages and carports)	1.5m	<i>Complies 2.0m</i>
Articulation of front façade	Not applicable	<i>N/A</i>
Landscaped Area (min)	Not applicable	<i>N/A</i>
Principal private Open Space (PPOS) Minimum area	12m ² - Balcony only Minimum dimension of 2m.	<i>Complies Proposed balcony has an area of 12m and a minimum dimension of 2m.</i>
Solar Access to PPOS 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.	<i>Complies The proposed balcony has a western orientation as it is more practical in gaining solar access. The proposed balcony will receive 3 hours of sunlight between 9am – 12pm and will not overshadow adjoining lots.</i>
Car parking spaces	1 space	<i>Complies Single garage is proposed.</i>

Garage to house frontage (front façade (only))	Not applicable	Not Applicable – All garages and carports to be accessed via the proposed laneway as vehicle access is not permitted from Gorman Drive.
Earthworks	1.5m maximum cut and fill.	Complies Bulk earthworks have been approved and carried out at previous subdivision works stage. Only minor additional earthworks will be required for the construction of the proposed dwellings. Based on the submitted plans, maximum fill is 500mm.
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.	Refer to Clause 7.2 of the Googong DCP for assessment of fencing variation. The proposal involves the erection of retaining walls at the rear, between the dwellings and carports. Less than 1m high retaining walls are proposed. A recommended condition of consent (if granted) will be imposed requiring any retaining walls that exceed 1m in height to be certified by structural engineer.
Clothes drying	Nil	N/A
Garbage area	Locate behind building line. Garbage areas are not serviced from any laneway. A minimum of 3 waste bins required per dwelling. In circumstances where there is no ground floor private open space garbage bins can be located adjacent to a garage but must be accessible to the laneway and be adequately screened from laneway and public view	Complies An area behind the building line is capable of storing the necessary bins. Lot 1A has been provided with 2 bin pads on the verge of Zealie Bend. All bins are required to be stored within each allotment to ensure no bins store within the laneway. A condition can be imposed to reflect this if approval is granted.

Additional Planning Considerations

The following additional planning matters apply to the development:

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
Environmental Planning and Assessment Act Regulation 2000	
<i>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</i> <i>Clause 92 - Australian Standard AS 2601-1991 (Demolition of Structures).</i> <i>Clause 93 - Fire Safety Considerations (change of use of an existing building).</i> <i>Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building).</i> <i>Clause 94A Fire Safety Considerations (temporary structures).</i>	Yes
The Likely Impacts of the Development	
	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Context and Setting</i> - The development will have a minimal impact on the scenic qualities and features of the landscape including views and vistas and is compatible with the established character of the locality. There will be minimal impact on adjacent properties in relation to overshadowing and privacy.	
<i>Access, Transport and Traffic</i> - The proposed development's impact in relation to access, transport and traffic is considered to be acceptable. The matters relating to parking and access have been previously addressed under Part 2 of the QDCP 2012.	Yes
<i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.	Yes
<i>Utilities</i> - The site is serviced with water, sewer, electricity and telecommunication services.	Yes
<i>Heritage</i> - The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.	Yes
<i>Other land resources</i> – The proposed development will not affect the future use or conservation of valuable land resources such as: productive agricultural land; mineral and extractive resources; and water supply catchments.	Yes
<i>Water</i> – The proposed development will have minimal impact on the conservation of water resources and the water cycle.	Yes
<i>Soils</i> – The proposed development will have minimal adverse impact on soil conservation. The soils are suitable for the development.	Yes
<i>Air and microclimate</i> – The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.	Yes
<i>Flora and Fauna</i> - (8 point test from Threatened Species Act to be completed where relevant) The proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities or their habitats on or in close proximity to the site.	Yes
<i>Waste</i> - adequate waste facilities are available for the proposed development.	Yes
<i>Energy</i> – a BASIX report has been submitted with the proposal.	Yes
<i>Noise and Vibration</i> - The proposed development is not likely to cause any adverse ongoing impact from noise or vibration.	Yes
<i>Natural Hazards</i> – Flood management has been addressed under Part 2 of the QDCP 2012.	Yes
<i>Technological Hazards</i> - No technological hazards are known to affect the site.	Yes
<i>Safety, Security and Crime Prevention</i> - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design.	Yes
<i>Social Impact in the Locality</i> - The social impacts of the proposal are anticipated to be minimal.	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Economic Impact in the Locality</i> - The economic impacts of the proposal are anticipated to be minimal.	Yes
<i>Site Design and Internal Design</i> - The site design and internal design of the development has been assessed under the QDCP 2012. The proposed design is considered to be satisfactory	Yes
<i>Construction</i> - The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion and the like. These conditions are standard Council conditions of development consent.	Yes
<i>Cumulative Impacts</i> - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered unlikely that the proposed development will result in adverse cumulative impact.	Yes
<i>The Suitability of the Site for the Development</i>	
<i>Does the proposal fit in the locality?</i> – The proposal is considered to be compatible with its site and general locality.	Yes
<i>Are the site attributes conducive to development?</i> – Site attributes such as configuration, size and slope, are considered to be generally conducive to the proposed development.	Yes
<i>Have any submissions been made in accordance with the Act or the Regulations?</i>	
<i>Public Submissions</i> – The application was required to be notified. No submissions were received during the notification period	Yes
<i>Submissions from Public Authorities</i> – No referrals to public authorities were required for the subject application.	Yes
<i>The Public Interest</i>	
It is considered that the public interest will not be adversely affected by the proposed development. Standard conditions will be imposed to ensure minimal impacts to surrounding properties.	Yes
<i>Government and Community Interests</i>	
It is considered that government and community interests will not be adversely affected by the proposed development.	Yes
<i>Section 94 and 64 Development Contributions</i>	
<i>Section 94 Contributions</i> Not required.	N/A
<i>Section 64 Contributions</i> Not required.	



STREETSCAPE ELEVATION 01
 LOT 1435 - VIEW FROM GORMAN DRIVE (1:200 SCALE)



STREETSCAPE ELEVATION 02
 LOT 1435 - VIEW FROM ZEALIE BEND (1:200 SCALE)

Client	GOOGONG TOWNSHIP PTY LTD
Project	PROPOSED NEW RESIDENCE LOT 1435 IN STAGE BC GOOGONG
Project No.	1011

Drawing Title	STREETSCAPE ELEVATIONS LOT 1435
Scale	1:200(A3)
Drawn	ALBCH

Project Architect	ALBCH	Coord	
Project Director		Reviewed	
Date	25.08.17	Verified	
Drawing Number		Approved	
Rev			
	1435-A001 A		

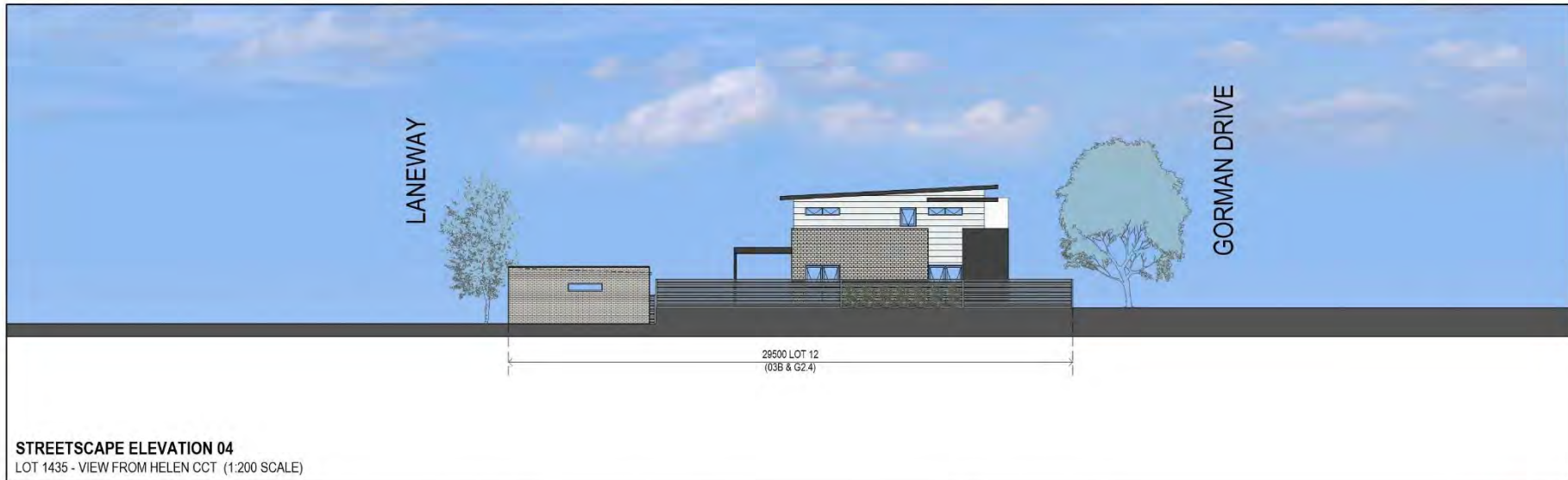
Rev	Description	Drawn	Date
A	ISSUE FOR ICA	ALBCH	25.08.17

Notes:
 All dimensions are in millimetres. All work is in metres.
 Do not scale off drawing. All scales to engineer's specification.
 All dimensions, levels and site conditions must be verified
 by contractor prior to commencement of any work.
 All work must be carried out in accordance with the current edition of
 the National Code of Australia and all relevant Australian Standards.
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







STREETSCAPE ELEVATION 03
 LOT 1435 - VIEW FROM LANEWAY (1:200 SCALE)



















STREETSCAPE ELEVATION 04
 LOT 1435 - VIEW FROM HELEN CCT (1:200 SCALE)

Client: GOOGONG TOWNSHIP PTY LTD Project: PROPOSED NEW RESIDENCE LOT 1435 IN STAGE BC GOOGONG Project No: 1011		Drawing Title: STREETSCAPE ELEVATIONS LOT 1435 Scale: 1:200(A3) Drawn: ALBCH		Project Architect: ALBCH Project Director: ALBCH Date: 25.08.17 Drawing Number: 1435-A002 A		Coord: Reviewed: Verified: Approved:		Rev: Description: Drawn: Date:		Notes: All dimensions are in millimetres. All work to be verified. Do not scale off drawing. All structure to engineer specification. All dimensions, levels and site conditions must be verified to confirm prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.		Copyright: heyward lance architecture 147 amy ackman street - fords rd 2914 - ph: 02 6255 4454	
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BRICK TYPES:		COLOURS:		MATERIALS LEGEND:	
	FB1 - BORAL ASPIRE - MIST		C01 - COLORBOND - MONUMENT		C05 - COLORBOND - WINDSPRAY
	FB2 - BORAL FUSION - DOMINO		C02 - DULUX - SIMONE WEIL - PG1A4		C06 - COLORBOND - SHALE GREY
	F01 - TIMBER LOOK CLADDING- EQUAL TO WEATHERTEX ECOGROOVE NATURAL CLADDING		C03 - DULUX - GREY PAIL - PG1A1		
			C04 - DULUX - WHITE ON WHITE - PN2G1		
					HARDIES AXON
					HARDIES AXON 400mm WIDE
					HARDIES STRIA
					HARDIES EASYLAP
					HARDIES MATRIX
					RENDERED FINISH
					FEATURE STONE CLADDING



















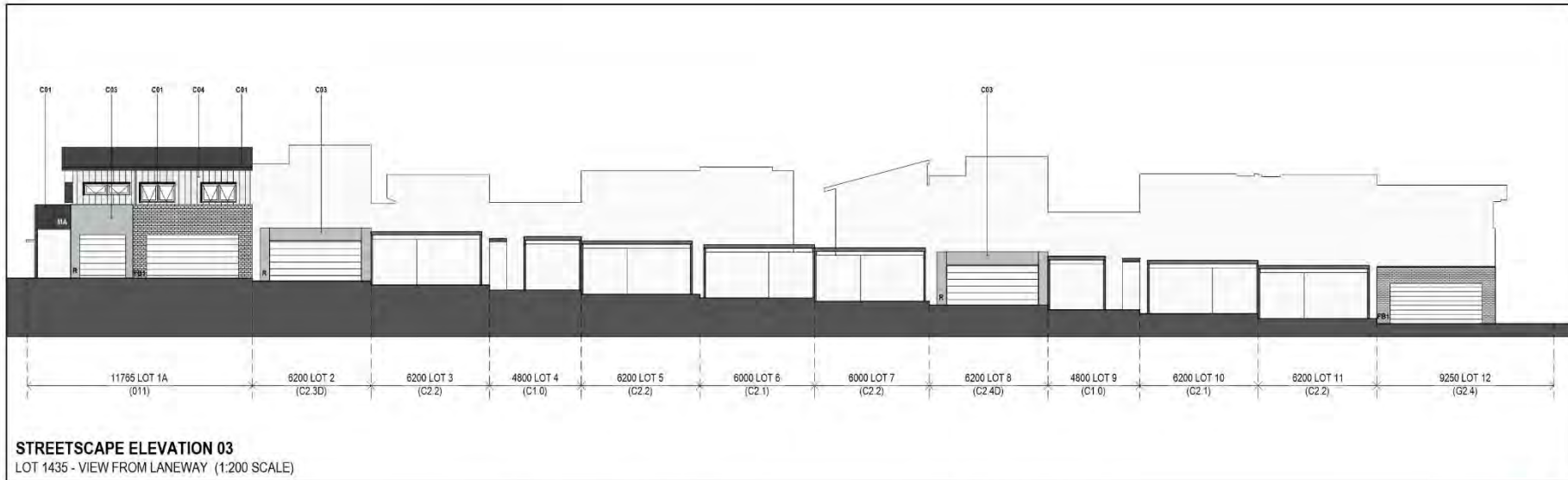
Title GOOGONG TOWNSHIP PTY LTD	Drawing Title STREETSCAPE ELEVATIONS LOT 1435	Project Architect AL&C/H	Client 1435-A003 A	Rev A REVISIONS	Date 25.09.17	Drawn AL&C/H	Date 29.09.17	Notes All dimensions are in millimetres. All work to be checked. Do not scale off drawing. All clauses to engineer specifications. All dimensions, loads and all conditions must be verified to comply with the requirements of any work. All work must be carried out in accordance with the current edition of the National Code of Australia and all relevant Australian Standards.
Project PROPOSED NEW RESIDENCE LOT 1435 IN STAGE EC GOOGONG Project No: 1011	Scale 1:200(A3)	Designer AL&C/H	Drawing Number 1435-A003 A	Checked A	Approved A	Copyright Heyward Lance Architecture 147 Amy Ackland Street Brisbane QLD 4000 Ph: 02 9255 4454		

BRICK TYPES:		COLOURS:		MATERIALS LEGEND:	
	FB1 - BORAL ASPIRE - MIST		C01 - COLORBOND - MONUMENT		C05 - COLORBOND - WINDSPRAY
	FB2 - BORAL FUSION - DOMINO		C02 - DULUX - SIMONE WEIL - PG1A4		C06 - COLORBOND - SHALE GREY
FEATURE CLADDING:			C03 - DULUX - GREY PAIL - PG1A1		HARDIES AXON
	F01 - TIMBER LOOK CLADDING- EQUAL TO WEATHERTEX ECOGROOVE NATURAL CLADDING		C04 - DULUX - WHITE ON WHITE - PN2G1		HARDIES AXON 400mm WIDE
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					HARDIES MATRIX
					RENDERED FINISH
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







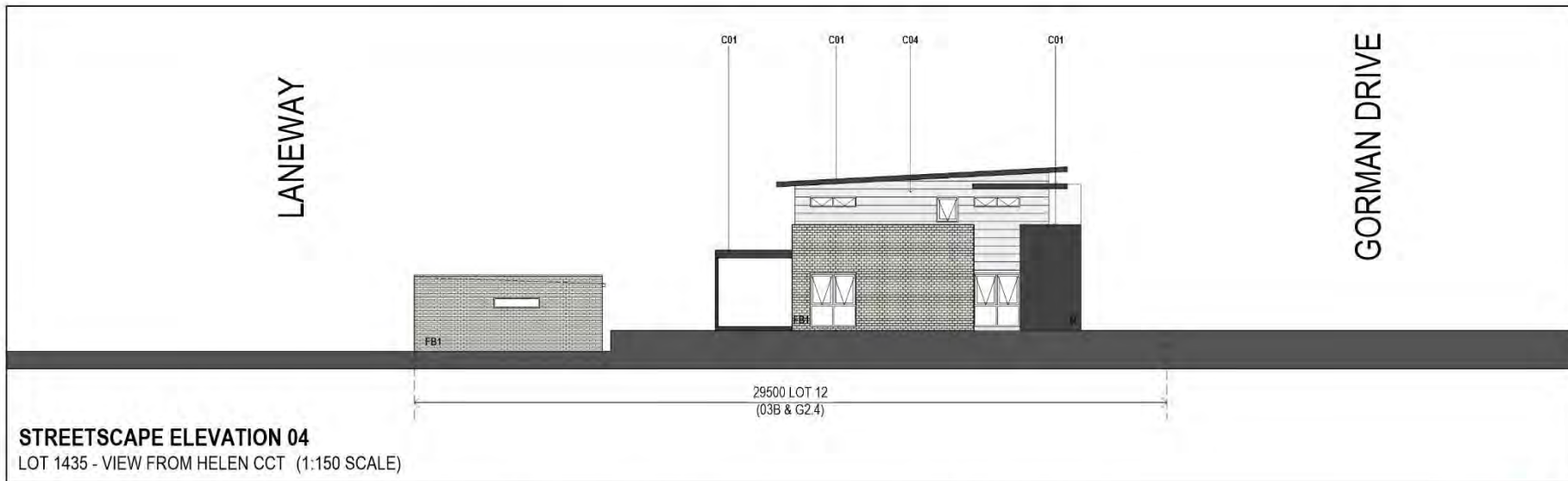
Title GOOGONG TOWNSHIP PTY LTD	Drawing Title STREETSCAPE ELEVATIONS LOT 1435	Project Architect AL&C/H	Client 1435-A004 A	Rev A REVISION CHECK	Drawn AL&C/H	Date 25.09.17	Notes All dimensions are in millimetres. All work to be checked. Do not scale off drawing. All clauses to engineer specification. All materials, finishes and colours must be verified to manufacturer's product literature. All work must be carried out in accordance with the current edition of the National Code of Construction Practice.
Project PROPOSED NEW RESIDENCE LOT 1435 IN STAGE EC GOOGONG	Scale 1:150 (A3)	Project Director AL&C/H	Drawing Number 1435-A004 A	Reviewed AL&C/H	Date 25.09.17	Approved AL&C/H	Copyright heyward lance architecture 147 amy ackerman street forde wsd 2914 02 9255 4454

<p>BRICK TYPES:</p>  <p>FB1 - BORAL ASPIRE - MIST</p>  <p>FB2 - BORAL FUSION - DOMINO</p> <p>FEATURE CLADDING:</p>  <p>F01 - TIMBER LOOK CLADDING- EQUAL TO WEATHERTEX ECOGROOVE NATURAL CLADDING</p>	<p>COLOURS:</p>  <p>C01 - COLORBOND - MONUMENT</p>  <p>C02 - DULUX - SIMONE WEIL - PG1A4</p>  <p>C03 - DULUX - GREY PAIL - PG1A1</p>  <p>C04 - DULUX - WHITE ON WHITE - PN2G1</p>  <p>C05 - COLORBOND - WINDSPRAY</p>  <p>C06 - COLORBOND - SHALE GREY</p>	<p>MATERIALS LEGEND:</p>  <p>HARDIES AXON</p>  <p>HARDIES AXON 400mm WIDE</p>  <p>HARDIES STRIA</p>  <p>HARDIES EASYLAP</p>  <p>HARDIES MATRIX</p>  <p>RENDERED FINISH</p>  <p>FEATURE STONE CLADDING</p>
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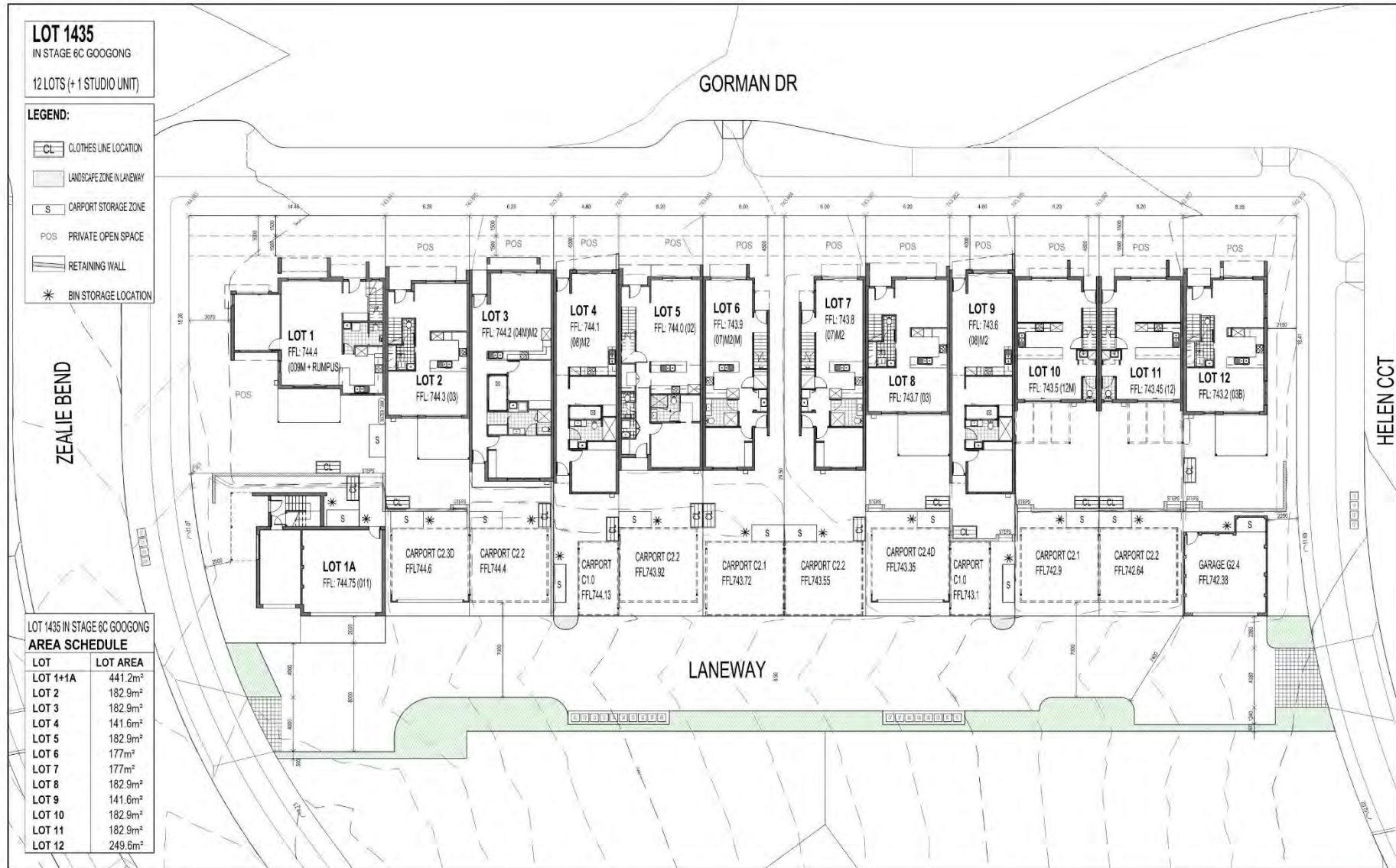


<p>Client: GOOGONG TOWNSHIP PTY LTD</p> <p>Project: PROPOSED NEW RESIDENCE LOT 1435 IN STAGE EC GOOGONG</p> <p>Project No: 1014</p>	<p>Drawing Title: STREETScape ELEVATIONS LOT 1435</p> <p>Scale: 1:200(A3)</p> <p>Drawn: AL&CH</p>	<p>Project Architect: AL&CH</p> <p>Project Director: AL&CH</p> <p>Date: 25.09.17</p> <p>Drawing Number: 1435-A005 A</p>	<p>Client: AL&CH</p> <p>Reviewed: AL&CH</p> <p>Approved: AL&CH</p>	<p>Rev: 1</p> <p>Description: REVISIONS</p>	<p>Drawn: AL&CH</p> <p>Date: 25.09.17</p>	<p>Notes:</p> <p>All dimensions are in millimetres. All work to be checked. Do not scale off drawing. All work to be checked. All dimensions, levels and positions must be verified in accordance with the approved plan of the site. All work must be carried out in accordance with the current edition of the National Code of Australia and relevant Australian Standards.</p> <p>Copyright: Heyward Lance Architecture</p> <p>Heyward Lance Architecture</p> <p>147 Amy Ackland Street Sydney NSW 2014 P: 02 9255 4454</p>
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Client: GOOGONG TOWNSHIP PTY LTD	Drawing Title: STREETSCAPE ELEVATIONS LOT 1435	Project Director: AL&CH	Drawn: AL&CH	Date: 25.09.17	Scale: 1:150(A3)	Sheet: AL&CH	Drawing Number: 1435-A006 A	Rev:	Approved:	Comments:	 <p>hayward lance architecture 147 amy ackman street forde wdc 2914 p: 02 9255 4454</p>
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LOT 1435 IN STAGE 6C GOOGONG
AREA SCHEDULE

LOT	LOT AREA
LOT 1+1A	441.2m ²
LOT 2	182.9m ²
LOT 3	182.9m ²
LOT 4	141.6m ²
LOT 5	182.9m ²
LOT 6	177m ²
LOT 7	177m ²
LOT 8	182.9m ²
LOT 9	141.6m ²
LOT 10	182.9m ²
LOT 11	182.9m ²
LOT 12	249.6m ²

Client: **GOOGONG TOWNSHIP PTY LTD**

Project: **PROPOSED SUBDIVISION
 LOT 1435 IN STAGE 6C GOOGONG**

Issue for VOP

Drawing Title: **SITING PLAN:
 LOT 1435 IN STAGE 6C GOOGONG**

Scale: 1:250 (A3)

Drawn: ALBCH

Project Architect: **ALBCH**

Project Director: [Blank]

Date: 23.06.17

Drawing Number: **A001-1435**

Rev: **D**

Rev	Description	Drawn	Date
01	ISSUE FOR VOP/DA	ALBCH	16.06.17
02	ISSUE FOR APPROVAL	ALBCH	16.06.17
03	ISSUE FOR APPROVAL	ALBCH	16.06.17
04	ISSUE FOR APPROVAL	ALBCH	16.06.17
05	ISSUE FOR APPROVAL	ALBCH	16.06.17
06	ISSUE FOR APPROVAL	ALBCH	16.06.17

Notes:

- All dimensions are in millimetres. All levels are in metres.
- Do not scale off drawing. All structures in response to conditions.
- All dimensions, levels and/or elevations include 100mm to concrete grade in construction of any work.
- All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

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DRAFT CONDITIONS OF APPROVAL

PART A – SUBDIVISION CONDITIONS

NOTE: The following groups of conditions apply to the subdivision approved under this consent, including the Torrens Title Scheme and the Strata Title Scheme.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (SUBDIVISION)

1. LIGHTING IN PUBLIC LANEWAY

Prior to the issue of a Construction Certificate (Subdivision) a lighting plan showing appropriate lighting throughout the public laneway must be submitted to Council for approval.

Lighting throughout the public laneway must comply with AS 1158 – Lighting for Roads and Public Spaces.

REASON: To ensure the provision of adequate lighting within the development. **(56.01)**

2. CONSTRUCTION MANAGEMENT PLAN

Prior to release of any Construction Certificate (Building) a Construction Management Plan (CMP) must be submitted to Council and approved by the Principal Certifying Authority for the proposed construction works or, if the proposed works are staged, for each stage of the proposed construction works. The plan must:

- a) describe the proposed construction works;
- a) outline the proposed construction program;
- b) set standards and performance criteria for each of the relevant environmental issues [see (f) below];
- c) describe what actions and measures would be implemented to ensure that these works comply with the specified standards and performance measures;
- d) describe how the effectiveness of these actions and measures would be monitored during the proposed works;
- e) include a detailed:
 - i. Soil, Water and Vegetation Management Plan,
 - i. Waste Management Plan to identify the type of waste that will be generated by the development and method of disposal to be utilised. Applicants should consider whether it is possible to re-use materials either on-site or off-site,
 - ii. Noise Management Plan,
 - iii. Dust Management Plan,
 - iv. Traffic Management Plan prepared in accordance with the requirements of Council's City Infrastructure Division,
- f) describe what procedures would be implemented to receive, register, report and respond to any complaints during the construction works; and

g) identify the key personnel who would be involved in the construction works, and provide contact numbers for this personnel.

The approved CMP is to be adhered to at all times during construction works of each stage.

REASON: To ensure satisfactory environmental management of the site. **(56.01)**

3. WATER & SEWER COMPLIANCE CERTIFICATE – SERVICE
Prior to the release of a Subdivision Certificate, a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure compliance with section 109J of the Environmental Planning and Assessment Act 1279. **(68.04)**

Note: *This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.*

4. SUBMIT ENGINEERING DESIGN FOR STORMWATER DRAINAGE
Prior to the issue of any Construction Certificate (Subdivision) an engineering design for the stormwater drainage system must be submitted to Council as the Water and Sewer Authority for approval.

REASON: To ensure satisfactory disposal of stormwater. **(56.01)**

PRIOR TO COMMENCEMENT (SUBDIVISION)

5. CONSTRUCTION CERTIFICATE (SUBDIVISION) TO BE ISSUED
Prior to the commencement of any stage of subdivision works approved under this development consent a Construction Certificate (Subdivision) must be issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of the Environmental Planning and Assessment Act 1979. **(57.05)**

6. SUBMIT NOTICE OF COMMENCEMENT OF SUBDIVISION WORK
A Notice to Commence Subdivision Works must be submitted to Council at least two days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

NOTE: *A quotation for Council to perform the duties of Principal Certifying Authority for the subdivision works will be provided upon submission of the Construction Certificate (Subdivision) to Council.*

REASON: To provide for supervision of the subdivision works. **(57.06)**

7. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which subdivision work is being carried out;

(a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.

(b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.

(c) Stating that unauthorised entry to the work site is prohibited.

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

8. PROVIDE WORKERS TOILET FACILITIES

Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

9. SUBMIT A TRAFFIC MANAGEMENT PLAN

Prior to work commencing a Traffic Management Plan for the construction works must be submitted to, and approved by, Council under the provisions of Section 138 of the Roads Act 1993.

REASON: To ensure that adequate arrangements are made for traffic and pedestrian safety during the construction works. **(57.13)**

10. WORKS SITES TO BE FENCED

A fence must be erected between the development site and public places before commencement of any other work.

REASON: To ensure that an effective barrier is provided to preserve the safety of people and property in public places. **(58.07)**

GENERAL CONDITIONS FOR SUBDIVISION OF LAND

11. STREET NUMBERING

Street numbering for each new lot must be obtained from Council's Land Information System (LIS) Officer prior to the submission of any application for a Subdivision Certificate.

REASON: To ensure that each lot has a street number allocated ready for submission to NSW Land and Property Information. **(59.09)**

12. GOOGONG LOCAL PLANNING AGREEMENT

The Googong Urban Development Local Planning Agreement must be complied with.

REASON: To ensure satisfactory provision of services, amenities, works and monetary contributions for the development. **(59.12)**

13. IN ACCORDANCE WITH THE APPROVED PLANS

The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

**SITE MANAGEMENT DURING CONSTRUCTION OF
SUBDIVISION WORKS**

14. INSTALL EROSION AND SEDIMENT CONTROLS

Erosion and sediment controls must be installed on the site and maintained during the construction period.

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

15. HOURS OF OPERATION FOR WORKS

All works associated with the construction of this development must be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

16. WORK ON ADJOINING LAND IS LIMITED

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

(a) Installation of a temporary, stabilised construction access across the verge.

- (b) **Installation of services.**
- (c) **Construction of an approved permanent verge crossing.**

REASON: To minimise interference with the verge and its accessibility by pedestrians. **(58.05)**

17. REPAIR DAMAGED PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

18. TEMPORARY VEHICLE ACCESS

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

REASON: To minimise transfer of soil from the site onto the road pavement. **(58.08)**

CONSTRUCTION OF INFRASTRUCTURE

19. SEPARATE CONNECTIONS & SERVICES

A separate sewer connection, stormwater drainage connection, water service, electricity supply and communication service must be provided to each allotment within the subdivision at the Subdivider's expense.

NOTE: The Subdivider may, at their own expense, provide a gas connection to such allotment within the subdivision subject to its availability.

NOTE: The Subdivider is responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.

REASON: To provide access to services for each allotment. **(67.02)**

20. INSPECTIONS – WATER & SEWER AUTHORITY

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

- (a) **immediately prior to connection of new sewer pipes to the existing sewerage system,**
- (b) **immediately prior to connection of new water pipes to the existing water reticulation,**
- (c) **immediately prior to the backfilling of sewer drainage trenches, and**

Council's Natural and Built Character section must be given 24 hours notice of the need for these inspections.

***Note** Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.*

REASON: To ensure that hydraulic services are constructed in accordance with Council requirements. **(67.03)**

21. WORK IN ACCORDANCE WITH ENGINEERING SPECIFICATIONS
All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's *Googong Design and Construction Specifications* (Version 1, dated June 2011).

REASON: To ensure construction and restoration work is in accordance with Council's requirements. **(67.05)**

22. PROTECTION OF WORKS ON PUBLIC ROADS
Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council's *Googong Design and Construction Specifications* (Version 1, dated June 2011).

Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

REASON: To ensure an adequate level of public safety and convenience during construction. **(67.06)**

23. SUBMISSION OF TRAFFIC CONTROL DEVICES PLAN
A Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee prior to the installation of any traffic control devices. It must include line-marking and sign-posting.

REASON: To authorise traffic control devices. **(67.08)**

24. SUBDIVISION (STRATA) PCA INSPECTIONS
For works on property or infrastructure that is to be dedicated to Council, or for works on Council infrastructure, the following inspections and/or Hold Points (in accordance with Council's *Googong Construction Specification*) shall be undertaken and released by Council (as the Principal Certifying Authority (PCA)). Works shall not proceed beyond the inspection indicated until Council is satisfied that the requirements of the relevant specification have been met:

C101 - GENERAL:

- Fully marked-up and certified Work-as-Executed Drawings for the whole of the works covered by the Subdivision Construction Certificate shall be provided to Council for approval prior to issue of a Final Certificate.

C201 - CONTROL OF TRAFFIC:

- Where works are proposed on a public road/s, a S138 Traffic Control application is to be made to and approved by Council prior to such works commencing.

C211 - CONTROL OF EROSION AND SEDIMENTATION & C212 – CLEARING AND GRUBBING:

- An inspection of all necessary erosion and sediment control measures, for any part of the development, site shall be undertaken and approved by Council prior to the removal of any topsoil or the clearing of any vegetation. This includes the protection of any vegetation identified for preservation as part of this approval.

C213 – EARTHWORKS:

- An inspection of all completed road earthworks or select material zones shall be undertaken and approved by Council prior to the placement of any pavement layers. This includes a joint proof roll with a fully laden water cart (if requested by Council) and the provision of the appropriate compaction test certificates.

C221 - PIPE DRAINAGE:

- Certificates of conformity for the manufacture of stormwater drainage pipes shall be provided to and approved by Council prior to any pipe laying commencing on site.
- Each section of laid and jointed stormwater drainage pipe shall be inspected and approved by Council prior to backfill works commencing.
- A CCTV inspection shall be undertaken for each of the constructed PVC stormwater mains. The CCTV records shall be submitted to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.
- Council shall be present whilst the required PVC stormwater main ovality testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.

C230 - SUBSURFACE DRAINAGE - GENERAL:

- An Inspection of each completed sub-surface drainage trench shall be undertaken and approved by Council prior to the installation of any drainage materials.

C231 - SUBSOIL AND FOUNDATION DRAINS & C232 – PAVEMENT DRAINS:

- An inspection of each section of completed trench, bedding and placed pipe shall be undertaken and approved by Council prior to backfill works commencing.

C241 - STABILISATION:

- Details of material conformance shall be provided to and approved by Council prior to any pavement stabilisation works commencing on site.

C248 – PLAIN OR REINFORCED CONCRETE BASE:

- An inspection of the fastened steel reinforcement shall be undertaken and approved by Council prior to the placement of any concrete.

C261 – PAVEMENT MARKINGS:

- Details of material conformance shall be provided to and approved by Council prior to the placement of any pavement markings.

C306 – ROAD OPENINGS AND RESTORATIONS:

- An inspection of the prepared pavement/backfill shall be undertaken and approved by Council prior to any surfacing works commencing. This includes the submission of conforming compaction test results for trench backfill.

C401 – WATER RETICULATION:

- Approval shall be given by Council prior to the use of GRP, steel or polyethylene pipe or fittings.
- The pipe laying accreditation details of the contractor undertaking the water reticulation construction shall be provided to and approved by Council prior to commencing works.
- The pipeline material conformance certificates shall be provided to and approved by Council prior to any installation works commencing.
- An inspection of each section of laid and jointed pipe shall be undertaken and approved by Council prior to any backfill works commencing.
- An inspection of any connection to a Council owned main shall be undertaken and approved by Council prior to such works commencing. Connections to a Council owned main shall only be undertaken by Council or under Council supervision or direction.
- Council shall be present whilst the required water main pressure testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.
- Council shall be present whilst the required water main disinfection is undertaken. The results of such disinfection shall be provided to and approved by Council prior to a Final inspection being undertaken.
- An inspection of all completed water pump stations shall be undertaken by Council prior to any ownership or maintenance responsibilities being handed over to Council.
- Works as Executed Documentation for the completed water reticulation shall be provided to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.

C402 – SEWERAGE SYSTEM:

- The pipe laying accreditation details of the contractor undertaking the sewerage system construction shall be provided to and approved by Council prior to commencing works.
- The pipeline material conformance certificates shall be provided to and approved by Council prior to any installation works commencing.
- An inspection of each section of laid and jointed pipe shall be undertaken and approved by Council prior to any backfill works commencing.
- Council shall be present whilst the required sewer main ovality testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.
- Council shall be present whilst the required sewer main and maintenance hole hydrostatic testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.
- Council shall be present whilst the required sewer system infiltration testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.
- A CCTV inspection shall be undertaken for each of the constructed sewer mains. The CCTV records shall be submitted to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.
- An inspection of all completed sewer pump stations shall be undertaken by Council prior to any ownership or maintenance responsibilities being handed over to Council.
- Works as Executed Documentation for the completed sewerage system shall be provided to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.

REASON: To ensure that all infrastructure that is to be dedicated to Council, or works undertaken on Council infrastructure is constructed in accordance with Councils Construction Specifications. (67.10)

25. REGULATORY TRAFFIC SIGNAGE

The public lane shall be posted with no standing signage for its length in accordance with AS1742.

REASON: To ensure that the operation of the lane functions as a residential access lane and can be serviced by service vehicles. (67.01)

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE (TORRENS)

26. APPLICATION AND FINAL SURVEY

An application to obtain a Subdivision Certificate must be made to Council. This must be accompanied by the following documentation:

- (a) A final survey plan of subdivision and three copies;**

- (b) A letter outlining how compliance with each condition of this development consent has been achieved; and
- (c) Engineering Construction Certificate Report in accordance with specifications.

REASON: To ensure works are completed in accordance with the requirements of the Council and to comply with Section 109 Environmental Planning and Assessment Act 1979. **(68.02)**

27. STATEMENT FROM SURVEYOR

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority stating that all water, sewer and stormwater pipelines are completely located within their easements.

REASON: To ensure works are completed in accordance with Council's requirements. **(68.03)**

28. WATER & SEWER COMPLIANCE CERTIFICATE - SERVICE

Prior to the release of a Subdivision Certificate, a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure compliance with Section 109J of the Environmental Planning and Assessment Act 1979. **(68.04)**

Note: This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.

29. SUBMISSION FROM SERVICE AUTHORITY

Prior to the issue of any Subdivision Certificate written evidence from the relevant service authority or a suitably accredited person that satisfactory arrangements have been made for the supply of reticulated electricity, telephone services and natural gas to each lot must be submitted to Council.

REASON: To satisfy relevant utility authority requirements. **(68.05)**

30. SUBDIVISION WORKS DEFECTS LIABILITY PERIOD - BOND

The completed subdivision works are subject to a six months defects liability from the date of the issue of the relevant Subdivision Certificate.

The Subdivider must:

- (a) Lodge a cash bond with Council with regard to the defects liability period in an amount as calculated from fees set by Council's Management Plan and current at the time of issue of the Subdivision Certificate; and
- (b) Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council's *Googong Design and Construction*

Specifications (Version 1, dated June 2011), Council may enter the subject land and undertake rectification work and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.

During the defects liability period the Subdivider will be liable for any part of the subdivision works which fail to perform in the manner outlined in Council's *Googong Design and Construction Specifications (Version 1, dated June 2011)* (or as would reasonably be expected under the design conditions).

REASON: To ensure works are completed in accordance with Council's requirements. (68.06)

31. GEOTECHNICAL REPORT

A geotechnical report must be submitted to Council detailing the classification of soil type generally found within the subdivision. A general classification for each lot within the subdivision must be provided and such classifications must be made by a Geotechnical Engineer in accordance with the provisions of AS 2870 "Residential Slabs and Footings". The classification reports must be submitted to Council prior to the release of the Subdivision Certificate.

REASON: To ensure works are undertaken in accordance with geotechnical recommendations. (68.10)

32. CERTIFICATION OF LOT SERVICING

Prior to the issue of any Subdivision Certificate certification from a person licensed by the NSW Office of Fair Trading to perform works in accordance with the requirements of the Local Government (Water, Sewerage and Drainage) Regulations 1993, AS 3500 National Plumbing and Drainage Code and the New South Wales Code of Practice – Plumbing and Drainage that the lots are independently serviced in respect of water, sewerage and drainage and that all prior connections across the proposed lots have been capped off must be submitted to Council.

REASON: To achieve independent servicing to each lot. (68.07)

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE (STRATA)

33. APPLICATION AND FINAL SURVEY

An application to obtain a Strata Certificate must be made to an accredited certifier or the Council. This must be accompanied by the following documentation:

- (a) A final survey plan of subdivision and three copies; and**
- (b) A letter outlining how compliance with each condition of this development consent has been achieved.**

REASON: To comply with Section 109J of the *Environmental Planning and Assessment Act 1979*. (69.02)

34. WATER & SEWER COMPLIANCE CERTIFICATE - SERVICE

Prior to the release of a Strata Subdivision Certificate, a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure compliance with Section 109J of the *Environmental Planning and Assessment Act 1979*. **(69.04)**

Note: *This certificate is required regardless of any other water and sewer compliance certificates previously obtained and regardless of whether the development involved alterations to Council's infrastructure.*

35. COMPLIANCE WITH CONDITIONS (STRATA ONLY)

All conditions of this development consent must be complied with prior to the strata plan being signed and released by the accredited certifier.

REASON: To ensure the development is completed in accordance with the conditions of development consent prior to release of the strata certificate. **(69.03)**

PART B – ERECTION OF DWELLING CONDITIONS

NOTE: The following groups of conditions apply only to the erection of dwellings approved under this consent,

**PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE
(BUILDING)**

36. WATER & SEWER COMPLIANCE CERTIFICATE - DESIGN

Prior to the release of a Construction Certificate (Building) a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

The application for the certificate of compliance must be accompanied by four copies of the Civil Engineering plans for the design of the water reticulation and sewerage systems, drawn in accordance with Council's *Development Design Specification - Googong* (Version 1, dated June 2011).

REASON: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications. **(56.05)**

Note: This water and sewer compliance certificate is only required if the development involves alterations to Council's existing water and/or sewer infrastructure but involves no subdivision.

37. CONSTRUCTION MANAGEMENT PLAN

Prior to release of any Construction Certificate (Building) a Construction Management Plan (CMP) must be submitted to Council and approved by the Principal Certifying Authority for the proposed construction works or, if the proposed works are staged, for each stage of the proposed construction works. The plan must:

- a) describe the proposed construction works;**
- b) outline the proposed construction program;**
- c) set standards and performance criteria for each of the relevant environmental issues [see (f) below];**
- d) describe what actions and measures would be implemented to ensure that these works comply with the specified standards and performance measures;**
- e) describe how the effectiveness of these actions and measures would be monitored during the proposed works;**
- f) include a detailed:**
 - v. Soil, Water and Vegetation Management Plan,**
 - vi. Waste Management Plan to identify the type of waste that will be generated by the development and method of disposal to be utilised. Applicants should consider whether it is possible to re-use materials either on-site or off-site,**
 - vii. Noise Management Plan,**
 - viii. Dust Management Plan,**
 - ix. Traffic Management Plan prepared in accordance with the requirements of Council's City Infrastructure Division,**
- g) describe what procedures would be implemented to receive, register, report and respond to any complaints during the construction works; and**
- h) identify the key personnel who would be involved in the construction works, and provide contact numbers for this personnel.**

The approved CMP is to be adhered to at all times during construction works of each stage.

REASON: To ensure satisfactory environmental management of the site. (56.01)

PRIOR TO COMMENCEMENT OF WORK ON ANY DWELLING

38. CONSTRUCTION CERTIFICATE (BUILDING) TO BE ISSUED

The erection of a building in accordance with the development consent must not be commenced until a Construction Certificate has been issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. (57.03)

39. SUBMIT NOTICE OF COMMENCEMENT OF BUILDING WORK

A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.04)**

40. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which building work is being carried out;

(a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.

(b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.

(c) Stating that unauthorised entry to the work site is prohibited.

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

41. PROVIDE WORKERS TOILET FACILITIES

Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

SITE MANAGEMENT DURING CONSTRUCTION OF EACH DWELLING

42. PROVIDE WASTE STORAGE RECEPTACLE

A waste receptacle must be placed on the site for the storage of waste materials.

REASON: To prevent pollution of surrounding areas. **(58.02)**

43. INSTALL EROSION AND SEDIMENT CONTROLS

Erosion and sediment controls must be installed on the site and maintained during the construction period.

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

44. HOURS OF OPERATION FOR WORKS

All works associated with the construction of this development must be carried out between the following hours:

Weekdays:

7.00am to 6.00pm

Saturdays: 8.00am to 4.00pm
Sundays and Public Holidays: NIL

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

45. WORK ON ADJOINING LAND IS LIMITED

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

- (a) Installation of a temporary, stabilised construction access across the verge.**
- (b) Installation of services.**
- (c) Construction of an approved permanent verge crossing.**

REASON: To minimise interference with the verge and its accessibility by pedestrians. **(58.05)**

46. REPAIR DAMAGED PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

47. WORKS SITES TO BE FENCED

A fence must be erected between the development site and public places before commencement of any other work.

REASON: To ensure that an effective barrier is provided to preserve the safety of people and property in public places. **(58.07)**

48. TEMPORARY VEHICLE ACCESS

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

REASON: To minimise transfer of soil from the site onto the road pavement. **(58.08)**

49. SUBMIT NOTICE OF COMMENCEMENT OF BUILDING WORK

A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.04)**

50. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which building work is being carried out;

- (a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.**
- (b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.**
- (c) Stating that unauthorised entry to the work site is prohibited.**

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

51. PROVIDE WORKERS TOILET FACILITIES

Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

GENERAL CONDITIONS

52. IN ACCORDANCE WITH THE APPROVED PLANS

The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

53. LOCKABLE STORAGE AREA

All lots are to be provided with a lockable external store having a minimum volume of 6m³.

REASON: To ensure dwellings are provided with adequate storage areas in accordance with Googong Development Control Plan. **(59.01)**

BUILDING

54. COMPLY WITH THE BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

REASON: This is a prescribed condition under the provisions of clause 98 of the Environmental Planning and Assessment Regulation 2000. **(60.02)**

55. HOME BUILDING ACT REQUIRMENTS

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the council) has given Council written notice of the following information:

- (a) In the case of work for which a principal contractor is required to be appointed:**
 - (i) The name and licence number of the principal contractor.**
 - (ii) The name of the insurer by which the work is insured under Part 6 of that Act.**
- (b) In the case of work to be done by an owner-builder:**
 - (i) The name of the owner-builder.**
 - (ii) If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.**

REASON: This is a prescribed condition under the provisions of clause 98B of the Environmental Planning and Assessment Regulation 2000. **(60.03)**

56. PROTECT NEIGHBOURS FROM DAMAGE DUE TO EXCAVATION

When any excavation involved in this development extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of this development consent must, at the person's own expense;

- (a) Protect and support the adjoining premises from possible damage from the excavation.**
- (b) Where necessary, underpin the adjoining premises to prevent such damage.**

REASON: This is a prescribed condition under the provisions of clause 98E of the Environmental Planning and Assessment Regulation 2000. **(60.04)**

57. ALL WORKS TO BE CONFINED TO THE SITE

All excavation, backfilling, construction and other activities associated with the development must:-

- (a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.**
- (b) Comply with the requirements of AS 2601-2001 – The demolition of structures.**
- (c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.**
- (d) Be kept clear of stormwater, sewer manholes and service easements on the site.**

REASON: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired. (60.05)

58. SUBMIT SURVEY PLAN SHOWING BOUNDARY SETBACKS

The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries must be prepared upon completion of the base course brickwork and then be submitted to the Principal Certifying Authority.

REASON: To ensure building has been sited in accordance with the approved plans. (60.08)

59. SUBMIT SURVEY PLAN SHOWING BOUNDARY SETBACKS AND FLOOR LEVELS

The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries and the height of the finished ground floor must be prepared by a Registered Surveyor upon completion of the ground floor and then submitted to the Principal Certifying Authority.

REASON: To ensure the building is sited and constructed in accordance with the approved plans. (60.09)

60. RETAINING WALL/S

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1 metre of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 1 metre in height are required to be certified by a structural engineer.

Note: If a retaining wall will exceed 1.5 metres in height or will be located within an easement a separate development consent must be obtained prior to construction.

REASON: To ensure that excavated areas are adequately retained. (60.17)

CARPARKING AND ACCESS

61. DRIVEWAY REQUIREMENTS IN GOOGONG

The development must include the construction of a residential type driveway over Council's footway at the location shown on the approved plans. The driveway must be:

- (a) **Constructed by a Council approved contractor, at no cost to the Council.**
- (b) **Constructed using plain concrete.**
- (c) **Constructed with a 2% grade falling to the gutter.**
- (d) **At minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area.**
- (e) **Constructed to the width of the existing Vehicle Kerb Crossing.**

REASON: To ensure the construction of the driveway on public lands meets Council's requirements. **(66.09)**

62. DRIVEWAY APPLICATION FORM

A driveway application form must be submitted to and approved by Council prior to commencement of driveway works and construction of the driveway across Council's footway area must be undertaken by a Council approved contractor, at no cost to the Council.

REASON: To ensure the construction of the driveway on public land meets Council's requirements. **(66.10)**

63. CAR PARKING TO COMPLY WITH AS2890

All car parks must comply with AS2890 – 2004 Parking Facilities. Driveways and turning aisles must be concreted.

REASON: To provide adequate off-street car parking. **(66.04)**

SAFER BY DESIGN

64. ENTRANCE LIGHTING FOR UNITS

A light must be installed to illuminate the entrance to each unit.

REASON: To ensure that unit entries are clearly identified. **(71.03)**

65. LIGHTING IN CAR PARKS AND PUBLIC SPACES

Lighting throughout the car parking area and in public spaces must comply with AS 2890.1:2004 – Parking Facilities – Off-Street Car Parking and AS 1158 - Lighting for Roads and Public Spaces.

REASON: To ensure the provision of adequate lighting within the development. **(71.02)**

66. STREET NUMBERING

The dwellings must be clearly identified by a street number. Street numbers will need to be confirmed by Council's LIS Officer prior to the release of any subdivision certificate.

REASON: To ensure that buildings are clearly identified. **(71.04)**

LANDSCAPING

67. COMPLETION OF LANDSCAPING

Landscaping of each dwelling site and on the verge of the public laneway is to be completed in accordance with the approved landscape plan.

REASON: To ensure that areas to the street frontage provide an attractive urban landscape. **(73.01)**

68. LANDSCAPING REQUIREMENTS IN GOOGONG

Landscaping must be extended to include the levelling, topsoiling and turfing or grass seeded hydro mulching of the footway between the property boundary and the street kerb and gutter.

Landscaping between the dwelling house and the street boundary is to be completed in accordance with the approved landscape plan.

REASON: To ensure that areas to the street frontage provide an attractive urban landscape. **(73.11)**

ENVIRONMENTAL

69. NOISE MANAGEMENT

The applicant must ensure that noise generated by the development does not exceed the criteria set by the NSW Office of Environment and Heritage. This is generally a level of 5dB above background noise level.

This is measured by monitoring the level of noise from any activity within the development represent by the L_{aeq} descriptor, measured over a 15 minute period. This measurement must not exceed the background level at that time of day by more than 5dB.

REASON: To minimise the impact of noise generated by the development on surrounding residential areas. **(76.01)**

70. WASTE RECEPTACLE STORAGE

All bins must be stored within each allotment after collection. No bins are to be stored within the allocated bins pads on the verge of the public laneway or adjoining streets. Bin pads located on the verges of Zealie Bend and Helen Circuit must be clearly numbered.

REASON: To ensure waste receptacles are not stored in the laneway. **(76.01)**

71. PLANT AND EQUIPMENT NOISE

Individual air-conditioning systems must be installed as far away as possible from the sleeping rooms of other residential premises or be in a well shielded location. The noise from the unit shall not exceed a level of 5dB(A) above the background level when measured at an adjacent property boundary or unit.

REASON: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the *Protection of the Environment Operations Act 1997* and Regulations. **(76.04)**

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

72. OBTAIN OCCUPATION CERTIFICATE BEFORE OCCUPATION
Occupation or use of whole or part of the building must not commence unless an Occupation Certificate has been issued in relation to the building or part.

REASON: To satisfy the provisions of Section 109M of the Environmental Planning and Assessment Act 1979. **(78.02)**

73. COMPLY WITH BASIX CERTIFICATE
The development must be constructed in compliance with the NSW BASIX Certificates as listed below:

Dwelling/Lot	BASIX Certificate Number	Date of Issue
1	832140S	Monday, 26 June 2017
1A	832130S	Monday, 26 June 2017
2	832138S	Monday, 26 June 2017
3	832208S	Monday, 26 June 2017
4	832225S	Monday, 26 June 2017
5	832233S	Monday, 26 June 2017
6	832238S	Monday, 26 June 2017
7	834515S	Monday, 26 June 2017
8	834513S	Monday, 26 June 2017
9	834521S	Monday, 26 June 2017
10	832269S	Monday, 26 June 2017
11	834523S	Monday, 26 June 2017
12	832280S	Monday, 26 June 2017

REASON: To ensure compliance with the requirements of the NSW BASIX certification process. **(78.04)**

PLUMBING AND DRAINAGE

74. PLUMBING AND DRAINAGE INSTALLATION REGULATIONS
Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, the Plumbing

and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

REASON: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005. **(80.02)**

75. INSPECTION OF PLUMBING AND DRAINAGE
Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

REASON: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule. **(80.03)**

76. FLOOR LEVEL TO BE 150mm ABOVE YARD GULLY
The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

REASON: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system. **(80.05)**

77. HEATED WATER NOT TO EXCEED 50 DEGREES C
All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

REASON: To prevent accidental scalding. **(80.07)**

78. INSULATE HEATED AND COLD WATER SERVICE PIPES
Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

- (a) unheated roof spaces**
- (b) locations near windows, ventilators and external doors where cold draughts are likely to occur**
- (c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.**

REASON: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions. **(80.12)**

79. STORMWATER DISPOSAL REQUIREMENTS IN GOOGONG
Overflow from the rainwater tank and all other stormwater generated within the property must be trapped and piped to the stormwater tie in the lot.

REASON: To provide a satisfactory standard of stormwater disposal. **(80.21)**

80. PROVIDE WATER SERVICE AND WATER METER

A 20mm electronic water meter (sub-meter) shall be installed at the front of each unit, or other accessible position approved by Council, at no cost to Council.

REASON: To ensure that the development is appropriately water metered. **(80.14)**

Note: The water meter configuration is to be an 'In-Series water meter layout' as shown in Attachment A of Council's 'Water Meters and Water Supply Policy' – available on the former Queanbeyan City Council website.

81. SERVICING OF STUDIO DWELLINGS

The studio dwellings are to be individually serviced with a 20mm potable and recycled water service and meter. These must be applied for with Council (and paid) prior to the issue of Construction Certificate (Building) for the studio dwellings.

REASON: To ensure all lots are individually serviced with a potable and recycled water supply. **(80.22)**

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 DECEMBER 2017

ITEM 12.2	DA 291-2017 LOT 1368 GORMAN DRIVE GOOGONG - 9 DWELLINGS, SUBDIVISION, PUBLIC LANEWAY
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ATTACHMENT 1	DA 291-2017 - SECTION 79C(1) TABLE - MATTERS FOR CONSIDERATION
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ATTACHMENT - SECTION 79C(1) TABLE – Matters For Consideration

This application has been assessed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No 291-2017**

State Environmental Planning Policies

The proposed development has been assessed in accordance with the requirements of the relevant State Environmental Planning Policies (SEPPs) including any draft SEPPs and a summary is provided in the following table:

SEPP COMMENTS	COMPLIES (Yes/No)
<i>State Environmental Planning Policy No 55 - Remediation of Land</i>	
<p>Pursuant to Clause 7 of this Policy – <i>Contamination and remediation to be considered in determining development application</i>, the consent authority must consider:</p> <p>a) <i>Whether the land is contaminated; and</i> b) <i>If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out; and</i> c) <i>If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</i></p> <p>The subject site is located within Neighbourhood 1A of Googong Township which has previously been investigated for contamination. A Site Audit Statement (Report No. 12058 SAR 191) dated 18th October 2013 and issued for Neighbourhood 1A of Googong Township states that the site is suitable for:</p> <ol style="list-style-type: none"> 1. Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry; 2. Day care centre, preschool, primary school; 3. Residential with minimal opportunity for soil access, including units; 4. Secondary school; 5. Park, recreational open space, playing field; and 6. Commercial/industrial. <p>The site is suitable for the proposed development as per the above site audit statement, and therefore it is considered that SEPP 55 has been satisfied.</p>	Yes
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	
<p>Under this policy, a BASIX certificate must be obtained, and this certificate must be consistent with the plans submitted. A BASIX Certificate was submitted that includes measures that will achieve the required energy and water efficiency targets. The information provided within the submitted certificate and the plans are consistent, therefore, compliance with this SEPP has been achieved.</p>	Yes
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	
<p>This Policy provides a planning regime for the provision of services and infrastructure and outlines the provision for consultation with relevant public authorities through the development assessment process.</p> <p>Of potential relevance to the proposed development are the provisions relating to traffic generating development as defined in <i>Schedule 3 – Traffic generating development to be referred to the RMS</i>. The proposed subdivision of the land that forms a part of this</p>	Yes

SEPP COMMENTS	COMPLIES (Yes/No)
<p>development application does not trigger the minimum thresholds for traffic generating development as it is not proposing 200 or more allotments and does not have access to a classified road or to a road that connects to a classified road (90m).</p> <p>The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services.</p> <p>There are no other clauses relevant to this development application and therefore this SEPP has been satisfied.</p>	


Local Environmental Plans

The proposed development has been assessed in accordance with the relevant requirements of the *Queanbeyan Local Environmental Plan 2012* and no relevant draft LEPs apply to the land. A summary is provided as follows:

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 Preliminary	
Clause 1.2 Aims of Plan	
<p>The relevant aims of the Plan to the proposed development are as follows:</p> <ul style="list-style-type: none"> a) <i>to facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles;</i> b) <i>to provide for a diversity of housing throughout Queanbeyan;</i> c) <i>to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community;</i> d) <i>to recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek;</i> e) <i>to protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra; and</i> f) <i>to maintain the unique identity and country character of Queanbeyan.</i> <p>The proposed development is considered to be generally consistent with the relevant aims of the QLEP 2012. Specifically, it is generally in accordance with the strategic vision for the development of the Googong Township, provides a diversity of housing throughout Googong, maintains the unique identity and country character of Queanbeyan, and does impact on the natural, cultural and built heritage of Queanbeyan.</p>	Yes
Clause 1.4 Definitions	
<p>The proposed development has a number of different definitions. The development is defined under the Queanbeyan LEP as semi-attached dwellings, attached dwellings, studio dwelling, and earthworks.</p> <p>Lots 1,4,5,8 – semi-detached dwelling [which] <i>means a dwelling that is on its own lot of land and is attached to only one other dwelling.</i></p> <p>Lots 2,3,6,7 – attached dwelling [which] <i>means a building containing 3 or more dwellings, where:</i></p> <ul style="list-style-type: none"> (a) <i>Each dwelling is attached to another dwelling by a common wall, and</i> (b) <i>Each of the dwellings is on its own lot of land, and</i> (c) <i>None of the dwellings is located above any part of another dwelling.</i> 	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>Lot 8A – studio dwelling [which] 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.</p> <p>Earthworks means excavation or filling.</p> <p>The proposed development is also defined as subdivision of land. See Clause 2.6 of this report.</p>	
<p>Clause 1.9A Suspension of Covenants, Agreements and Instruments</p>	
<p>No covenants, agreements and instruments restricting the development have been identified.</p>	<p>Yes</p>
<p>Part 2 Permitted or Prohibited Development</p>	
<p>Clause 2.1 Land Use Zones</p>	
<p>The subject site is zoned R1 General Residential. Each proposed use is permissible with consent in this zone.</p>	<p>Yes</p>
<p>Clause 2.3 Zone Objectives and Land Use Tables</p>	
<p>The objectives of the zone are:</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of the residents. • To ensure that buildings with non-residential uses have a bulk and scale that is compatible with the zone’s predominately residential character. • To promote walkable neighbourhoods and a sense of community. • To ensure that where possible, development maintains existing bushland. • To encourage medium to high density housing located in close proximity to the town and village centres. <p>It is considered that the proposed development is generally consistent with the objectives of the R1 zone. Specifically it provides a variety of residential lots that are located in close proximity to the neighbourhood centre.</p>	<p>Yes</p>
<p>Clause 2.6 Subdivision – Consent requirements</p>	
<p>The clause states that the subdivision of land requires development consent. The proposed development includes the subdivision of land to create 8 x Torrens Title lots and 2 x Strata lots.</p>	<p>Yes</p>
<p>Clause 2.7 Demolition requires development consent</p>	
<p>The proposal does not involve demolition of an existing structure.</p>	<p>Yes</p>
<p>Part 4 Principal Development Standards</p>	
<p>Clause 4.1 Minimum subdivision lot size</p>	
<p>This clause provides for minimum lot sizes for the subdivision of land as shown on the Minimum Lot Size Map.</p> <p>The objectives of Clause 4.1 are as follows:</p>	<p>Yes</p>

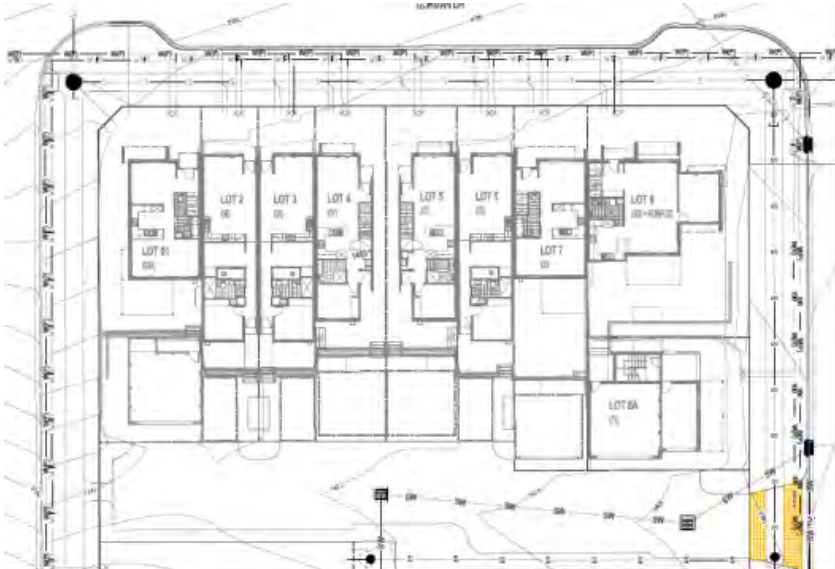
QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>a) <i>To ensure subdivision is sensitive to land, heritage and environmental characteristics (including water quality, native flora and fauna and places or items of Aboriginal and European heritage value);</i></p> <p>b) <i>To ensure subdivision does not adversely impact on the functions and safety of main roads;</i></p> <p>c) <i>To provide lots with areas and dimensions that enable the appropriate siting and construction of a building and associated works to minimise and avoid the threat of natural hazard (including bush fire, soil instability and flooding) and to protect significant vegetation and prominent or significant landscape qualities;</i></p> <p>d) <i>To ensure new lots have an adequate water supply and can be provided with an effective means of disposal of domestic waste and adequately serviced; and</i></p> <p>e) <i>To create lots that are compatible with the existing predominant lot pattern or desired future character of the locality and to minimise the likely adverse impact on the amenity of adjoining developments.</i></p> <p>The proposal has been assessed against the objectives of Clause 4.1 as being satisfactory except for objective (b) as the proposal will not adversely impact on the functions and safety of main roads, mainly due to the proposed public laneway. Due regard has been given to the desired future character of the locality and is consistent with the envisaged built form of the site and surrounding area.</p> <p>The initial through design of the public laneway was considered inappropriate as it would have an adverse impact on the functions and safety of main roads, however, a revised laneway design mitigates these impacts on surrounding roads and development such as the Anglican School.</p> <p>The majority of Googong Township, including the subject site, is identified as having a minimum lot size of 330m² on the Minimum Lot Size Map. Clause 4.1D- <i>Variation to minimum lot size</i> allows for certain land in Googong Township to be subdivided to create lots that are less than the minimum lot size of 330m² to 130m².</p>	
<p>Clause 4.1D Variation to Minimum Lot Size</p>	
<p>As mentioned in the Clause 4.1 assessment, the subject site is identified on the Minimum Lot Size Map as having a minimum lot size of 330m². However, <i>Clause 4.1D – Variation to minimum lot size</i> allows for certain land in Googong Township to be subdivided to create lots less than the 330m² minimum.</p> <p>The objective of <i>Clause 4.1D – Variation to minimum lot size</i>, is to provide opportunities for affordable medium density housing in appropriate locations.</p> <p>The clause applies to the following land:</p> <p>(a) <i>Land within 200 metres of any land within Zone B2 Local Centre,</i></p> <p>(b) <i>Land identified as “Additional Development Area” on the Googong Map.</i></p> <p>Sub-clause 4.1D (3) states:</p> <p>3) Despite clauses 4.1, 4.1AA and 4.1A, development consent may be granted for the subdivision of land to which this clause applies if:</p> <p>(a) There will be at least 4 lots resulting from the subdivision, and</p> <p>(b) The minimum lot size of each lot resulting from the subdivision is 130 square metres, and</p> <p>(c) The development application for the subdivision includes a dwelling design for each lot.</p>	<p>Yes</p>

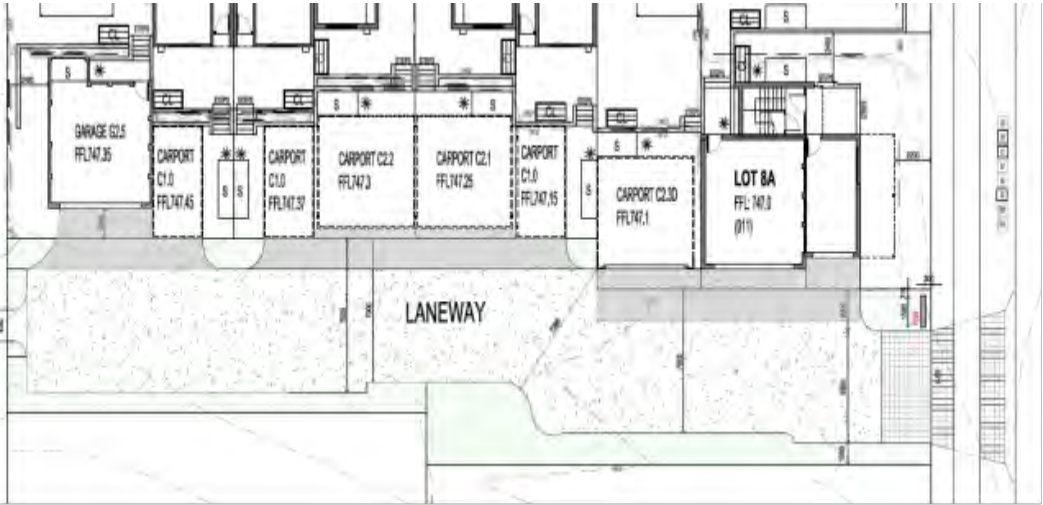
QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)																		
<p>The “Additional Development Areas” on the Googong Map are located in areas that are zoned R1 – General Residential which usually have a minimum lot size requirement of 330m². Within the “Additional Development Areas” lots are permitted to have a minimum size of 130m². These have been identified for a smaller minimum lot size than would otherwise be permitted to allow for a transition zone of medium density residential development, (lots between 130m² and 330m²), in close proximity to Neighbourhood Centres and the facilities and public transport options they provide.</p> <p>The subject site is located entirely within the mapped Additional Development Area (blue) as highlighted in the below image.</p>  <p>(Additional Development Area – Intramaps)</p> <p>The 8 proposed allotments range in size from 136.8m² to 422.7m², complying with the minimum lot size of 130m². The lot that is greater than 330m² contains a principal dwelling and a studio dwelling that are proposed to be further subdivided under a strata title. Additionally, the development application includes the dwelling design for each lot and therefore satisfies the requirements of Clause 4.1D.</p> <table border="1" data-bbox="531 1417 855 1917"> <thead> <tr> <th>Lot</th> <th>Area (m²)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>245.4</td> </tr> <tr> <td>2</td> <td>136.8</td> </tr> <tr> <td>3</td> <td>136.8</td> </tr> <tr> <td>4</td> <td>171.0</td> </tr> <tr> <td>5</td> <td>171.0</td> </tr> <tr> <td>6</td> <td>136.8</td> </tr> <tr> <td>7</td> <td>192.2</td> </tr> <tr> <td>8 & 8A</td> <td>422.7</td> </tr> </tbody> </table>	Lot	Area (m ²)	1	245.4	2	136.8	3	136.8	4	171.0	5	171.0	6	136.8	7	192.2	8 & 8A	422.7	
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<p>Clause 4.3 Height of buildings</p>																			
<p>The maximum building height permitted on the subject site is 12m. The following heights are proposed:</p>	<p>Yes</p>																		

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS			COMPLIES (Yes/No)																		
	Lot	Height (Metres)																			
	1	6.415m (Two Storey)																			
	2	4.8m (Single Storey)																			
	3	4.8m (Single Storey)																			
	4	6.65m (Two Storey)																			
	5	7.125m (Two Storey)																			
	6	4.8m (Single Storey)																			
	7	7.405m (Two Storey)																			
	8	6.5m (Two Storey)																			
	8a (Studio Dwelling)	6.845m																			
Clause 4.4 Floor space ratio																					
<p>The maximum floor space ratio (FSR) for a building on any land is not to exceed the FSR shown for the land on the Floor Space Ratio Map. The subject site is subject to an FSR of 1.5:1.</p> <p>The following areas have been included into GFA per the definition. A summary of the proposed Floor Space Ratios of all buildings is provided below;</p> <table border="1" data-bbox="443 1070 940 1572"> <thead> <tr> <th>Lot</th> <th>Floor Space Ratio</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0.49:1</td> </tr> <tr> <td>2</td> <td>0.5:1</td> </tr> <tr> <td>3</td> <td>0.5:1</td> </tr> <tr> <td>4</td> <td>0.57:1</td> </tr> <tr> <td>5</td> <td>0.57:1</td> </tr> <tr> <td>6</td> <td>0.5:1</td> </tr> <tr> <td>7</td> <td>0.62:1</td> </tr> <tr> <td>8 & 8A</td> <td>0.65:1</td> </tr> </tbody> </table>			Lot	Floor Space Ratio	1	0.49:1	2	0.5:1	3	0.5:1	4	0.57:1	5	0.57:1	6	0.5:1	7	0.62:1	8 & 8A	0.65:1	Yes
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Part 5 Miscellaneous Provisions																					
Clause 5.10 Heritage conservation																					
<p>Under Clause 5.10, Council must consider the effect of the proposed development on the heritage significance of the heritage item. The subject site does not contain any heritage item, is not located within a conservation area or within the vicinity of any heritage listed items. Archaeological investigations have been carried out for Neighbourhood 1A. There are no archaeological sites identified within the subject site. It is considered that the proposed development is unlikely to result in any adverse heritage impact.</p>			NA																		

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Clause 5.11 Bush fire hazard reduction	
The application does not involve any bush fire hazard reduction works.	NA
Part 6 Urban Release Areas	
Clause 6.1 Arrangements for Designated State and Territory Public Infrastructure	
<p>This clause requires satisfactory arrangements to be made for the provision of designated State and Territory public infrastructure before the subdivision of land in an urban release area.</p> <p>The Director General's Certificate – Satisfactory Arrangements for Designated State and Territory Public Infrastructure issued on 12 March 2014 for development consent 186-2013 and includes this land. Pursuant to sub-clause 6.1(3) a new Certificate is not required to be obtained if a proposed subdivision is for land that was the subject of a previous development consent granted in accordance with this clause.</p>	Yes
Clause 6.2 Public Utility Infrastructure	
<p>This clause states that development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p> <p>Council's Development Engineer has assessed the provision of public utilities as adequate arrangements being made to make infrastructure available. The proposed development will be serviced by reticulated and potable water; sewer servicing will be provided through the existing reticulated sewer; stormwater will be disposed of via an interallotment drainage pit located in the centre of the lane, and each lot will require its own tie.</p> <p>Previous subdivision works have created the surrounding road network and associated infrastructure adjacent the subject site. The site is serviced with reticulated water, sewer and stormwater as mentioned above.</p> <p>Electricity and telecommunications connections are also being made progressively available to each stage of Googong Township. These services have now been made available.</p>	
Part 7 Additional Local Provisions	
Clause 7.1 Earthworks	
<p>The objectives of this clause is to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.</p> <p>All bulk earthworks were completed as part of the creation of the lots under DA 283-2016. The earthworks associated with this development application include minor cut and fill in association with landscaping, retaining walls, fencing and the construction of dwellings. These earthworks form part of this application.</p> <p>The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. Standard conditions relating to site management and erosion and sediment controls will be imposed on the development consent.</p>	Yes - Conditions
Clause 7.2 Flood Planning	
The site is not identified as a 'flood planning area'.	NA

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Clause 7.3 Terrestrial biodiversity	
This clause is not relevant to the proposed development as the site is not identified as "Biodiversity" on the Terrestrial Biodiversity Map.	NA
Clause 7.4 Riparian land and watercourses	
This clause is not relevant to the proposed development as the site is not identified as "Watercourse" on the Riparian Land and Watercourses Map".	NA
Clause 7.5 Scenic protection	
This clause is not relevant to the proposed development as the site is not identified as "Scenic Protection Area" on the Scenic Protection Map.	NA
Clause 7.6 Airspace operations	
<p>This clause states that if a development application is received and the consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.</p> <p>The proposed development penetrates the 720.00AHD level on the Obstacle Limitations Surface Map for the Canberra Airport. This is because the existing ground level of the majority of land within Googong Township is above 720.00AHD. The Commonwealth Department of Infrastructure and Regional Development (DIRD) has issued Controlled Activity approvals for the construction of dwellings in Stages 1-7 of Neighbourhood 1A and Neighbourhood 1B in Googong. The approvals are subject to structures not exceeding a maximum height of 822m AHD or 20m AGL inclusive of vents, chimneys, aerial, antennas (of whatever type) lightning rods etc. Separate approval in accordance with the Regulations must be sought for any crane operations or other structures within this Googong site which will exceed the height of 822 metres AHD or 20 metres AGL.</p> <p>The proposed dwellings will not exceed the height of 822 metres AHD or 20m actual ground level. No further approvals or consultation is required for this proposal.</p>	Yes
Clause 7.7 Development in areas subject to aircraft noise	
This clause is not relevant to the proposed development as the site is not located near the Canberra Airport or within an ANEF contour of 20 or greater.	NA
Clause 7.8 Active street frontages	
This clause is not relevant to the proposed development as the site is not identified as "Active street frontage" on the Active Street Frontages Map".	NA
Clause 7.9 Essential services	
<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access. <p>Council's Development Engineer has assessed the proposed development and confirmed that adequate services are available or can be made available to the proposed development.</p>	

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>Water Supply <i>The proposed small lot housing development will be serviced by reticulated potable and recycled water supplied through the construction of infrastructure servicing Neighbourhood 1 Stage 6C. A Construction Certificate was issued by Land Development Certificates for Civil works. A Subdivision Construction Certificate was issued by Council for water and sewer works. Each strata lot within the Torrens title subdivision will require individual servicing.</i></p> <p>Sewer <i>Sewer serving the development will be supplied through the reticulating sewer constructed as part of Neighbourhood 1 Stage 6C. A Construction Certificate was issued by Land Development Certificates for Civil works and a Subdivision Construction Certificate was issued by Council for water and sewer works.</i></p> <p>Stormwater <i>Storm water to service the development will be via an interallotment type drainage into pits located in the centre of the access lane that serves the subdivision. Each lot will require its own service tie.</i></p>  <p>Access <i>The lane configuration allows for car manoeuvrability. Cars are able to access and egress the garages and carports in one turning motion. The lane has sufficient width toward Underhill Street to allow for passing of cars that may be leaving the lane.</i></p> <p>Traffic and Parking <i>The initial submission showed a through lane from Underhill to Rosa Street, the lane would directly impact the operation of the Googong Anglican School and could pose a safety risk to school children.</i></p> <p><i>Council's community connections and Natural and Built Character met to discuss the development and what potential mitigation of risk could be considered by Council. It was decided that the developer be asked to provide an application showing a lane access which does not include a through lane but provide for passing of traffic within the lane.</i></p> <p><i>The following further information was requested from the applicant:</i></p>	

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p><i>Council's Community Connections and Natural and Built Character staff have reviewed the application identifying some points of concern:</i></p> <ul style="list-style-type: none"> ○ <i>Use of lane for short term parking area for early child care and school drop off, and</i> ○ <i>Location in relation to a proposed pedestrian crossing.</i> <p><i>Due to these issues Council cannot support a through lane. To enable the development to continue through the assessment process, Council proposes that the public lane be closed at the Rosa Street end, and that landscaping be provided to treat the end of the lane.</i></p> <p><i>A closed access lane will mitigate any risk from the use of pedestrians as the traffic generation will be low and not attract surrounding traffic and that the restriction of through traffic will not impact on school traffic safety. All waste picked up to be serviced via bin pads in Rosa and Underhill Street.</i></p> <p><i>The applicant provided revised plans meeting Council requirements:</i></p>  <p><i>The amended lane configuration and dimensions is well within the traffic generation for the site.</i></p> <p><i>The lane threshold will have tool jointing to the concrete pavement to provide a visual and auditory effect to the lane so road users detect they are driving on a road under different traffic conditions.</i></p>	
<p>Clause 7.10 Development near Cooma Road Quarry</p>	
<p>This clause is not relevant to the proposed development as the site is not identified as "Buffer Area" on the Quarry Buffer Area Map".</p>	<p>NA</p>
<p>Clause 7.11 Development near HMAS Harman</p>	
<p>This clause is not relevant to the proposed development as the site is not located within 2 kilometres of HMAS Harman or within Zone IN1 General Industrial or Zone IN2 Light Industrial.</p>	<p>NA</p>

Development Control Plan

The Queanbeyan Development Control Plan (DCP) 2012 applies to the development and a summary of the relevant provisions is provided in the following table.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 About This Development Control Plan	
<p>1.8 Public Notification Of A Development Application The development application was notified to adjoining owners and advertised in the Queanbeyan Age and The Chronicle. No submissions were received.</p>	Yes
Part 2 All Zones	
<p>2.2 Car Parking This section of the QDCP 2012 requires compliance with the Australian Standard for parking. The application has been referred to Council's Development Engineer whom advises that the proposed on-site car parking for the development generally complies with AS 2890.1. Refer to further comments relating to car parking under the Googong DCP.</p>	Yes
<p>2.3 Environmental Management</p> <p>2.3.2 Objectives To satisfy the aims and zoning objectives of the <i>Queanbeyan Local Environmental Plan 2012</i> controls in this section aim to:</p> <ol style="list-style-type: none"> 1) <i>Facilitate the development of building design excellence appropriate to a regional city.</i> 2) <i>Ensure environmental impacts of new development are managed in a sustainable and economical way.</i> 3) <i>Ensure a healthy environment.</i> 4) <i>Provide an adequate and renewable supply of resources.</i> 5) <i>Ensure application, where appropriate, of the BASIX or Building Code of Australia energy efficiency provisions.</i> <p>2.3.3 Energy Efficiency and Conservation A BASIX certificate has been submitted for each dwelling and the relevant commitments shown on the submitted plans. The proposed development will not result in any significant environmental impacts and is not located within the vicinity of arterial roads, entertainment venues or the like.</p> <p>2.3.5 Waste and Recycling</p> <p>Objectives The minimisation of waste from development can reduce impacts on the public domain, contribute to the amenity of the building and limit the potential harmful impacts to the environment. Waste management refers to all stages of the development from construction and use through to demolition and the ongoing generation of waste. It also includes the way in which waste is accessed, stored and collected.</p> <ol style="list-style-type: none"> 1) <i>To minimise waste generation and disposal to landfill with careful source separation, reuse and recycling.</i> 	Yes – Condition for clearly labelled bin pads and bins to be stored within each allotment.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>2) <i>To minimise the generation of waste through design, material selection, building and best waste management practices.</i></p> <p>3) <i>To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development as well as the ongoing generation of waste.</i></p> <p>4) <i>To ensure efficient storage and collection of waste and quality design of facilities.</i></p> <p>Domestic waste collection services are available for future residents of each dwelling and adequate area is available for storing domestic waste bins within each allotment. Bin pads have been provided within the verge of Rosa Street and Underhill Street. Bins for Lots 1-5 will be placed on the road reserve of Rosa Street and bins for Lot 6-8A will be placed on the road reserve of Underhill Street.</p> <p>A condition of consent will be imposed requiring the bin pads allocated to be clearly numbered to ensure only those dwellings use the allocated spaces. Also a condition will be imposed requiring all bins to be stored within each allotment to ensure no bins are stored within the laneway (Condition number 67 in test condition printout).</p>	
<p>2.4 Contaminated Land Management Refer to SEPP 55 assessment.</p>	Yes
<p>2.5 Flood Management The subject site is not located within a flood prone area.</p>	NA
<p>2.6 Landscaping This clause outlines Council's requirements for landscape plans and also lists what development types require a Council Accredited Landscape Consultant to prepare landscape plans.</p> <p>Satisfactory landscape plans for each of the dwellings have been prepared by a Category 2 Accredited Landscape Consultant. The landscape plans show a variety of surface treatments and plants suitable to Queanbeyan's climate. Refer to further discussion of landscaping under the Googong DCP.</p>	Yes
<p>2.7 Soil, Water and Vegetation Management Plan (SWVM Plans) A SWVM was required to be submitted for the proposed development. Sediment and erosion controls must be installed prior to any work commencing and be maintained throughout the course of construction. Conditions relating to site management will be imposed should development consent be granted.</p>	Yes
<p>2.8 Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land.</p>	NA
<p>2.9 Safe Design Dwelling designs should achieve effective natural surveillance, access definition, territorial reinforcement and defensible space through appropriate design of landscaping, entrances, lighting, building identification, security and fencing.</p> <p>The proposed dwelling designs generally achieve the above requirements. The proposal was referred to the NSW Police for comment. NSW Police advised that the development has been identified as a moderate-crime risk (refer to comments from the</p>	Yes – Condition for entrance lights and street addressing

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>NSW Police later in this report). Submitted plans show appropriate fencing and landscaping that will not obscure entries or prevent natural surveillance of the street or the public laneway.</p> <p>Proposed two-storey dwellings contain windows facing the street (Gorman Drive) and the public laneway, affording maximum casual surveillance.</p> <p>A condition will be placed on the development consent requiring appropriate lighting to be installed within the laneway. This lighting will be required to comply with AS 1158 – Lighting for Roads and Public Spaces, which will provide adequate lighting in accordance with the safe design requirements.</p> <p>A condition will also be placed on the development consent in regards to every dwelling being clearly identified by a street number. This will provide clear identification of the building in accordance with the requirements of this clause.</p>	
<p>2.11 Height of Buildings Refer to LEP assessment (Clause 4.3).</p>	Yes
<p>2.13 Preservation of Trees and Vegetation The proposed development does not require the removal of any vegetation. The removal of trees across Neighbourhood 1A was undertaken in accordance with previous development approvals. High quality trees identified in the Tree Assessment Report for Neighbourhood 1A have been preserved where appropriate.</p>	Yes

The proposed development has been assessed in accordance with the requirements of the **Googong Development Control Plan (DCP)** and a summary of the relevant provisions is provided in the following table.

GOOGONG DCP COMMENTS		COMPLIES (Yes/No)
Section	Controls	Compliance/Conditions
PART 4 – SUBDIVISION CONTROLS		
4.2-4.3	<p>General Objectives</p> <p>It should be noted that the subdivision design is necessarily influenced by the layout and dimensions of the parent superlots approved under previous development consents.</p> <ol style="list-style-type: none"> 1) <i>Subdivision design shall be generally in accordance with the Neighbourhood Structure Plan.</i> 2) <i>To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public domain.</i> 3) <i>Optimise views and the amenity of residential allotments in regards to views, solar access and proximity to community facilities, open space and public transport.</i> 4) <i>Ensure each neighbourhood within the township has a range of densities and housing choices to cater for the various needs of the community.</i> 	Yes






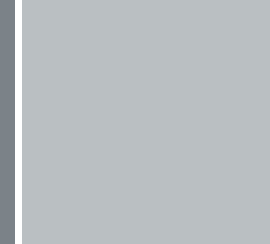
GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>5) <i>Provide good solar access opportunities for future dwellings and residents and ensure that the lot layout responds to and optimizes solar access.</i></p> <p>The proposed subdivision is considered to be generally satisfactory with regards to the above objectives. The lot layout is an efficient subdivision of the land that allows solar access opportunities, particularly to private open space areas.</p> <p>The controls relevant to the subdivision are as follows:</p> <p style="padding-left: 40px;">b) <i>Subdivision lot sizes shall comply with the minimum lot sizes as specified in the QLEP 2012.</i></p> <p style="padding-left: 40px;">g) <i>Each new allotment has sufficient building area on it, being land with a slope of less than 20%.</i></p> <p>Note: Many of the controls are not relevant to this development application as they relate to neighbourhoods and street hierarchies. These controls were considered at subdivision stage for the parent superlot.</p> <p>As previously discussed in this report, the proposed lots will have a minimum subdivision lot size of 136.8m² which complies with the minimum subdivision lot size of 130m² prescribed by Clause 4.1D. Each new allotment has sufficient building area on it and has a slope that is less than 20%</p>	
4.4	<p>Lot Orientation Relevant Controls</p> <p style="padding-left: 20px;">a) <i>Consideration should be given to different lot dimensions depending on the lot orientation. In this regard, upfront detailed tailoring of a layout at the early stages of a project can deliver sustainable outcomes.</i></p> <p style="padding-left: 20px;">b) <i>Lot orientation, size and dimensions should enable dwellings to be generally sited either on an N-S or E-W orientation. Where other amenities such as views over open space are available or the topography prevents efficient design the alternative lot orientations can be considered. Refer above.</i></p> <p style="padding-left: 20px;">c) <i>Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.</i></p> <p>The proposed lots have been designed to ensure that the principal private open space and living areas of the proposed dwellings have a northern orientation. The proposed allotments have a North-South orientation.</p> <p style="padding-left: 20px;">d) <i>Where E-W oriented lots are proposed lots should be wider to support solar access.</i></p> <p style="padding-left: 20px;">e) <i>Design for deeper N-S lots on the southern side of roads, particularly if two storey dwellings are envisaged, to allow for solar access to private open space at the rear.</i></p> <p style="padding-left: 20px;">f) <i>N-S oriented lots on the northern side of an E-W road can be less deep than N-S lots on the southern side of the same road. Narrower lots can be accommodated, particularly for the northern lots as they are particularly suitable for two storey dwellings with a lesser footprint. A wider southern lot allows for a central courtyard, which may gain greater solar penetration.</i></p>	


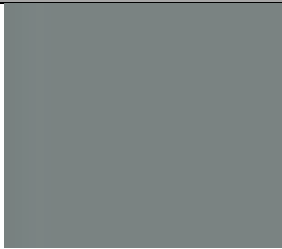
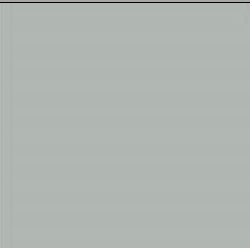
GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)																							
<p>The North-South orientation (lot frontages facing North) of the proposed allotments allows for all of the lots to achieve solar access. As shown by the submitted shadow diagrams, all lots will achieve solar access to their PPOS forward of the building line and living areas for a minimum of 3 hours on June 21.</p> <p>A combination of single and two-storey dwellings are proposed, with each dwelling achieving solar access to the PPOS and living areas. This can be attributed to the orientation of the lots combined with the depths of the lots. The depths of the lots is a tool to overcome overshadowing from the proposed two storey dwellings within this subdivision.</p> <p>The lot depths for lots 1-8 vary from 28.5m to 30m and widths (frontage) vary from 4.8m to 11.7m. The wider lot widths are provided for Lots 1&8 to accommodate for the Rosa Street and Underhill Street corners.</p> <p>Lot Size and Layout</p> <p>The objectives of the lot size and layout controls are as follows:</p> <ol style="list-style-type: none"> 1) <i>Encourage a variety of lot sizes across the site to promote housing choice and create varied streetscapes.</i> 2) <i>Smaller lot sizes are to be located within easy walking distance of a neighbourhood centre or the town centre, with larger lot sizes generally at the edges of Googong.</i> 3) <i>Promote generally rectangular street blocks and lots to maximise efficiency.</i> <p>The proposed development is considered to be satisfactory with regards to the above objectives. The subdivision involves a number of smaller lots that are located within walking distance to a neighbourhood centre. Additionally, the proposed lots vary in size from 136.8m² to 422.7m².</p> <p>The relevant lot size and layout controls are:</p> <p>a) <i>Minimum lot size is to be in accordance with the QLEP 2012 Lot Size Map and the lot dimensions are to be in accordance with the Table 1 below.</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Size</th> <th style="text-align: left;">Minimum Dimension</th> <th style="text-align: left;">Frontage</th> </tr> </thead> <tbody> <tr> <td>170 < 250m²</td> <td>6.0m</td> <td></td> </tr> <tr> <td>250 < 300m²</td> <td>6.0m</td> <td></td> </tr> <tr> <td>300 < 450m²</td> <td>10m</td> <td></td> </tr> <tr> <td>450 < 600m²</td> <td>12m</td> <td></td> </tr> <tr> <td>600 < 900m²</td> <td>12m</td> <td></td> </tr> <tr> <td>900 < 1500m²</td> <td>15m</td> <td></td> </tr> <tr> <td>> 1500m²</td> <td>18m</td> <td></td> </tr> </tbody> </table> <p>b) <i>Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.</i></p> <p>c) <i>Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.</i></p> <p>d) <i>Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.</i></p>	Lot Size	Minimum Dimension	Frontage	170 < 250m ²	6.0m		250 < 300m ²	6.0m		300 < 450m ²	10m		450 < 600m ²	12m		600 < 900m ²	12m		900 < 1500m ²	15m		> 1500m ²	18m		
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GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>The proposed subdivision generally complies with the above controls. As discussed previously in this Assessment under the <i>QLEP 2012</i>, the subject site has a minimum subdivision lot size of 136.8m² as it is within the <i>Additional Development Area</i>, which permits a variation to the minimum lot size of 330m². As such the development proposes minimum lot sizes of 138m² and thus complies with the 130m² minimum lot size applicable to the subject site.</p> <p>Frontage Requirements Proposed lots 2, 3 and 6 have an area less than 170m² and have a frontage of 4.8m which does not meet the minimum frontage dimension as outlined in the above table. However, Table 1 of Part 7 of the Googong Development Control Plan allows for this. Refer to Table 1 assessment of the report to see compliance with this Part.</p> <p>Four of the proposed lots (Lots 1, 4, 5 and 7) are within the 170 < 250m² lot size range which has a minimum frontage requirement of 6.0m. The proposed lots and their frontages are as follows;</p> <ul style="list-style-type: none"> - Lot 1 – 6.68m - Lot 4 – 6m - Lot 5 – 6m - Lot 7 – 6.2m <p>As shown above, these lots meet the 6m minimum frontage for lots being within the 170 < 250m² range.</p> <p>One of the proposed lots (Lot 8) falls between the 300 < 450m² range which has a minimum frontage requirement of 10m. Lot 8 is a combination of Lot 8 (dwelling) and Lot 8A (studio dwelling). Lot 8 has a proposed frontage of 11.7m, therefore exceeding the 10m minimum.</p> <p>The proposed lots are capable of accommodating a dwelling (with frontage to Gorman Drive, Rosa Street and Underhill Street) private open space with a norther/north-eastern orientation, and an undercover car parking space provided by a garage/carport to the rear of the lot that is accessed via the public laneway.</p> <p>The proposed development only requires a minimum cut and fill to accommodate the proposed lots. There are no environmental or natural features of the site that will prevent the proposed subdivision pattern.</p> <p>Proposed lots 2-7 are rectangular in shape, while lots 1 and 8 have a corner to accommodate for the street form of Rosa Street and Underhill Street. This layout could not be avoided and has no impact on the neighbourhood patters.</p> <p>The proposed development complies with the above controls.</p>	
Part 5 – Design Guidelines and Controls for Public Domain		
5.2	<p>Street Network Council previously approved a development application 412-2015, 71-2016 and 175-2017 for small lot housing with a public laneway. The proposed public laneway will be dedicated as a public road but it will function the same as private laneways and</p>	

GOOGONG DCP COMMENTS	COMPLIE S (Yes/No)
<p>has been designed in the same manner. Laneways are generally provided for in the Googong Master Plan and Structure Plan.</p> <p>The proposed laneway will provide access to the rear loaded garages/carports of the 9 proposed dwellings within this application. There will be no garbage collection within the verge of the laneway as all dwellings will be allocated bin pads located on the verge of Rosa Street and Underhill Street. The proposed public laneway will run parallel to Gorman Drive between Underhill Street and Rosa Street. The public laneway will be accessed via Underhill Street as vehicle access will be blocked at the Rosa Street end to mitigate any safety risks associated with the laneway's proximity to the adjacent Anglican School.</p> <p>The policy framework outlined below highlights the generalisation of the laneway design controls and is applicable to the proposed public laneway for purposes of assessment.</p> <p>The following elements of policies and guidelines are of relevance.</p> <p><u>Policy Framework for laneways</u> <u>Design Specification-D1 Geometric Road Design Guidelines</u> There are two tables that specify requirements for laneways, table D.1.5 and D1.8. These two tables specify a 100 vehicles per day requirement, 3m minimum carriage width and a 7m wide road reserve. The main difference between the two tables is the requirements for verge width. D.1.5 requires a verge width of 0.5m and D1.8 requires a verge width of 2m. There is no clear indication as to which table is used for public or private laneways.</p> <p><u>Googong Development Control Plan Table 3 of Part 5 – Subdivision and Design</u> The numerical requirements specified in Table 3 mirror the requirements specified in table D1.8 of the Design Specification- D1 Geometric Road Design Guidelines. This table does not specify whether it is applicable to private or public laneways. The policy framework makes provisions for laneways, but does not distinguish between public and private laneways and therefore the assessment of the proposed public laneway is guided by the following objectives and controls.</p> <p>5.2 – Street Network</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>Establish a street network that complements the characteristics of each neighbourhood area and promotes a liveable and permeable local environment.</i> 2) <i>Provide safe and convenient access to all subdivisions and all allotments within a subdivision.</i> 3) <i>Facilitate safe movement of road users through the provision of usable and accessible facilities for pedestrian and cyclists.</i> 4) <i>Promote use of public transport through the provision of appropriate facilities for users of public transport.</i> 5) <i>Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout the township and connections to the established network.</i> 6) <i>Create a street hierarchy that reflects the function and character of each street and forms part of a legible network.</i> 	

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)																											
<p>7) <i>Make provision for a public transport route through Googong.</i></p> <p>8) <i>Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network, as illustrated in images above.</i></p> <p>The proposed development is generally consistent with the above objectives.</p> <p>Controls</p> <p>a) <i>Streets are to be designed in accordance with the Master Plan, Council’s adopted Engineering Design Specification – Googong, Control Diagrams and numeric controls in the Table 3 as identified herein.</i></p> <p>b) <i>A development application must demonstrate that the proposed streets are appropriate for their role in the street network.</i></p> <p>c) <i>All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in QCC Engineering Design Specification – Googong.</i></p> <p>d) <i>Streets are to include a stormwater drainage facilities as required. WSUD controls should be provided where possible in central medians.</i></p> <p>e) <i>Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.</i></p> <p>f) <i>Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on-street cycling.</i></p> <p>The proposed public laneway complies with this part of the Clause. The proposed public laneway has been designed to provide access to the garages/carports. The verge width meets the requirements specified within the Engineering Design Specifications and Table 3 of the Googong Development Control Plan. Council’s Development Engineer has assessed the proposed development as being satisfactory.</p>																													
Part 7 – Small Lots, Studio Dwellings, Multi Dwellings, Dual Occupancies and Residential Flat Buildings																													
<p>7.1</p> <p>Introduction</p> <p>Part 7 contains the controls for small lots of 130m² - 330m² and studio dwellings. Each dwelling is listed below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Lot</th> <th style="text-align: center;">Area m²</th> <th style="text-align: center;">Dwelling Type</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">245.4</td> <td>Two-storey semi-detached dwelling</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">136.8</td> <td>Single storey attached dwelling</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">136.8</td> <td>Single storey attached dwelling</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">171</td> <td>Two-storey semi-detached dwelling</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">171</td> <td>Two-storey semi-detached dwelling</td> </tr> <tr> <td style="text-align: center;">6</td> <td style="text-align: center;">136.8</td> <td>Single storey attached dwelling</td> </tr> <tr> <td style="text-align: center;">7</td> <td style="text-align: center;">192.2</td> <td>Two-storey attached dwelling</td> </tr> <tr> <td style="text-align: center;">8 & 8a</td> <td style="text-align: center;">422.7</td> <td>Two-storey semi-detached dwelling and studio dwelling above garage</td> </tr> </tbody> </table>	Lot	Area m ²	Dwelling Type	1	245.4	Two-storey semi-detached dwelling	2	136.8	Single storey attached dwelling	3	136.8	Single storey attached dwelling	4	171	Two-storey semi-detached dwelling	5	171	Two-storey semi-detached dwelling	6	136.8	Single storey attached dwelling	7	192.2	Two-storey attached dwelling	8 & 8a	422.7	Two-storey semi-detached dwelling and studio dwelling above garage		
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GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	Relevant controls are discussed below with reference to Part 7 and the DCP's Table 1 – Small Lot Housing.	
7.2	<p>Streetscape</p> <p>Relevant Objectives</p> <ol style="list-style-type: none"> 1) <i>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.</i> 2) <i>To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.</i> <p>The proposed development generally meets the objectives of this Clause specifically, as the dwellings have been designed to high quality and conform to the character of the Googong area.</p> <p>Controls</p> <ol style="list-style-type: none"> a) <i>Development shall be generally in accordance with the Neighbourhood Structure Plan.</i> <p>The proposed development is generally in accordance with the Neighbourhood Structure Plan.</p> <ol style="list-style-type: none"> b) <i>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.</i> <p>The proposal includes a mix of rendered masonry and cladding. The brick types include mist, domino and timber look cladding. Other external wall colours include Monument, Simone Weil, Grey Pail, White on White, Windspray and Shale Grey.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Mist</p> </div> <div style="text-align: center;">  <p>Domino</p> </div> <div style="text-align: center;">  <p>Timber look cladding</p> </div> </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 10px;"> <div style="text-align: center;">  <p>Monument</p> </div> <div style="text-align: center;">  <p>Simone Weil</p> </div> <div style="text-align: center;">  <p>Grey on pail</p> </div> </div>	No - Variation

GOOGONG DCP COMMENTS			COMPLIE S (Yes/No)
			
White on white	Windspray	Shale Grey	
<p>c) <i>New buildings shall adhere to the minimum building line setbacks as set out in relevant Tables in this Part.</i></p> <p>Please refer to Table 1 assessment further in this report.</p> <p>d) <i>On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.</i></p> <p>Lots 1, 8 and 8a are corner sites. Each proposed dwelling uses a mix of the above mentioned treatments to ensure compatibility and consistency with the desired character of Googong. Sight lines are maintained through setbacks.</p> <p>e) <i>Fencing should be designed to provide a clear distinction between private and public space and to encourage casual surveillance of the street.</i></p> <p>f) <i>Fencing should be consistent with the established style and pattern of fences in the locality.</i></p> <p>g) <i>Elements such as fences, walls, hedges, level changes and landscaping or a Googong DCP – Part 7 – Small Lots, Studio Dwellings, Multi Dwelling, Dual Occupancies and Residential Flat Buildings 5 combination of these elements are to define the front boundary.</i></p> <p>h) <i>Where front fences / walls are used they are to be a maximum height of 1.2m to the primary street frontage.</i></p> <p>i) <i>Front fencing is to be predominately open in design, such as picket fences, hedges or palisade style fencing.</i></p> <p>j) <i>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.</i></p> <p>k) <i>Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.</i></p> <p>Front and rear fencing has been provided to each lot to distinguish between public and private spaces. The fencing to the front and rear of the lots is proposed to be 1.5m high aluminium slats, and the dividing fences are proposed to be 1.8m high lapped palings. Fences located on the primary frontage and 50% of the lot depth on the secondary frontage are to be a maximum of 1.2m high. The fencing proposed on the primary and secondary dwelling is 1.5m high, and therefore does not comply with this control. A variation to the DCP is supported in this instance for a number of reasons. The private open space is located to the front of the proposed lots and it is considered that 1.5m high front fencing is necessary to protect the privacy of the private open space. The proposed front fencing is predominately open in design with 65mm horizontal aluminium slats with 20mm gaps. The proposed 1.5m high front</p>			

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	fencing ensures privacy to private open space whilst maintaining casual surveillance of the street.	
7.3	<p>Streetscape – Public and Private Laneways</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and both active and passive surveillance.</i> 2) <i>To provide development that is of a scale and architectural quality that contributes to the laneways' streetscape.</i> 3) <i>To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length.</i> 4) <i>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.</i> 5) <i>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.</i> 6) <i>To reduce garage dominance in residential streets.</i> 7) <i>To maximise on –street parking spaces and landscaping in residential streets.</i> 8) <i>To facilitate the use of attached and narrow lot housing.</i> 9) <i>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.</i> <p>The proposal generally satisfies the above objectives.</p> <p>Controls</p> <ol style="list-style-type: none"> a) <i>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.</i> <p>Council's Development Engineer has assessed the proposed laneway and deemed it meets this Clause.</p> <ol style="list-style-type: none"> b) <i>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.</i> <p>The proposed laneway is not continuous and avoids the gun barrel effect.</p> <ol style="list-style-type: none"> c) <i>No more than 1 in 4 dwellings (excluding street corner lots with studio dwelling at the lane entry) are to be studio dwellings.</i> <p>There is only one studio dwelling being proposed in this application (Lot 8A).</p> <ol style="list-style-type: none"> d) <i>Straight layouts across the blocks are preferred for safety and legibility, but the detailed alignment can employ subtle bends to add visual interest and</i> 	Yes

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
<p style="text-align: center;"><i>avoid long distance monotonous views, subject to meeting the minimum construction requirements for turning paths.</i></p> <p>Proposed lots 2-7 present as a straight rectangular layout, while lots 1, 8 and 8A have a slight bend to avoid a long monotonous view and provide visual interest to the streetscape.</p> <p style="padding-left: 40px;">e) <i>Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of the laneway.</i></p> <p>Rear fences facing the laneway propose 20mm gaps to provide surveillance of the laneway.</p> <p style="padding-left: 40px;">f) <i>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.</i></p> <p>Building form to the laneway has been sufficiently articulated and consists of a mixture of garages, carports and a studio dwelling and incorporates a mix of material to provide visual interest. A satisfactory landscaping plan has been provided which incorporates sufficient space for the provision of medium/small sized trees at one side of the entrance/exit to the laneway at Underhill Street as well as landscaping on the Rosa Street end of the laneway that will form a physical barrier to restrict vehicular access. Trees are also proposed on the verge opposite the dwellings. This will assist in softening the appearance of the built form to this laneway. The variation of building form consists of open and solid forms that provides acceptable articulation of this façade.</p> <p style="padding-left: 40px;">g) <i>Laneways shall be provided with street lighting.</i></p> <p>No lighting plan has been provided with this application. A recommended condition of consent (if granted) will be imposed requiring a lighting plan to be submitted showing suitable lighting within the public laneway.</p> <p style="padding-left: 40px;">h) <i>The minimum garage doorway widths for manoeuvrability are 2.4m (single) and 4.8m (double).</i></p> <p>Lots 1, 8 and 8A have proposed garages. Lot 1 includes a proposed double garage with a doorway 4.8m wide. Lot 8 includes a proposed double garage with a doorway 4.8m wide. Lot 8A includes a proposed single garage with a doorway 2.4m wide. Lot 7 has a proposed carport with solid infill and a panel lift door facing the laneway. The width of the door is 4.8m, but is not considered a garage as the sides of the carport are not enclosed.</p> <p style="padding-left: 40px;">i) <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.</i></p>		

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>The configuration of the laneway and associated subdivision and garage arrangements does not provide opportunities for unintended uses and is considered to be an orderly development of the site.</p> <p style="padding-left: 40px;"><i>j) Passive surveillance along the laneway from the upper storey rooms is encouraged.</i></p> <p>Majority of the two-storey dwellings have windows that face the public laneway, allowing passive surveillance. The proposed studio dwelling also contains windows overlooking the laneway, allowing for surveillance.</p> <p style="padding-left: 40px;"><i>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.</i></p> <p>No ground floor habitable rooms are located on the laneway. All dwellings are setback from the laneway as the proposed garages and carports separate them.</p>	
7.4	<p>Building Form and Design</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.</i> 2) <i>To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.</i> 3) <i>Provide quality architecture through richness in detail and architectural interest and complementary to the particular Precinct within Googong.</i> 4) <i>Support the development of the town and neighbourhood.</i> 5) <i>Provide legibility of building function.</i> 6) <i>Maintain pedestrian scale in the articulation of details on lower levels.</i> 7) <i>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.</i> 8) <i>Establish a high quality residential environment where all dwellings within residential buildings have a good level of amenity.</i> 9) <i>Encourage the development of mixed residential/commercial developments in the town and neighbourhood centres within easy walking distance to public transport.</i> 10) <i>Ensure that design of mixed use developments maintains residential amenities and preserves compatibility between uses.</i> 11) <i>Encourage façade articulation of individual buildings to enhance the streetscape, such as highlighting front entries to give the building a sense of address.</i> <p>The proposal generally meets the above objectives. Specifically, the bulk, scale, height and overall design of the dwellings promotes diversity in the streetscape and supports the overall plan for Googong.</p> <p>Controls</p> <ol style="list-style-type: none"> a) <i>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.</i> 	Yes

GOOGONG DCP COMMENTS	COMPLIE S (Yes/No)
<p>Each lot frontage contains a tree within the front setback providing landscaping elements onto the streetscape of Gorman Drive. The dwellings have incorporated a mix of materials, heights and design of a high quality on the facades to address Gorman Drive. The dwellings with two frontages appropriately address primary and secondary frontages and also well-articulated.</p> <p style="padding-left: 40px;"><i>b) The design of new development is to address shading from summer sun, ventilation and topography.</i></p> <p>The proposed dwellings have been designed taking into account the changes within the topography of the superlot, and have provided adequate ventilation and shadowing to living areas. All proposed dwellings comply with accompanying BASIX Certificates which detail ventilation, thermal comfort, water requirements, energy commitments etc.</p> <p style="padding-left: 40px;"><i>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.</i></p> <p>The proposed studio dwelling is located to the rear of Lot 8 and has access from the proposed laneway.</p> <p style="padding-left: 40px;"><i>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.</i></p> <p>The proposed studio dwelling (Lot8A) includes a balcony on the first floor. The proposed balcony is located wholly within the lot boundaries shown on the submitted strata plan and is unlikely to create a wide lane or ambiguous space. It is unlikely that this open space will be used for car parking as it is narrow, and access to the space is impeded by the balcony's supporting columns.</p> <p style="padding-left: 40px;"><i>e) Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance.</i></p> <p>The proposed studio dwelling has a living area, meals area and kitchen that directly overlook the laneway. Additionally, the proposed studio dwelling has a first floor balcony that faces Underhill Street with some visibility to the proposed laneway.</p> <p style="padding-left: 40px;"><i>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.</i></p> <p style="padding-left: 40px;"><i>g) Articulation zones shall be designed to adhere to the requirements set out in relevant tables in this Part.</i></p> <p>Large expanses of blank walls have been avoided and no proposed dwellings are considered to be 'glass box style'. A mixture of materials, colours, balconies, porches, awnings, and roof designs have been incorporated into the proposed development.</p>	

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>Articulation zones have been provided to all of the dwellings and do not encroach more than 1.5m into the minimum front setback of the lot.</p> <p style="padding-left: 40px;"><i>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:</i></p> <p style="padding-left: 80px;"><i>i. 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.</i></p> <p>All dwellings have a clearly defined building entry through the use of awnings, porches, balconies and a combination of materials and colours.</p> <p>Building Entries</p> <p style="padding-left: 40px;"><i>i) Define building entries clearly using setbacks, canopies, different materials, textures and colours.</i></p> <p>All building entries are clearly defined. There is a consistent front setback along the proposed dwellings that incorporates a mixture of materials, textures and colours.</p> <p>Roof Design</p> <p style="padding-left: 40px;"><i>a) Articulate roofs to provide a quality roofscape. Roof design is to:</i></p> <p style="padding-left: 80px;"><i>i. Minimise impact on tree-top skyline viewed from beyond the site.</i></p> <p style="padding-left: 80px;"><i>ii. Avoid glare, high colour contrast and screen unsightly roof mounted services.</i></p> <p style="padding-left: 80px;"><i>iii. Obscure roof mounted structures when viewed from higher dwellings and the public domain.</i></p> <p style="padding-left: 40px;"><i>b) Pitched hip and gable roof forms shall predominate.</i></p> <p style="padding-left: 40px;"><i>c) Strong colours and black shall be avoided.</i></p> <p style="padding-left: 40px;"><i>d) Roof design shall fully integrate and coordinate services. Antennae, plant and solar panels should not be viewed from public areas where practical.</i></p> <p style="padding-left: 40px;"><i>e) Where a studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and studio dwelling.</i></p> <p>The roof forms of the proposed dwellings are predominantly pitched hip, with some gables, skillions and parapets. The proposed roofs avoid strong colours and black, as they are mostly grey/charcoal in colour (Refer to submitted Streetscape Plan). A separation of 7.77m between the upper level of the studio dwelling and the upper level of the principal dwelling on Lot 8 has been achieved. This complies with the minimum separation of 5m as specified in this clause.</p>	
7.5	<p>Height and Floorspace</p> <p>Objectives</p> <p style="padding-left: 40px;"><i>1) To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.</i></p>	Yes

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>Controls</p> <p>a) <i>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 QLEP2012(Refer to relevant Floor Space Ratio Map).</i></p> <p>b) <i>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).</i></p> <p>Refer to assessment under the QLEP 2012, Clauses 4.3 and 4.4.</p>	
7.6	<p>Privacy and View Sharing</p> <p>Objectives</p> <p>1) <i>To provide visual and acoustic privacy in residential dwellings and associated private open spaces.</i></p> <p>2) <i>To maximise opportunities for view sharing.</i></p> <p>Visual Privacy Controls</p> <p>a) <i>Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.</i></p> <p>b) <i>Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.</i></p> <p>c) <i>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.</i></p> <p>d) <i>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.</i></p> <p>e) <i>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.</i></p> <p>f) <i>Windows of upper-level habitable rooms facing a habitable room of a neighbouring dwelling within 9m are to:</i></p> <p style="margin-left: 40px;">i. <i>Be offset by 1m; or</i></p> <p style="margin-left: 40px;">ii. <i>Have high sill windows; or</i></p> <p style="margin-left: 40px;">iii. <i>Have fixed obscure or frosted glazing installed in window above ground level of a dwelling where the sill height is less than 1.6m.</i></p> <p style="margin-left: 40px;">iv. <i>Balconies to have fixed obscure or frosted glazing; or</i></p> <p style="margin-left: 40px;">v. <i>Provide other suitable solutions.</i></p> <p>View Sharing Controls</p> <p>a) <i>Development is to be designed to minimise the 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.</i></p> <p>b) <i>A visual analysis illustrating the impacts of the proposed development upon views may be required by Council for lots with prominent views.</i></p>	Yes

GOOGONG DCP COMMENTS	COMPLIE S (Yes/No)
<p>Acoustic Privacy Controls</p> <ul style="list-style-type: none"> a) <i>Shared walls and floors to be constructed in accordance with the sound transmission and insulation requirements of the Building Code of Australia.</i> b) <i>Where buildings adjoin major external noise sources (e.g. parking / recreation areas / garbage collection / air conditioning units, major roads etc), proper consideration is to be given to the following design issues:</i> <ul style="list-style-type: none"> i. <i>Appropriate separation.</i> ii. <i>Use of buildings as noise buffers i.e. less sensitive landuses to be located close to the noise sources.</i> iii. <i>Locating sensitive areas of use such as bedrooms away from noise sources.</i> iv. <i>Use of acoustic glazing, solid-core doors, solid wall construction and other appropriate noise preventative design measures.</i> v. <i>Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.</i> c) <i>Noise sources such as air conditioners, exhaust fans and the like shall be located away from sensitive areas such as bedrooms</i> <p>Visual Privacy and View Sharing</p> <p>The two storey dwellings have been appropriately designed and located to ensure that there are no direct views into private open space or sensitive areas of adjoining dwellings. Two storey dwellings primarily have windows overlooking the frontage of the allotment and the laneway to the rear, assisting in providing passive surveillance of these areas. Additionally, dwellings located on corner lots have windows facing the secondary streets.</p> <p>Lot 1 includes a two-storey dwelling including a balcony to the front of the first floor. The dwelling on Lot 1 does not pose a privacy threat to Lot 2. Elevation 5 of the submitted plans shows that the dwelling does not contain any windows on the eastern wall that adjoins Lot 2. Additionally, the balcony is screened from the principle private open space (PPOS) of Lot 2 through the construction of a blade wall.</p> <p>Lot 4 includes a two-storey dwelling including a balcony to the front of the first floor. The two-storey dwelling does not pose a privacy threat to Lot 3 or Lot 5. There are no windows located on the western side of the first floor and therefore no direct line of sight into the single-storey dwelling located on Lot 3. There is no overlooking into the PPOS of Lot 3 from the balcony located on the first floor of Lot 4 as a 2.4m high privacy screen is proposed to the western side of the balcony. There is no overlooking into the PPOS of Lot 5 as a rendered foam awning that begins on the ground and wraps around the balcony acts as a privacy screen.</p> <p>Lot 5 includes a two-storey dwelling including a balcony to the front of the first floor. The two-storey dwelling does not pose a privacy threat to Lot 4 or Lot 6. There are no windows located on the eastern side of the first floor and therefore no direct line of sight into the single-storey dwelling located on Lot 6. There is no overlooking into the PPOS of Lot 4 and Lot 5 from the balcony located on the first floor as a 2.4m high privacy screen is proposed to the western side of the balcony. There is no overlooking into the PPOS of Lot 6 as a rendered foam awning that acts as a privacy screen.</p> <p>Lot 7 includes a two-storey dwelling that does not pose a privacy or overlooking threat to both Lot 6 and Lot 8. The two-storey dwelling is an attached dwelling and therefore</p>	

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>does not propose any windows on the eastern or western sides of the dwelling. There is no overlooking into neighbouring PPOS as there is a proposed 'Juliet' balcony and all first floor windows are forward or rear facing.</p> <p>Lot 8 and Lot 8A include a two-storey dwelling and a studio dwelling. The two-storey dwelling located on Lot 8 does not pose any overlooking or privacy threats. The western side of the dwelling is attached to the dwelling on Lot 6 and therefore there are no windows located on this side. Additionally, the western portion of the first floor balcony proposes a privacy screen preventing any overlooking into neighbours PPOS. Windows of Lot 8 and Lot 8A that face each other are separated by more than 9m.</p> <p>Lots 2, 3 and 6 are single storey dwellings and pose no threats to privacy or overlooking.</p> <p>Acoustic Privacy This clause also states that noise sources such as air conditioners, exhaust fans and like shall be sound insulated or located clear of bedrooms and the like. The proposed plans do not identify the location of air conditioners exhaust fans and the like. Based on the design, there is adequate space on site to locate such items clear of bedrooms and the like. The installation of such items would need to comply with the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008.</p>	
7.7	<p>Safety and Security</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>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.</i> 2) <i>Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.</i> <p>Controls</p> <ol style="list-style-type: none"> a) <i>Design buildings and landscaping in accordance with Part 2.9 of the Queanbeyan Development Control Plan 2012 – Safe Design.</i> <p>This clause has been addressed under Part 2.9 of the QDCP 2012 – Safe Design.</p>	Yes
7.9	<p>Pedestrian Access and Building Entries</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>To promote developments which are well connected to the street and contribute to the accessibility of the public domain.</i> 2) <i>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.</i> <p>The proposal generally satisfies the above objectives.</p> <p>Controls</p> <ol style="list-style-type: none"> a) <i>The planning of the site is to optimise accessibility for all to the development from the public domain.</i> 	Yes

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>b) <i>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.</i></p> <p>c) <i>The main building entrance is to be accessible for all from the street and car parking areas</i></p> <p>d) <i>Pedestrian ramps are to be integrated into the overall building and landscape design.</i></p> <p>e) <i>Ground floor shops, offices and apartments are to be designed to be accessible for all from the street.</i></p> <p>f) <i>Pedestrian and vehicle access ways are to be separated and clearly distinguishable.</i></p> <p>g) <i>The provision of public through-site pedestrian access ways is to be considered in the development of all large sites.</i></p> <p>h) <i>The access requirements from the street or car parking area to the entrances of buildings are to be clearly identified.</i></p> <p>i) <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.</i></p> <p>Pedestrian and vehicle access ways of all dwellings are separated and clearly distinguishable. Vehicle access of all dwellings is from the public laneway at the rear and pedestrian accesses are from Gorman Drive, Rosa Street and Underhill Street.</p> <p>The proposed studio dwelling is accessed separately from the principal dwelling through a stairwell attached to the ground floor single garage. The proposed studio dwelling is rear loaded and vehicular access is from the rear laneway. Pedestrian access of studio dwelling Lot 8A is from the rear laneway.</p> <p>The entrance of all dwellings is visible from the public street and laneway and clearly defined. Dwellings have been designed to provide a sense of ownership. A condition of consent will be imposed requiring the dwellings to be clearly identified by a street number to enable easy identification.</p>	
7.10	<p>Private Open Space and Landscape Design</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>Landscape design shall optimise useability, privacy, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.</i> 2) <i>Provide sufficient open space for the reasonable recreation needs of residents.</i> 3) <i>Allow northerly aspect into the principal private open space of new residential buildings.</i> 4) <i>Provide for landscaping that is low maintenance in the long term without long term reliance on watering systems</i> 5) <i>Private open space shall provide a pleasant outlook.</i> <p>The proposal generally satisfies the above objectives.</p> <p>Controls</p>	No Variation -

GOOGONG DCP COMMENTS	COMPLIE S (Yes/No)
<p>a) <i>Refer Tables 1, 2 and 3.</i></p> <p>b) <i>The principal private open space is to be:</i></p> <ul style="list-style-type: none"> • <i>Located behind the building line to the main street frontage, unless specifically permitted otherwise by a Neighbourhood Structure Plan</i> <p>All PPOS is located forward of the building line of each dwelling. A variation to the DCP is sought allowing PPOS to be located forward of the building line. The reasoning for this is that PPOS is required to be orientated to the north, and if PPOS is located to the rear of these lots it would not be possible to comply with solar access requirements.</p> <p><i>It is considered that this variation is acceptable due to the lots being required to be north facing. For the lots to be north facing and achieve solar access, the principal private open space needs to be located to the front of the property.</i></p> <ul style="list-style-type: none"> • <i>Directly accessible from, and adjacent to, a habitable room, other than a bedroom;</i> <p>All PPOS is directly accessible from living areas.</p> <ul style="list-style-type: none"> • <i>Located to have a northerly aspect, where possible;</i> <p>All PPOS is located to have a northerly aspect.</p> <p>c) <i>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.</i></p> <p>The submitted landscape plan has been prepared by an accredited Council Consultant being Spacelab and Heyward lance Architecture.</p> <p>d) <i>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.</i></p> <p>12m² of PPOS in the form of a balcony is proposed for the studio dwelling located on Lot 8A. The balcony is directly accessible from the living area and has a minimum dimension of 2m. The balcony is east facing and will receive a minimum of 3 hours solar access.</p> <p>e) <i>Solar access and privacy to the principal private open space of neighbouring lots is not to be significantly reduced or compromised.</i></p> <p>Shadow diagrams were submitted as part of this application. The diagrams depict that all PPOS areas receive 3 hours of sunlight between 9am – 3pm during the winter solstice.</p>	

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
7.11	<p>Car Parking and Garages</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>To ensure adequate provision of secure and accessible onsite parking for residents and visitors.</i> 2) <i>To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.</i> 3) <i>Provide safe and functional parking areas.</i> 4) <i>To integrate the location and design of car parking with the design of the site and the building.</i> 5) <i>Ensure the dwelling façades are dominant, with the garage a recessive element in the streetscape.</i> <p>The proposal generally satisfies the above objectives.</p> <p>Controls</p> <ol style="list-style-type: none"> a) <i>All on-site parking is to be provided in accordance with the Tables 1, 2 and 3.</i> <p>Please refer to assessment for this further in report.</p> <ol style="list-style-type: none"> b) <i>The provision of parking meets the needs of the activity associated with any land use to be accommodated on-site.</i> <p>The proposed parking is by means of carports and garages. Lots 1 and 8 include double garages, Lot 8A includes a single garage, and Lots 2, 3, 4, 5, 6 and 7 include carports (mixture of single and double). These meet the proposed residential land use.</p> <ol style="list-style-type: none"> c) <i>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.</i> <p>The car parking structures are proposed to the rear of all lots and will have minimal effect when viewed from the streets. By proposing predominantly open carports, the car parking structures will dominate the public laneway.</p> <ol style="list-style-type: none"> d) <i>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.</i> <p>Off street parking meets the requirements of this control.</p> <ol style="list-style-type: none"> f) <i>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</i> 	<p>No - Variation</p>

GOOGONG DCP COMMENTS	COMPLIE S (Yes/No)
<p><i>4 dwellings) particularly where the studio dwelling is associated with an attached or semi-detached dwelling.</i></p> <p>A single garage has been proposed for the studio dwelling. The garage is attached to the double garage for Lot 8 and has a 1.59m setback from the laneway and 4.2m setback from the side boundary.</p> <p><i>g) Garage doors of residential developments are to be set back at least:</i> <i>iii. 0m setback where garages are rear loaded for small lots or studio dwellings.</i></p> <p>Lot 1 – 1.5m Lot 8 – 1m Lot 8A – 1.69m</p> <p><i>h) Double garages are only permitted on lots 12.5m wide or greater.</i></p> <p>A double garage is proposed on Lot 8 with a lot width of 13.7m, and therefore complies. A double garage is proposed on Lot 1 with a Lot width of 8.68m, and does not comply with the above control. A variation is sought to allow this double garage on a lot that does not meet the minimum lot width for double garages. The variation is considered acceptable and is supported by Council. The double garage will not dominate the frontage as it is not adjoining the dwelling house nor will it be viewed from Gorman Drive. The double garage is located to the rear of the lot and is accessed via the public laneway, therefore there will be no impact on the streetscape.</p> <p><i>i) Garages on corner lots shall be preferably accessed from the secondary street.</i></p> <p>Garages proposed on Lots 8, 8A and 1 are accessed via the public laneway to the rear of the lots. No vehicle access from secondary streets is proposed. Accessing the garage of Lot 1 from Rosa Street is considered inappropriate due to the subject site being located directly adjacent to a school, posing safety risks. There is no vehicle access to the laneway via Rosa Street, therefore mitigating these safety risks. The creation of a laneway to the rear of the lots restricts the primary street (Gorman Drive) from being used as an access point, increasing vehicle safety.</p> <p><i>j) Driveways to be a minimum of 1.5m from street trees.</i></p> <p>Street trees have been incorporated into the design of the laneway which acts as a driveway for the small lot housing.</p> <p><i>k) Provide landscaping between the driveway and the side boundary.</i></p> <p>Landscaping has been provided between the laneway and the side boundary.</p> <p><i>m) Garages are to be treated as an important element of the dwelling façade and are to be integrated with and complementary, in terms of design and material, to the dwelling design.</i></p> <p>The proposed garages on Lots 8 and 8A will form a part of the studio dwelling. They have been designed to conform to the design of the dwelling and also are complementary to the streetscape. The proposed garage on Lot 1 includes a panel</p>	

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>lift door and face brickwork. The garage is considered to be consistent and complementary to the dwelling design.</p> <p><i>n) Garage doors are to be visually recessed through use of materials, colours, and overhangs.</i></p> <p>The garage doors are proposed to be Colorbond™ and will create a recession within the façade of the garage.</p> <p><i>o) When facing the street, the maximum total width of a garage or carport door is to be 50% of the building façade length.</i></p> <p>This is not possible for the proposed development as the proposed garages for lots 8 and 8A act as the base for the proposed studio dwelling and therefore is 100% of the width of the lot. The garages incorporate articulation to break up any potential bulkiness. This articulation includes setting the studio dwelling's garage 590mm behind the garage of Lot 8, as well as incorporating a mixture of materials and finishes such as face brickwork and rendered brickwork.</p> <p><i>p) Garages and covered parking spaces with a column or structure on one or both sides are to be at least 5.5m long with a clear width of at least 3m and a clear height of 2.2m.</i></p> <p>This control does not apply to small lot housing. Double garages (Lots 1 and 8), carports (Lots 2-7) and single garage (Lot 8A) are proposed and each comply with current engineering requirements.</p> <p><i>s) Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.</i></p> <p>The laneway has decorative elements included in its proposed design. The VKC and entry into the laneway includes 200mm square tooled joints that act as a decorative element as well as an auditory reminder for drivers that they are in a residential area that requires slower speeds.</p>	
7.12	<p>Site Facilities</p> <p>Objectives</p> <ol style="list-style-type: none"> <i>1) To have adequate provision made for site facilities including: garbage areas, mail boxes, service meters etc.</i> <i>2) To have site facilities that are functional, accessible and easy to maintain.</i> <i>3) To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly</i> <p>Controls</p> <p><i>a) Refer to 7.16 for specific waste storage area requirements.</i></p> <p>Domestic waste collection services are available for future residents of each dwelling and adequate area is available for storing domestic waste bins within each allotment screened from public view. Bin pads have been provided within the verge of Rosa and Underhill Street. Bins for Lots 1-5 will be placed within the verge of Rosa Street, and bins for Lots 6-8A will be placed within the verge of Underhill Street. A condition of consent will be imposed requiring the bin pads allocated to dwellings 1-8A must</p>	Yes

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>be clearly numbered to ensure only those dwellings use the allocated spaces. A condition will also be imposed requiring all bins to be stored within each allotment to ensure no bins store within the laneway.</p> <p>c) <i>One television antenna is provided to serve all dwellings in residential building. Likewise for other communication antennae or dishes.</i></p> <p>d) <i>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.</i></p> <p>Lots 1, 4, 5, 7 and 8 have been provided with a lockable external store of waterproof construction with a minimum volume of 6m³. Lots 2, 3 and 6 have been provided with a lockable external store that have a volume of 5.3m³. A condition of consent will be imposed requiring these storage areas to be 6m³.</p> <p>e) <i>Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.</i></p> <p>Each dwelling has been provided with a letter-box that is accessible from Gorman Drive and Underhill Street. A standard condition of consent will be imposed requiring each dwelling to be provided with a street number to enable easy identification.</p> <p>f) <i>Developments are to be provided with secure, open air clothes drying facilities screened from street view.</i></p> <p>All dwellings are provided with secure, open air clothes drying facilities in the rear yard, screened from street view.</p> <p>Separate servicing is provided for each lot and therefore complies with the requirements of this clause.</p>	
7.13	<p>Studio Dwellings and Small Lots</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>Studio Dwellings provide passive surveillance and monitor laneway activities.</i> 2) <i>Studio dwellings and small lots of 130-170m² are to be rear loaded.</i> 3) <i>Studio dwellings and small lots do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual)</i> 4) <i>Studio dwellings are developed in a complementary architectural style to the principal dwelling.</i> 5) <i>Design quality of corner lots should be considered in terms of streetscape, setback, solar access and parking.</i> <p>Controls</p> <p>a) <i>Studio dwellings and small lots in Googong shall comply with Table 1.</i></p> <p>Please refer to the Table 1 assessment.</p>	
7.14	<p>Thermal Performance</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>To reduce the necessity for mechanical heating and cooling.</i> 2) <i>To reduce reliance on fossil fuels.</i> 	Yes - Condition

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>3) <i>To minimise greenhouse gas emissions.</i> 4) <i>To promote renewable energy emissions.</i> 5) <i>Buildings shall be designed to take advantage of energy saving technology such as solar panels.</i></p> <p>Control a) <i>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.</i></p> <p>Each dwelling has been issued a BASIX Certificate including measures implemented to achieve the required energy and water efficiency targets. The application will be conditioned to comply with the commitments made in the BASIX Certificate.</p>	
7.15	<p>Solar Access</p> <p>Objectives 1) <i>Allow adequate daylight into habitable room windows.</i> 2) <i>Minimize the degree of over shadowing of neighbouring properties.</i> 3) <i>Encourage energy efficient principles and practices.</i></p> <p>The proposal generally satisfies the above objectives.</p> <p>Controls a) <i>Buildings shall be sited and designed to maximise sunlight to north facing windows.</i> b) <i>Principal Private Open Space (PPOS) shall not have sunlight reduced to less than three hours between 9am and 3pm on 21 June.</i> c) <i>Living areas are to generally have a northern orientation and be directly accessible to principal private open space areas.</i> d) <i>Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves or louvers.</i> e) <i>Windows to habitable rooms shall open to the sky or a verandah.</i></p> <p>All of the proposed dwellings have living area windows with a north, north–easterly and north-westerly orientation which is appropriate given the shape of the lots. All areas of PPOS have a north, north-easterly and north-westerly orientation.</p> <p>Shadow diagrams have been submitted for the proposed development for each hour between 9am and 3pm on the winter solstice. All of the proposed dwellings receive three hours of sunlight to the PPOS forward of the building line.</p> <p>The dwellings contain eaves which aid in limiting the amount of direct sunlight to windows.</p>	Yes
7.16	<p>Energy and Natural Ventilation</p> <p>Objectives 1) <i>Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.</i></p>	Yes

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>2) <i>Reduce energy consumption within the Googong Township.</i> 3) <i>Promote greater energy efficiency and ecologically sustainable development.</i></p> <p>Controls</p> <p>a) <i>Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.</i> b) <i>To reduce energy used by clothes and drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.</i> c) <i>Where feasible make use of solar energy and solar hot water.</i> d) <i>Ventilation of residential buildings can be achieved by permanent openings, windows doors or other devices.</i></p> <p>The buildings are designed to take into account a northerly aspect and to access prevailing breezes. All dwellings are provided with secure, open air drying facilities, effectively reducing energy used by clothes drying and washing machines. Natural ventilation has been achieved by all dwellings through the inclusion of permanent openings, windows and doors.</p>	
7.17	<p>Waste Management</p> <p>Objectives</p> <p>1) <i>To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction.</i> 2) <i>To encourage waste minimisation, including source separation, reuse and recycling.</i> 3) <i>To ensure efficient storage and collection of waste and quality design of facilities.</i></p> <p>The proposal generally satisfies the above objectives.</p> <p>The imposition of standard conditions will manage the disposal of waste generated during the construction and ongoing use of the development. Domestic waste collection services are available for future residents of each dwelling and adequate area is available for storing domestic waste bins within each allotment.</p> <p>Bin pads have been provided within the road reserve of Rosa Street and Underhill Street to accommodate bins for nine dwellings. Bins for Lots 1-5 will be placed on the road reserve of Rosa Street, and bins for Lots 6-8A will be located on the road reserve of Underhill Street. A condition of consent will be imposed requiring the bin pads to be clearly numbered to ensure only those dwelling use the allocated bin pads. A condition of consent will be imposed requiring all bins to be stored within each allotment to ensure no bins are stored within the laneway.</p>	
7.18	<p>Water Conservation</p> <p>Objectives</p> <p>1) <i>To optimise the conservation of potable water.</i> 2) <i>To minimise impacts of development on the stormwater system of receiving waters.</i></p> <p>The proposal generally satisfies the above objectives.</p>	Yes

GOOGONG DCP COMMENTS		COMPLIE S (Yes/No)
	<p>The proposed dwellings appear capable of being connected to the Googong reticulated alternative water supply system. Ensuring the system is connected to the appropriate fixtures will form part of the water plumbing inspection.</p> <p>The applicant has submitted a BASIX certificate for each dwelling which identifies various water conservation measures to be incorporated within the building.</p>	
7.19	<p>Stormwater Management and Flooding</p> <p>Objectives</p> <ol style="list-style-type: none"> 1) <i>To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.</i> 2) <i>To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.</i> 3) <i>To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.</i> 4) <i>To encourage reuse, recycling and harvesting of stormwater to reduce wastage.</i> <p>Controls</p> <ol style="list-style-type: none"> a) <i>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 unit.</i> b) <i>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.</i> c) <i>Stormwater should be gravity drained to Council's drainage system, which may require inter-allotment drainage.</i> <p>Council's Development Engineer has assessed the proposed application and advised that the proposed access lane has a inter allotment stormwater main in the centre with pits for overland flow. A condition of consent will be imposed (if granted) to control the discharge of stormwater to Council's system.</p>	

The following Table 1 assessment applies to lots 2, 3 and 6

GOOGONG DCP – PART 7 – Table 1		
Control	130m² - 170m²	Comments
Lot Width (min)	4.5m	<i>Complies</i> <i>Lot 2 - 4.8m</i> <i>Lot 3 - 4.8m</i> <i>Lot 6 - 4.8m</i>
Site Coverage (max)	70% including all ancillary buildings	<i>Complies</i> <i>Lot 2 - 64.2%</i> <i>Lot 3 - 64.2%</i> <i>Lot 6 - 64.2%</i>
Building Height (max)	12m	<i>Complies</i> <i>Lot 2 - 4.8m</i>

		<p>Lot 3 – 4.8m</p> <p>Lot 6 – 4.8m</p>
Front Setback (min)	3.0m	<p>Complies</p> <p>Lot 2 – 4.5m</p> <p>Lot 3 – 4.5m</p> <p>Lot 6 – 4.5m</p>
Side Setback (min)	<p>0.9m</p> <p>Zero lot line to both side boundaries is accepted but must only extend 60% of the lot length for the ground floor.</p> <p>The extension of the zero lot line for the 2nd storey will be assessed on merit.</p> <p>Note: Detached garages are not included in calculations.</p>	<p>Complies</p> <p>Lot 2, 3 and 6 – Zero lot line to both boundaries for 14.66m (51.5%) of the length of the lot.</p>
Rear setback (min) to private or public laneway for a garage or carport	0m	<p>Complies</p> <p>Lot 2 – 0m</p> <p>Lot 3 – 0m</p> <p>Lot 6 – 0m</p>
Articulation of front façade	Articulation element of 1.5m is encouraged.	<p>Complies</p> <p>Lot 2 – 1m x 3.6m front porch</p> <p>Lot 3 – 1m x 3.6m front porch</p> <p>Lot 6 – 1m x 3.6m front porch</p>
Landscaped Area (min)	Not applicable	NA
Principal private Open Space (PPOS) Minimum area	16m ² PPOS is to be directly accessible from living areas with a minimum width of 3m.	<p>Complies</p> <p>Lot 2, 3 and 6 – 16m² of private open space with a minimum width of 3m and directly accessible from a living area is proposed.</p> <p>See 7.10 for assessment of variation.</p>
Solar Access to PPOS between 9am and 3pm on 21 June	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.	<p>Complies</p> <p>Lot 2, 3 and 6 – Principal private open space has a north to north-east orientation and submitted shadow diagrams show that the lots will receive more than 3 hours of solar access to 50% of the PPOS forward of the building line including neighbouring land between 9am-3pm on the 21st June (Winter Solstice).</p>
Car parking spaces	<p>1 space for 1 bedroom dwellings and 2 spaces for 2 or more bedroom dwellings.</p> <p>Car spaces can be uncovered and stacked and are not to replace PPOS.</p> <p>Car parking spaces forward of the front building line are to be uncovered and not enclosed.</p>	<p>Complies</p> <p>Lot 2 – 1 car space provided in carport located at the rear of the lot.</p> <p>Lot 3 - 1 car space provided in carport located at the rear of the lot.</p> <p>Lot 6 - 1 car space provided in carport located at the rear of the lot.</p> <p>All carports are accessible from the public laneway.</p>

Garage to house frontage (front façade (only))	Not applicable	NA
Earthworks	1.5m maximum cut and fill	<i>Complies</i> <i>Bulk earthworks have been approved and carried out at previous subdivision works stage. Only minor additional earthworks will be required for the construction of the proposed dwellings. Based on the submitted plans, maximum fill is 500mm.</i>
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.	<i>Refer to Clause 7.2 of the Googong DCP for assessment of fencing variation.</i> <i>The proposal involves the erection of retaining walls at the rear, between the dwellings and carports. Less than 1m high retaining walls are proposed. A recommended condition of consent (if granted) will be imposed requiring any retaining walls that exceed 1m in height to be certified by structural engineer.</i>
Clothes drying	Provide open air clothes drying area screened from public street.	<i>Complies</i> <i>Lot 2, 3 and 6 - An area behind the building line for accommodating a clothes drying area is available in the rear yard screened from public view.</i>
Garbage area	Locate behind building line. Garbage areas are not serviced from any laneway. A minimum of 3 waste bins required per dwelling. In circumstances where there is no ground floor private open space garbage bins can be located adjacent to a garage but must be accessible to the laneway and be adequately screened from laneway and public view.	<i>Complies</i> <i>An area behind the building line is capable of storing the necessary bins.</i> <i>Lot 2 and Lot 3 have been provided with 2 bin pads on the verge of Rosa Street.</i> <i>Lot 6 has been provided with 2 bin pads each located on the verge of Underhill Street..</i> <i>All bins are required to be stored within each allotment to ensure no bins store within the laneway. A condition can be imposed to reflect this if approval is granted.</i>

The following Table 1 assessment applies to Lots 1, 4, 5 and 7

GOOGONG DCP – PART 7 – Table 1		
Control	170m² - 250m²	Comments
Lot Width (min)	6.0m	<i>Complies</i> <i>Lot 1 – 6.68m</i> <i>Lot 4 – 6m</i> <i>Lot 5 – 6m</i> <i>Lot 7 – 6.2m</i>
Site Coverage (max)	70% including all ancillary buildings.	<i>Complies</i> <i>Lot 1 – 41.8%</i> <i>Lot 4 – 64.2%</i> <i>Lot 5 – 64.2%</i> <i>Lot 7 – 50.7%</i>
Building Height (max)	12m	<i>Complies</i> <i>Lot 1 – 6.4m</i> <i>Lot 4 – 6.6m</i> <i>Lot 5 – 7.1m</i> <i>Lot 7 – 7.4m</i>

Front Setback (min)	3.0m	<i>Complies</i> <i>Lot 1 – 4.5m</i> <i>Lot 4 – 4m</i> <i>Lot 5 – 4m</i> <i>Lot 7 – 4.5m</i>
Side Setback (min)	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.	<i>Complies</i> Lot 1 – 0m to eastern boundary for 10.8m (37.8%) of the length of the lot. Lot 4 – 0m to western boundary for 14.3m (51%) of the length of the lot. 1.1m eastern boundary. Lot 5 – 0m to eastern boundary for 14.3m (51%) of the length of the lot. 1.1m western boundary. Lot 7 – 0m to western boundary for 11.2m (37%) of the length of the lot. 0m to eastern boundary for 11m (36.5%) of the length of the lot.
Rear setback (min) to private or public laneway for a garage or carport	0m	<i>Complies</i> <i>Lot 1 – 0m</i> <i>Lot 4 – 0m</i> <i>Lot 5 – 0m</i> <i>Lot 7 – 0m</i>
Corner Lot – Secondary street setback (excluding garages and carports)	1.5m	<i>Complies</i> <i>Lot 1 – 2m</i>
Articulation of front façade	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.	<i>Complies</i> Lot 1 – No encroachments into the 3m front setback. 1.4m x 4m balcony provides articulation. Lot 4 – No encroachment into the 3m front setback. 1m x 3m balcony provides articulation. Lot 5 – No encroachment into the 3m front setback. 1m x 3m balcony provides articulation. Lot 7 – No encroachment into the 3m front setback. 1m x 5.3m porch provides articulation.
Landscaped Area (min)	10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road.	<i>Complies</i> Lot 1 – 37% (90.7m ²) of the lot is landscaped. 66% (59.7m ²) of landscaping is located behind the building line. Lot 4 – 42% (71.7m ²) of the lot is landscaped. 67% (48.2m ²) of the landscaped area is located behind the building line. Lot 5 – 36% (61.1m ²) of the lot is landscaped. 62% (37.6m ²) of the landscaped area is located behind the building line. Lot 7 – 42% (80.5m ²) of the lot is to be landscaped. 66% (53.4m ²) of the landscaped area is located behind the building line.
Principal private Open Space (PPOS) Minimum area	24m ² PPOS is to be directly accessible from living areas, with a minimum width of 3m. Where lots	<i>Complies</i>

	have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m ² .	<p><i>The PPOS is reduced to a minimum of 16m² due to the lots having widths more than 6m but less than 10m.</i></p> <p>Lot 1, 4, 5 and 7 - 16m² of private open space with a minimum width of 3m and directly accessible from a living area is proposed.</p> <p><i>See 7.10 for assessment of variation.</i></p>
Solar Access to PPOS between 9am and 3pm on 21 June	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.	<p><i>Complies</i></p> <p>Lot 1, 4, 5 and 7 – Principal private open space has a north to north-east orientation and submitted shadow diagrams show that the lots will receive more than 3 hours of solar access to 50% of the PPOS including neighbouring land between 9am-3pm on the 21st June (Winter Solstice).</p>
Car parking spaces	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.	<p><i>Complies</i></p> <p>Lot 1 – 2 car spaces provided in garage to the rear of the lot.</p> <p>Lot 4 – 2 car spaces provided in carport to the rear of the lot.</p> <p>Lot 5 – 2 car spaces provided in carport to the rear of the lot.</p> <p>Lot 7 – 2 car spaces provided in carport to the rear of the lot.</p>
Garage to house frontage (front façade (only))	All door openings must not exceed 3.2m or if the lot is greater than 12m wide, garage doors must not exceed 6m.	<i>Not Applicable – All garages and carports to be accessed via the proposed laneway as vehicle access is not permitted from Gorman Drive.</i>
Earthworks	1.5m maximum cut and fill.	<p><i>Complies</i></p> <p><i>Bulk earthworks have been approved and carried out at previous subdivision works stage. Only minor additional earthworks will be required for the construction of the proposed dwellings. Based on the submitted plans, maximum fill is 500mm.</i></p>
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.	<p><i>Refer to Clause 7.2 of the Googong DCP for more details.</i></p> <p><i>The proposal involves the erection of retaining walls at the rear, between the dwellings and carports. Less than 1m high retaining walls are proposed. A recommended condition of consent (if granted) will be imposed requiring any retaining walls that exceed 1m in height to be certified by structural engineer.</i></p>
Clothes drying	Provide open air clothes drying area screened from public street.	<p><i>Complies</i></p> <p>Lot 1, 4, 5 and 7 - An area behind the building line for accommodating a clothes drying area is available in the rear yard screened from public view.</p>
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	<p><i>Complies</i></p> <p><i>An area behind the building line is capable of storing the necessary bins.</i></p> <p><i>Lots 1, 4 and 5 have been provided with 2 bin pads on the verge of Rosa Street.</i></p>

	garbage bins can be located adjacent to a garage but must be accessible to the laneway and be adequately screened from laneway and public view	<p><i>Lot 7 has been provided with 2 bin pads each located on the verge of Underhill Street.</i></p> <p><i>All bins are required to be stored within each allotment to ensure no bins store within the laneway. A condition can be imposed to reflect this if approval is granted.</i></p>
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The following Table 1 assessment applies to Lot 8

GOOGONG DCP – PART 7 – Table 1		
Note: Lot 8 – 422.7m ² (Combination of Lot 8 and Lot 8A). Studio dwellings have been discussed in a separate table below.		
Control	330m² - 450m²	Comments
Lot Width (min)	6.0m	<i>Complies</i> <i>11.7m</i>
Site Coverage (max)	70% including all ancillary buildings.	<i>Complies</i> <i>38%</i>
Building Height (max)	12m	<i>Complies</i> <i>6.5m</i>
Front Setback (min)	3.0m	<i>Complies</i> <i>3.41m</i>
Side Setback (min)	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.	<i>Complies</i> <i>Zero lot line to western boundary for 49% of the length of the lot.</i>
Rear setback (min) to private or public laneway for a garage or carport	0m	<i>Complies</i> <i>1m</i>
Corner Lot – Secondary street setback (excluding garages and carports)	2m	<i>Complies</i> <i>Lot 8 is considered a corner lot as it is bounded by Underhill Street and a public laneway. Lot 8 has an area of approximately of 422.7m² including an area for a studio dwelling (Lot 8A). Therefore the 2m setback is applicable for this lot.</i> <i>2.31m secondary setback is provided.</i>
Articulation of front façade	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.	<i>Complies</i> <i>No encroachment into front setback</i>
Landscaped Area (min)	10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road.	<i>Complies</i> <i>239.1m² or 57% of the lot is landscaped area.</i> <i>175.4m² or 73% of landscaping is located behind the building line.</i>
Principal private Open Space (PPOS) Minimum area	24m ² PPOS is to be directly accessible from living areas, with a minimum width of 3m. Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m ² .	<i>Complies</i> <i>24m² of PPOS is provided and is directly accessible from living areas. The PPOS has a minimum width of 3m.</i> <i>See 7.10 for assessment of variation.</i>

Solar Access to PPOS between 9am and 3pm on 21 June	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.	<i>Complies</i> <i>PPOS has a north to north-east orientation and submitted shadow diagrams show that the PPOS will receive more than 3 hours of solar access to 50% of the PPOS including neighbouring land between 9am-3pm on the 21st June (Winter Solstice).</i>
Car parking spaces	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.	<i>Complies</i> <i>Dwelling has two car parking spaces provided by a double garage that is accessed via the public laneway.</i>
Garage to house frontage (front façade (only))	All door openings must not exceed 3.2m or if the lot is greater than 12m wide, garage doors must not exceed 6m.	<i>Not Applicable – All garages and carports to be accessed via the proposed laneway as vehicle access is not permitted from Gorman Drive.</i>
Earthworks	1.5m maximum cut and fill.	<i>Complies</i> <i>Bulk earthworks have been approved and carried out at previous subdivision works stage. Only minor additional earthworks will be required for the construction of the proposed dwellings. Based on the submitted plans, maximum fill is 500mm.</i>
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.	<i>Refer to Clause 7.2 of the Googong DCP for assessment of fencing variation.</i> <i>The proposal involves the erection of retaining walls at the rear, between the dwellings and carports. Less than 1m high retaining walls are proposed. A recommended condition of consent (if granted) will be imposed requiring any retaining walls that exceed 1m in height to be certified by structural engineer.</i>
Clothes drying	Provide open air clothes drying area screened from public street.	<i>Complies</i> <i>An area behind the building line for accommodating a clothes drying area is available in the rear yard screened from public view.</i>
Garbage area	Locate behind building line. Garbage areas are not serviced from any laneway. A minimum of 3 waste bins required per dwelling. In circumstances where there is no ground floor private open space garbage bins can be located adjacent to a garage but must be accessible to the laneway and be adequately screened from laneway and public view	<i>Complies</i> <i>An area behind the building line is capable of storing the necessary bins.</i> <i>Lot 8 has been provided with 2 bin pads on the verge of Underhill Street.</i> <i>All bins are required to be stored within each allotment to ensure no bins store within the laneway. A condition can be imposed to reflect this if approval is granted.</i>

The following Table 1 assessment applies to the proposed studio dwelling (Lot 8A)

GOOGONG DCP – PART 7 – Table 1

Control	Studio Dwellings	Comments
Lot Width (min)	Not applicable	NA
Site Coverage (max)	Not applicable	NA
Building Height (max)	12m	Complies 6.85m.
Front Setback (min)	Not applicable	NA
Side Setback (min)	0.9m	Variation to the DCP – Table 1 2.2m to eastern boundary. 0m to western boundary. A 0m side boundary is considered acceptable in this instance. The proposed studio dwelling is adjacent to Lot 7's carport. Additionally, there are no windows located on the western façade of the studio dwelling and therefore there are no overlooking or privacy concerns.
Rear setback (min) to private or public laneway for a garage or carport	0m	Complies 0m.
Corner Lot – Secondary street setback (excluding garages and carports)	1.5m	Complies 2.2m
Articulation of front façade	Not applicable	NA
Landscaped Area (min)	Not applicable	NA
Principal private Open Space (PPOS) Minimum area	12m ² - Balcony only Minimum dimension of 2m.	Complies Proposed balcony has an area of 12.2m and a minimum dimension of 2m.
Solar Access to PPOS 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.	Complies The proposed balcony has an eastern orientation as it is more practical in gaining solar access. The proposed balcony will receive 3 hours of sunlight between 9am – 12pm and will not overshadowing neighbouring lots.
Car parking spaces	1 space	Complies Single garage is proposed.
Garage to house frontage (front façade (only)	Not applicable	Not Applicable – All garages and carports to be accessed via the proposed laneway as vehicle access is not permitted from Gorman Drive.
Earthworks	1.5m maximum cut and fill.	Complies Bulk earthworks have been approved and carried out at previous subdivision works stage. Only minor additional earthworks will be required for the construction of the proposed dwellings. Based on the submitted plans, maximum fill is 500mm.
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	Refer to Clause 7.2 of the Googong DCP for assessment of fencing variation.

	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.	<i>The proposal involves the erection of retaining walls at the rear, between the dwellings and carports. Less than 1m high retaining walls are proposed. A recommended condition of consent (if granted) will be imposed requiring any retaining walls that exceed 1m in height to be certified by structural engineer.</i>
Clothes drying	Nil	NA
Garbage area	Locate behind building line. Garbage areas are not serviced from any laneway. A minimum of 3 waste bins required per dwelling. In circumstances where there is no ground floor private open space garbage bins can be located adjacent to a garage but must be accessible to the laneway and be adequately screened from laneway and public view	<i>Complies</i> <i>An area behind the building line is capable of storing the necessary bins.</i> <i>Lot 8A has been provided with 2 bin pads on the verge of Underhill Street.</i> <i>All bins are required to be stored within each allotment to ensure no bins store within the laneway. A condition can be imposed to reflect this if approval is granted.</i>

Additional Planning Considerations

The following additional planning matters apply to the development:

MATTERS FOR CONSIDERATION
<i>Environmental Planning and Assessment Act Regulation 2000</i>
<i>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</i> <i>Clause 92 - Australian Standard AS 2601-1991 (Demolition of Structures).</i> <i>Clause 93 - Fire Safety Considerations (change of use of an existing building).</i> <i>Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building).</i> <i>Clause 94A Fire Safety Considerations (temporary structures).</i>
<i>The Likely Impacts of the Development</i>
<i>Context and Setting</i> - The development will have a minimal impact on the scenic qualities and features of the landscape including views and vistas and is compatible with the established character of the locality. There will be minimal impact on adjacent properties in relation to overshadowing and privacy.
<i>Access, Transport and Traffic</i> - The proposed development's impact in relation to access, transport and traffic is considered to be acceptable. The matters relating to parking and access have been previously addressed under Part 2 of the QDCP 2012.
<i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.
<i>Utilities</i> - The site is serviced with water, sewer, electricity and telecommunication services.

MATTERS FOR CONSIDERATION

Heritage - The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.

Other Land Resources - The proposed development will not affect the future use or conservation of valuable land resources such as: productive agricultural land; mineral and extractive resources; and water supply catchments.

Water - The proposed development will have minimal impact on the conservation of water resources and the water cycle.

Soils - The proposed development will have minimal adverse impact on soil conservation. The soils are suitable for the development.

Air and Microclimate - The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.

Flora and Fauna - (8 point test from Threatened Species Act to be completed where relevant)
The proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities or their habitats on or in close proximity to the site.

Waste - adequate waste facilities are available for the proposed development.

Energy - a valid BASIX Certificate was submitted for each of the dwellings.

Noise and Vibration - The proposed development is not likely to cause any adverse ongoing impact from noise or vibration.

Natural Hazards - Flood management has been addressed under Part 2 of the QDCP 2012.

Technological Hazards - No technological hazards are known to affect the site.

Safety, Security and Crime Prevention - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design.

Social Impact in the Locality - The social impacts of the proposal are anticipated to be minimal.

Economic Impact in the Locality - The economic impacts of the proposal are anticipated to be minimal.

Site Design and Internal Design - The site design and internal design of the development has been assessed under the QDCP 2012. The proposed design is considered to be satisfactory

Construction - The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion and the like. These conditions are standard Council conditions of development consent.

Cumulative Impacts - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered unlikely that the proposed development will result in adverse cumulative impact.

MATTERS FOR CONSIDERATION

The Suitability of the Site for the Development

Does the proposal fit in the locality? - The proposal is considered to be compatible with its site and general locality. The subject site is designated as an additional development area allowing for small lot housing development types. The development maintains the residential character of the locality.

Are the site attributes conducive to development? – Site attributes such as configuration, size and slope, are considered to be generally conducive to the proposed development.

Have any submissions been made in accordance with the Act or the Regulations?

Public Submissions - The application was required to be notified. No submissions were received during the notification period

Submissions from Public Authorities – The application was required to be referred to NSW Police for comment.

The Public Interest

It is considered that the public interest will not be adversely affected by the proposed development. Standard conditions will be imposed to ensure minimal impacts to surrounding properties.

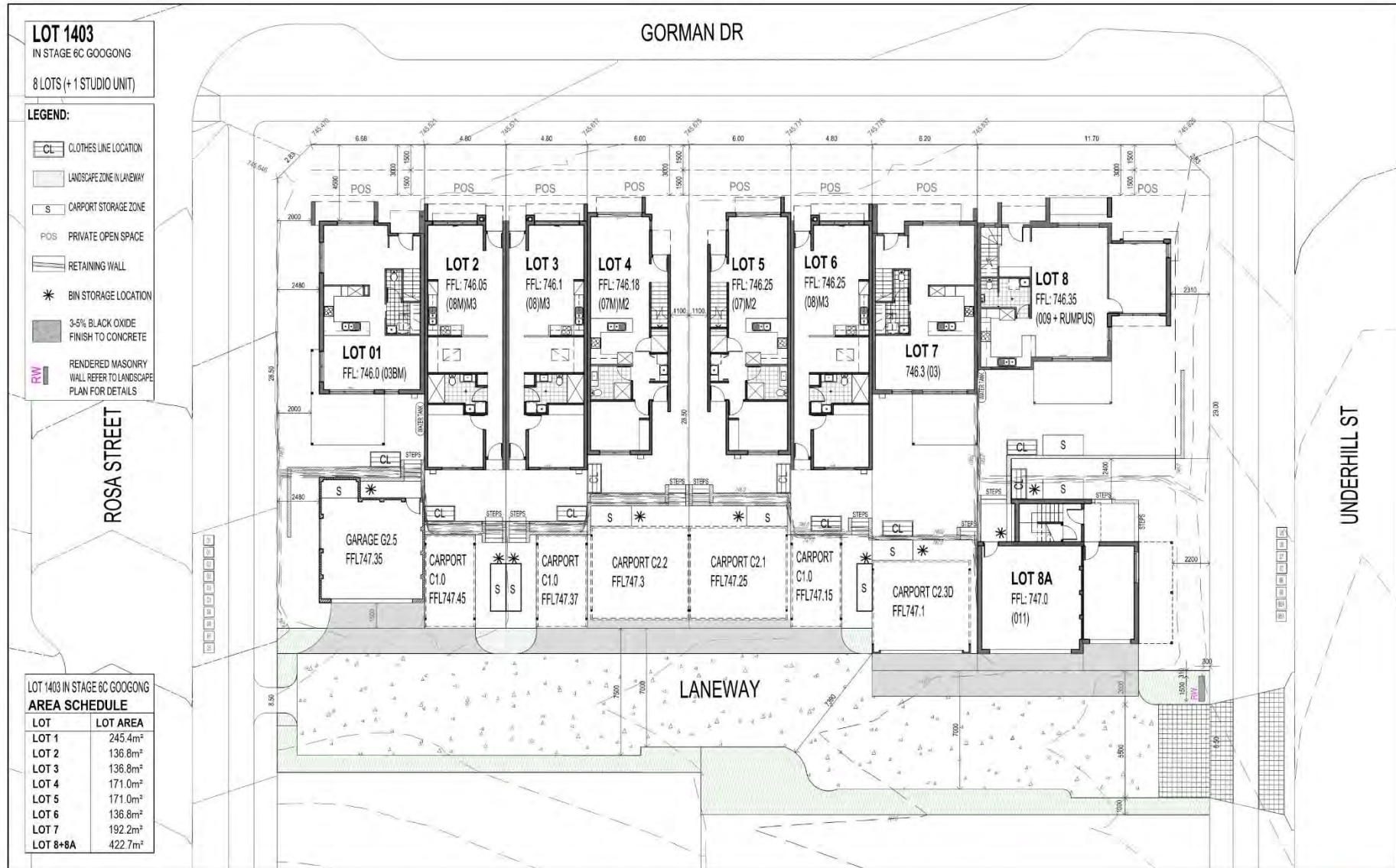
Government and Community Interests

It is considered that government and community interests will not be adversely affected by the proposed development.

Section 94 Development Contributions

Section 94 Contributions
NA

Section 64 Contributions
The development is part of a Voluntary Planning Agreement.



Client: GOOGONG TOWNSHIP PTY LTD

Project: PROPOSED SUBDIVISION
 LOT 1403 IN STAGE 6C GOOGONG

Issue: 1/200 (A3)

Drawing Title: SITING PLAN:
 LOT 1403 IN STAGE 6C GOOGONG

Project Architect: ALBCH

Project Director: ALBCH

Date: 09.10.17

Drawing Number: A001-1403

Scale: 1:200 (A3)

Drawn: ALBCH

Count: 1

Revised:

Verified:

Approved:

Count: 1

Revised:

Verified:

Approved:

Rev	Description	Drawn	Date
01	ISSUE FOR APPROVAL	ALBCH	14/08/17
02	ISSUE FOR APPROVAL	ALBCH	16/08/17
03	ISSUE FOR APPROVAL	ALBCH	19/08/17
04	ISSUE FOR APPROVAL	ALBCH	20/08/17
05	ISSUE FOR APPROVAL	ALBCH	20/08/17
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Client: GOOGONG TOWNSHIP PTY LTD
 Project: PROPOSED NEW RESIDENCE LOT 1435 IN STAGE BC GOOGONG
 Project No: 1011

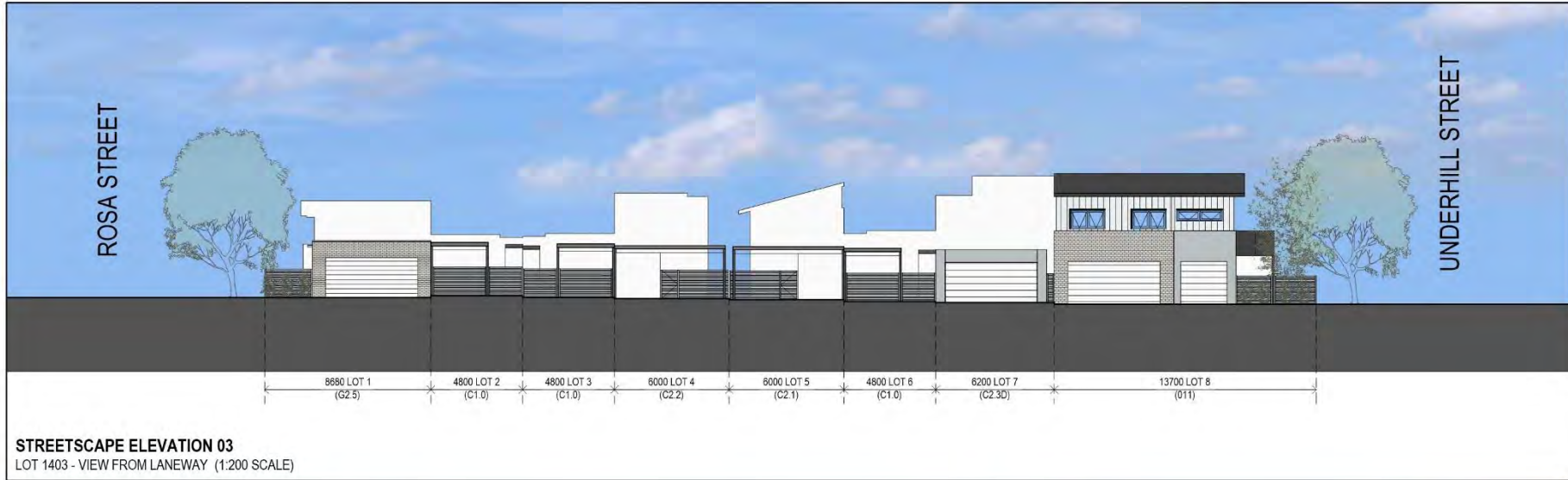
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 Scale: 1:200(A3)
 Drawn: AL&CH

Project Architect: AL&CH
 Project Director: AL&CH
 Date: 10/07/17
 Drawing Number: 1403-A001 A

Rev	Description	Drawn	Date
A	ISSUE FOR APPROVAL	AL&CH	05/07/17

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Client: GOOGONG TOWNSHIP PTY LTD
 Project: PROPOSED NEW RESIDENCE LOT 1435 IN STAGE 6C GOOGONG
 Project No: 1011















Drawing Title: STREETSCAPE ELEVATIONS LOT 1403
 Scale: 1:200(A3)
 Drawn: ALBCH

Project Architect: ALBCH
 Project Director: ALBCH
 Date: 10/07/17
 Drawing Number: 1403-A002 A

Coord	Rev	Description	Drawn	Date
Reviewed	A	ISSUE FOR APPROVAL	ALBCH	05/07/17
Verified				
Approved				















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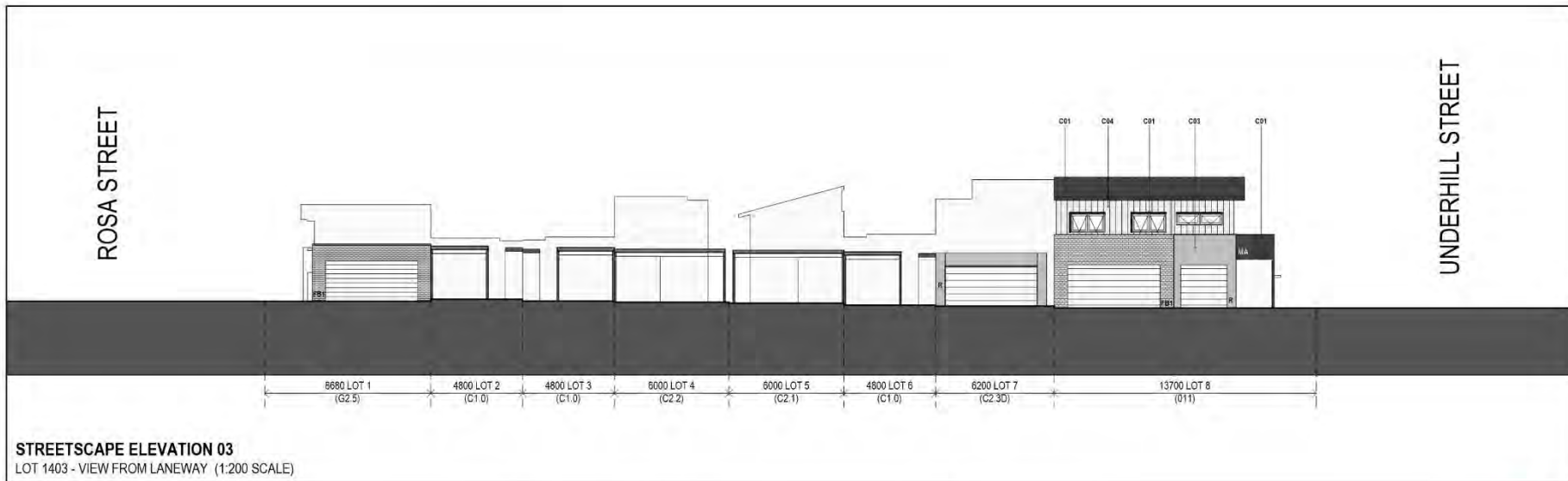
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FB2 - BORAL FUSION - DOMINO		C02 - DULUX - SIMONE WEIL - PG1A4		 HARDIES AXON 400mm WIDE
FEATURE CLADDING:		C03 - DULUX - GREY PAIL - PG1A1		 HARDIES STRIA
 F01 - TIMBER LOOK CLADDING- EQUAL TO WEATHERTEX ECOGROOVE NATURAL CLADDING		C04 - DULUX - WHITE ON WHITE - PN2G1		 HARDIES EASYLAP
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				 RENDERED FINISH
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










Client: GOOGONG TOWNSHIP PTY LTD Project: PROPOSED NEW RESIDENCE LOT 1435 IN STAGE EC GOOGONG <small>Project No: 1014</small>	Drawing Title: STREETSCAPE ELEVATIONS LOT 1403 Scale: 1:200(A)	Project Architect: AL&C/H Project Director: [blank] Date: 10/07/17 Drawing Number: 1403-A003 A	Client: [blank] Reviewed: [blank] Checked: [blank] Approved: [blank]	Rev: 1 Description: REVISIONS Date: 10/07/17	Drawn: [blank] Date: 10/07/17 <small>© copyright Heyward Lance and Associates All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Heyward Lance and Associates.</small>	Notes: All dimensions are in millimetres. All work to be checked. Do not scale off drawing. All work to be engineer checked. All dimensions, levels and positions shall be verified in accordance with the contract documents. All work must be carried out in accordance with the current edition of the National Code of Practice for the Building Industry.	 heyward lance architecture 147 amy ackman street forde wdc 2914 p: 02 9255 4454
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FB2 - BORAL FUSION - DOMINO		C02 - DULUX - SIMONE WEIL - PG1A4		 HARDIES AXON 400mm WIDE
FEATURE CLADDING:		C03 - DULUX - GREY PAIL - PG1A1		 HARDIES STRIA
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				 FEATURE STONE CLADDING



Client: GOOGONG TOWNSHIP PTY LTD	Drawing Title: STREETScape ELEVATIONS LOT 1403	Project Architect: AL&CJH	Client: Represented by: Verified: Date: Drawing Number: 1403-A005 A	Rev: Description: Date: 1 REVISIONS	Drawn: Date: 1 10/07/17	Notes: All dimensions are in millimetres. All work to be checked. Do not scale off drawing. All work to be checked. All dimensions, levels and coordinates shall be verified. All work shall be carried out in accordance with the current edition of the National Code of Practice for Building Construction.	
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	F01 - TIMBER LOOK CLADDING- EQUAL TO WEATHERTEX ECOGROOVE NATURAL CLADDING	C04 - DULUX - WHITE ON WHITE - PN2G1			HARDIES EASYLAP
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					FEATURE STONE CLADDING



Title GOOGONG TOWNSHIP PTY LTD	Drawing Title STREETSCAPE ELEVATIONS LOT 1403	Project Architect AL&CH	Client 1403-A006 A	Rev A	Date 10/07/17	Notes All dimensions are in millimetres. All work to be checked. Do not scale off drawing. All work to be checked. All dimensions, levels and positions shall be verified by independent means to confirm accuracy of any work. All work must be carried out in accordance with the current edition of the National Code of Practice for the Building Industry.
		Project Director Date 10/07/17	Checked Approved	Drawn AL&CH	Date 10/07/17	
Project PROPOSED NEW RESIDENCE LOT 1435 IN STAGE EC GOOGONG Drawing No 1403-A006 A	Scale 1:150(A3)	Sheet AL&CH	Copyright Heyward Lance Architecture 147 Amy Ackland Street Sydney NSW 2014 P: 02 9255 4454			

DRAFT CONDITIONS OF APPROVAL

PART A – SUBDIVISION CONDITIONS

NOTE: The following groups of conditions apply to the subdivision approved under this consent, including the Torrens Title Scheme and the Strata Title Scheme.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (SUBDIVISION)

1. LIGHTING IN PUBLIC LANEWAY

Prior to the issue of a Construction Certificate (Subdivision) a lighting plan showing appropriate lighting throughout the public laneway must be submitted to Council for approval.

Lighting throughout the public laneway must comply with AS 1158 – Lighting for Roads and Public Spaces.

REASON: To ensure the provision of adequate lighting within the development. (56.01)

2. CONSTRUCTION MANAGEMENT PLAN

Prior to release of any Construction Certificate (Building) a Construction Management Plan (CMP) must be submitted to Council and approved by the Principal Certifying Authority for the proposed construction works or, if the proposed works are staged, for each stage of the proposed construction works. The plan must:

- a) describe the proposed construction works;
- a) outline the proposed construction program;
- b) set standards and performance criteria for each of the relevant environmental issues [see (f) below];
- c) describe what actions and measures would be implemented to ensure that these works comply with the specified standards and performance measures;
- d) describe how the effectiveness of these actions and measures would be monitored during the proposed works;
- e) include a detailed:
 - i. Soil, Water and Vegetation Management Plan,
 - i. Waste Management Plan to identify the type of waste that will be generated by the development and method of disposal to be utilised. Applicants should consider whether it is possible to re-use materials either on-site or off-site,
 - ii. Noise Management Plan,
 - iii. Dust Management Plan,
 - iv. Traffic Management Plan prepared in accordance with the requirements of Council's City Infrastructure Division,
- f) describe what procedures would be implemented to receive, register, report and respond to any complaints during the construction works; and
- g) identify the key personnel who would be involved in the construction works, and provide contact numbers for this personnel.

The approved CMP is to be adhered to at all times during construction works of each stage.

REASON: To ensure satisfactory environmental management of the site. **(56.01)**

3. WATER & SEWER COMPLIANCE CERTIFICATE – SERVICE

Prior to the release of a Subdivision Certificate, a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure compliance with section 109J of the Environmental Planning and Assessment Act 1279. **(68.04)**

Note: *This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.*

4. SUBMIT ENGINEERING DESIGN FOR STORMWATER DRAINAGE

Prior to the issue of any Construction Certificate (Subdivision) an engineering design for the stormwater drainage system must be submitted to Council as the Water and Sewer Authority for approval.

REASON: To ensure satisfactory disposal of stormwater. **(56.01)**

PRIOR TO COMMENCEMENT (SUBDIVISION)

5. CONSTRUCTION CERTIFICATE (SUBDIVISION) TO BE ISSUED

Prior to the commencement of any stage of subdivision works approved under this development consent a Construction Certificate (Subdivision) must be issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of the Environmental Planning and Assessment Act 1979. **(57.05)**

6. SUBMIT NOTICE OF COMMENCEMENT OF SUBDIVISION WORK

A Notice to Commence Subdivision Works must be submitted to Council at least two days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

NOTE: *A quotation for Council to perform the duties of Principal Certifying Authority for the subdivision works will be provided upon submission of the Construction Certificate (Subdivision) to Council.*

REASON: To provide for supervision of the subdivision works. **(57.06)**

7. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which subdivision work is being carried out;

- (a) **Showing the name, address and telephone number of the Principal Certifying Authority for the work.**
- (b) **Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.**
- (c) **Stating that unauthorised entry to the work site is prohibited.**

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

8. PROVIDE WORKERS TOILET FACILITIES

Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

9. SUBMIT A TRAFFIC MANAGEMENT PLAN

Prior to work commencing a Traffic Management Plan for the construction works must be submitted to, and approved by, Council under the provisions of Section 138 of the Roads Act 1993.

REASON: To ensure that adequate arrangements are made for traffic and pedestrian safety during the construction works. **(57.13)**

10. WORKS SITES TO BE FENCED

A fence must be erected between the development site and public places before commencement of any other work.

REASON: To ensure that an effective barrier is provided to preserve the safety of people and property in public places. **(58.07)**

GENERAL CONDITIONS FOR SUBDIVISION OF LAND

11. GOOGONG LOCAL PLANNING AGREEMENT

The Googong Urban Development Local Planning Agreement must be complied with.

REASON: To ensure satisfactory provision of services, amenities, works and monetary contributions for the development. **(59.12)**

12. IN ACCORDANCE WITH THE APPROVED PLANS

The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

SITE MANAGEMENT DURING CONSTRUCTION OF SUBDIVISION WORKS

13. INSTALL EROSION AND SEDIMENT CONTROLS

Erosion and sediment controls must be installed on the site and maintained during the construction period.

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

14. HOURS OF OPERATION FOR WORKS

All works associated with the construction of this development must be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

15. WORK ON ADJOINING LAND IS LIMITED

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

- (a) Installation of a temporary, stabilised construction access across the verge.**
- (b) Installation of services.**
- (c) Construction of an approved permanent verge crossing.**

REASON: To minimise interference with the verge and its accessibility by pedestrians. **(58.05)**

16. REPAIR DAMAGED PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

17. TEMPORARY VEHICLE ACCESS

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

REASON: To minimise transfer of soil from the site onto the road pavement. **(58.08)**

CONSTRUCTION OF INFRASTRUCTURE

18. SEPARATE CONNECTIONS & SERVICES

A separate sewer connection, stormwater drainage connection, water service, electricity supply and communication service must be provided to each allotment within the subdivision at the Subdivider's expense.

NOTE: The Subdivider may, at their own expense, provide a gas connection to such allotment within the subdivision subject to its availability.

NOTE: The Subdivider is responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.

REASON: To provide access to services for each allotment. **(67.02)**

19. INSPECTIONS – WATER & SEWER AUTHORITY

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

- (a) immediately prior to connection of new sewer pipes to the existing sewerage system,**
- (b) immediately prior to connection of new water pipes to the existing water reticulation,**
- (c) immediately prior to the backfilling of sewer drainage trenches, and**

Council's Natural and Built Character section must be given 24 hours notice of the need for these inspections.

Note Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.

REASON: To ensure that hydraulic services are constructed in accordance with Council requirements. (67.03)

20. WORK IN ACCORDANCE WITH ENGINEERING SPECIFICATIONS
All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's *Googong Design and Construction Specifications* (Version 1, dated June 2011).

REASON: To ensure construction and restoration work is in accordance with Council's requirements. (67.05)

21. PROTECTION OF WORKS ON PUBLIC ROADS
Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council's *Googong Design and Construction Specifications* (Version 1, dated June 2011).

Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

REASON: To ensure an adequate level of public safety and convenience during construction. (67.06)

22. SUBMISSION OF TRAFFIC CONTROL DEVICES PLAN
A Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee prior to the installation of any traffic control devices. It must include line-marking and sign-posting.

REASON: To authorise traffic control devices. (67.08)

23. SUBDIVISION (STRATA) PCA INSPECTIONS
For works on property or infrastructure that is to be dedicated to Council, or for works on Council infrastructure, the following inspections and/or Hold Points (in accordance with Council's *Googong Construction Specification*) shall be undertaken and released by Council (as the Principal Certifying Authority (PCA)). Works shall not proceed beyond the inspection indicated until Council is satisfied that the requirements of the relevant specification have been met:

C101 - GENERAL:

i. Fully marked-up and certified Work-as-Executed Drawings for the whole of the works covered by the Subdivision Construction Certificate shall be provided to Council for approval prior to issue of a Final Certificate.

C201 - CONTROL OF TRAFFIC:

ii. Where works are proposed on a public road/s, a S138 Traffic Control application is to be made to and approved by Council prior to such works commencing.

C211 - CONTROL OF EROSION AND SEDIMENTATION & C212 – CLEARING AND GRUBBING:

iii. An inspection of all necessary erosion and sediment control measures, for any part of the development, site shall be undertaken and approved by Council prior to the removal of any topsoil or the clearing of any vegetation. This includes the protection of any vegetation identified for preservation as part of this approval.

C213 – EARTHWORKS:

iv. An inspection of all completed road earthworks or select material zones shall be undertaken and approved by Council prior to the placement of any pavement layers. This includes a joint proof roll with a fully laden water cart (if requested by Council) and the provision of the appropriate compaction test certificates.

C221 - PIPE DRAINAGE:

v. Certificates of conformity for the manufacture of stormwater drainage pipes shall be provided to and approved by Council prior to any pipe laying commencing on site.

vi. Each section of laid and jointed stormwater drainage pipe shall be inspected and approved by Council prior to backfill works commencing.

vii. A CCTV inspection shall be undertaken for each of the constructed PVC stormwater mains. The CCTV records shall be submitted to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.

viii. Council shall be present whilst the required PVC stormwater main ovality testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.

C230 - SUBSURFACE DRAINAGE - GENERAL:

ix. An Inspection of each completed sub-surface drainage trench shall be undertaken and approved by Council prior to the installation of any drainage materials.

C231 - SUBSOIL AND FOUNDATION DRAINS & C232 – PAVEMENT DRAINS:

x. An inspection of each section of completed trench, bedding and placed pipe shall be undertaken and approved by Council prior to backfill works commencing.

C241 - STABILISATION:

xi. Details of material conformance shall be provided to and approved by Council prior to any pavement stabilisation works commencing on site.

C248 – PLAIN OR REINFORCED CONCRETE BASE:

xii. An inspection of the fastened steel reinforcement shall be undertaken and approved by Council prior to the placement of any concrete.

C261 – PAVEMENT MARKINGS:

xiii. Details of material conformance shall be provided to and approved by Council prior to the placement of any pavement markings.

xiv. .

C306 – ROAD OPENINGS AND RESTORATIONS:

xv. An inspection of the prepared pavement/backfill shall be undertaken and approved by Council prior to any surfacing works commencing. This includes the submission of conforming compaction test results for trench backfill.

C401 – WATER RETICULATION:

xvi. Approval shall be given by Council prior to the use of GRP, steel or polyethylene pipe or fittings.

xvii. The pipe laying accreditation details of the contractor undertaking the water reticulation construction shall be provided to and approved by Council prior to commencing works.

xviii. The pipeline material conformance certificates shall be provided to and approved by Council prior to any installation works commencing.

xix. An inspection of each section of laid and jointed pipe shall be undertaken and approved by Council prior to any backfill works commencing.

xx. An inspection of any connection to a Council owned main shall be undertaken and approved by Council prior to such works commencing. Connections to a Council owned main shall only be undertaken by Council or under Council supervision or direction.

xxi. Council shall be present whilst the required water main pressure testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.

xxii. Council shall be present whilst the required water main disinfection is undertaken. The results of such disinfection shall be provided to and approved by Council prior to a Final inspection being undertaken.

xxiii. An inspection of all completed water pump stations shall be undertaken by Council prior to any ownership or maintenance responsibilities being handed over to Council.

xxiv. Works as Executed Documentation for the completed water reticulation shall be provided to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.

C402 – SEWERAGE SYSTEM:

xxv. The pipe laying accreditation details of the contractor undertaking the sewerage system construction shall be provided to and approved by Council prior to commencing works.

xxvi. The pipeline material conformance certificates shall be provided to and approved by Council prior to any installation works commencing.

xxvii. An inspection of each section of laid and jointed pipe shall be undertaken and approved by Council prior to any backfill works commencing.

xxviii. Council shall be present whilst the required sewer main ovality testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.

xxix. Council shall be present whilst the required sewer main and maintenance hole hydrostatic testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.

xxx. Council shall be present whilst the required sewer system infiltration testing is undertaken. The results of such testing shall be provided to and approved by Council prior to a Final inspection being undertaken.

xxxi. A CCTV inspection shall be undertaken for each of the constructed sewer mains. The CCTV records shall be submitted to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.

xxxii. An inspection of all completed sewer pump stations shall be undertaken by Council prior to any ownership or maintenance responsibilities being handed over to Council.

xxxiii. Works as Executed Documentation for the completed sewerage system shall be provided to and approved by Council prior to any ownership or maintenance responsibilities being handed over to Council.

REASON: To ensure that all infrastructure that is to be dedicated to Council, or works undertaken on Council infrastructure is constructed in accordance with Councils Construction Specifications. (67.10)

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE (TORRENS)

24. APPLICATION AND FINAL SURVEY

An application to obtain a Subdivision Certificate must be made to Council. This must be accompanied by the following documentation:

- (a) A final survey plan of subdivision and three copies;**
- (b) A letter outlining how compliance with each condition of this development consent has been achieved; and**
- (c) Engineering Construction Certificate Report in accordance with specifications.**

REASON: To ensure works are completed in accordance with the requirements of the Council and to comply with Section 109 Environmental Planning and Assessment Act 1979. (68.02)

25. STATEMENT FROM SURVEYOR

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the

Principal Certifying Authority stating that all water, sewer and stormwater pipelines are completely located within their easements.

REASON: To ensure works are completed in accordance with Council's requirements. **(68.03)**

26. WATER & SEWER COMPLIANCE CERTIFICATE - SERVICE

Prior to the release of a Subdivision Certificate, a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure compliance with Section 109J of the Environmental Planning and Assessment Act 1979. **(68.04)**

***Note:** This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.*

27.

SUBMISSION FROM SERVICE AUTHORITY

Prior to the issue of any Subdivision Certificate written evidence from the relevant service authority or a suitably accredited person that satisfactory arrangements have been made for the supply of reticulated electricity, telephone services and natural gas to each lot must be submitted to Council.

REASON: To satisfy relevant utility authority requirements. **(68.05)**

28. SUBDIVISION WORKS DEFECTS LIABILITY PERIOD - BOND

The completed subdivision works are subject to a six months defects liability from the date of the issue of the relevant Subdivision Certificate.

The Subdivider must:

- (a) Lodge a cash bond with Council with regard to the defects liability period in an amount as calculated from fees set by Council's Management Plan and current at the time of issue of the Subdivision Certificate; and**
- (b) Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council's *Googong Design and Construction Specifications* (Version 1, dated June 2011), Council may enter the subject land and undertake rectification work and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.**

During the defects liability period the Subdivider will be liable for any part of the subdivision works which fail to perform in the manner outlined in Council's *Googong Design and Construction Specifications* (Version 1, dated June 2011) (or as would reasonably be expected under the design conditions).

REASON: To ensure works are completed in accordance with Council's requirements. **(68.06)**

29. GEOTECHNICAL REPORT

A geotechnical report must be submitted to Council detailing the classification of soil type generally found within the subdivision. A general classification for each lot within the subdivision must be provided and such classifications must be made by a Geotechnical Engineer in accordance with the provisions of AS 2870 "Residential Slabs and Footings". The classification reports must be submitted to Council prior to the release of the Subdivision Certificate.

REASON: To ensure works are undertaken in accordance with geotechnical recommendations. **(68.10)**

30. CERTIFICATION OF LOT SERVICING

Prior to the issue of any Subdivision Certificate certification from a person licensed by the NSW Office of Fair Trading to perform works in accordance with the requirements of the Local Government (Water, Sewerage and Drainage) Regulations 1993, AS 3500 National Plumbing and Drainage Code and the New

South Wales Code of Practice – Plumbing and Drainage that the lots are independently serviced in respect of water, sewerage and drainage and that all prior connections across the proposed lots have been capped off must be submitted to Council.

REASON: To achieve independent servicing to each lot. **(68.07)**

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE (STRATA)

31. APPLICATION AND FINAL SURVEY

An application to obtain a Strata Certificate must be made to an accredited certifier or the Council. This must be accompanied by the following documentation:

- (a) A final survey plan of subdivision and three copies; and**
- (b) A letter outlining how compliance with each condition of this development consent has been achieved.**

REASON: To comply with Section 109J of the *Environmental Planning and Assessment Act 1979*. **(69.02)**

32. WATER & SEWER COMPLIANCE CERTIFICATE - SERVICE

Prior to the release of a Strata Subdivision Certificate, a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure compliance with Section 109J of the *Environmental Planning and Assessment Act 1979*. **(69.04)**

Note: This certificate is required regardless of any other water and sewer compliance certificates previously obtained and regardless of whether the development involved alterations to Council's infrastructure.

33. COMPLIANCE WITH CONDITIONS (STRATA ONLY)

All conditions of this development consent must be complied with prior to the strata plan being signed and released by the accredited certifier.

REASON: To ensure the development is completed in accordance with the conditions of development consent prior to release of the strata certificate. **(69.03)**

PART B – ERECTION OF DWELLING CONDITIONS

NOTE: The following groups of conditions apply only to the erection of dwellings approved under this consent,

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING)

34. WATER & SEWER COMPLIANCE CERTIFICATE - DESIGN
Prior to the release of a Construction Certificate (Building) a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

The application for the certificate of compliance must be accompanied by four copies of the Civil Engineering plans for the design of the water reticulation and sewerage systems, drawn in accordance with Council's *Development Design Specification - Googong* (Version 1, dated June 2011).

REASON: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications. **(56.05)**

Note: This water and sewer compliance certificate is only required if the development involves alterations to Council's existing water and/or sewer infrastructure but involves no subdivision.

35. CONSTRUCTION MANAGEMENT PLAN

Prior to release of any Construction Certificate (Building) a Construction Management Plan (CMP) must be submitted to Council and approved by the Principal Certifying Authority for the proposed construction works or, if the proposed works are staged, for each stage of the proposed construction works. The plan must:

- a) describe the proposed construction works;
- b) outline the proposed construction program;
- c) set standards and performance criteria for each of the relevant environmental issues [see (f) below];
- d) describe what actions and measures would be implemented to ensure that these works comply with the specified standards and performance measures;
- e) describe how the effectiveness of these actions and measures would be monitored during the proposed works;
- f) include a detailed:
 - v. Soil, Water and Vegetation Management Plan,
 - vi. Waste Management Plan to identify the type of waste that will be generated by the development and method of disposal to be utilised. Applicants should consider whether it is possible to re-use materials either on-site or off-site,
 - vii. Noise Management Plan,
 - viii. Dust Management Plan,
 - ix. Traffic Management Plan prepared in accordance with the requirements of Council's City Infrastructure Division,

- g) describe what procedures would be implemented to receive, register, report and respond to any complaints during the construction works; and
- h) identify the key personnel who would be involved in the construction works, and provide contact numbers for this personnel.

The approved CMP is to be adhered to at all times during construction works of each stage.

REASON: To ensure satisfactory environmental management of the site. (56.01)

PRIOR TO COMMENCEMENT OF WORK ON ANY DWELLING

36. CONSTRUCTION CERTIFICATE (BUILDING) TO BE ISSUED

The erection of a building in accordance with the development consent must not be commenced until a Construction Certificate has been issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. (57.03)

37. SUBMIT NOTICE OF COMMENCEMENT OF BUILDING WORK

A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. (57.04)

38. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which building work is being carried out;

- (a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.
- (b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.
- (c) Stating that unauthorised entry to the work site is prohibited.

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. (57.08)

39. PROVIDE WORKERS TOILET FACILITIES

Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

SITE MANAGEMENT DURING CONSTRUCTION OF EACH DWELLING

40. PROVIDE WASTE STORAGE RECEPTACLE

A waste receptacle must be placed on the site for the storage of waste materials.

REASON: To prevent pollution of surrounding areas. **(58.02)**

41. INSTALL EROSION AND SEDIMENT CONTROLS

Erosion and sediment controls must be installed on the site and maintained during the construction period.

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

42. HOURS OF OPERATION FOR WORKS

All works associated with the construction of this development must be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

43. WORK ON ADJOINING LAND IS LIMITED

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

- (a) Installation of a temporary, stabilised construction access across the verge.**
- (b) Installation of services.**
- (c) Construction of an approved permanent verge crossing.**

REASON: To minimise interference with the verge and its accessibility by pedestrians. **(58.05)**

44. REPAIR DAMAGED PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

45. WORKS SITES TO BE FENCED

A fence must be erected between the development site and public places before commencement of any other work.

REASON: To ensure that an effective barrier is provided to preserve the safety of people and property in public places. **(58.07)**

46. TEMPORARY VEHICLE ACCESS

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

REASON: To minimise transfer of soil from the site onto the road pavement. **(58.08)**

47. SUBMIT NOTICE OF COMMENCEMENT OF BUILDING WORK

A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.04)**

48. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which building work is being carried out;

(a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.

(b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.

(c) Stating that unauthorised entry to the work site is prohibited.

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

49. PROVIDE WORKERS TOILET FACILITIES

Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. (57.09)

GENERAL CONDITIONS

50. IN ACCORDANCE WITH THE APPROVED PLANS

The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. (59.02)

51. LOCKABLE STORAGE AREA

Lots 2, 3 and 6 to be provided with a lockable external store having a volume of 6m³.

REASON: To ensure dwellings are provided with adequate storage areas in accordance with Googong Development Control Plan. (59.01)

BUILDING

52. COMPLY WITH THE BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

REASON: This is a prescribed condition under the provisions of clause 98 of the Environmental Planning and Assessment Regulation 2000. (60.02)

53. HOME BUILDING ACT REQUIRMENTS

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the council) has given Council written notice of the following information:

- (a) In the case of work for which a principal contractor is required to be appointed:**
 - (i) The name and licence number of the principal contractor.**
 - (ii) The name of the insurer by which the work is insured under Part 6 of that Act.**
- (b) In the case of work to be done by an owner-builder:**
 - (i) The name of the owner-builder.**
 - (ii) If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.**

REASON: This is a prescribed condition under the provisions of clause 98B of the Environmental Planning and Assessment Regulation 2000. **(60.03)**

54. PROTECT NEIGHBOURS FROM DAMAGE DUE TO EXCAVATION

When any excavation involved in this development extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of this development consent must, at the person's own expense;

- (a) Protect and support the adjoining premises from possible damage from the excavation.**
- (b) Where necessary, underpin the adjoining premises to prevent such damage.**

REASON: This is a prescribed condition under the provisions of clause 98E of the Environmental Planning and Assessment Regulation 2000. **(60.04)**

55. ALL WORKS TO BE CONFINED TO THE SITE

All excavation, backfilling, construction and other activities associated with the development must:-

- (a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.**
- (b) Comply with the requirements of AS 2601-2001 – The demolition of structures.**
- (c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.**
- (d) Be kept clear of stormwater, sewer manholes and service easements on the site.**

REASON: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired. **(60.05)**

56. SUBMIT SURVEY PLAN SHOWING BOUNDARY SETBACKS AND FLOOR LEVELS

The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries and the height of the finished ground floor must be prepared by a Registered Surveyor upon completion of the ground floor and then submitted to the Principal Certifying Authority.

REASON: To ensure the building is sited and constructed in accordance with the approved plans. **(60.09)**

57. RETAINING WALL/S

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1 metre of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 1 metre in height are required to be certified by a structural engineer.

Note: If a retaining wall will exceed 1.5 metres in height or will be located within an easement a separate development consent must be obtained prior to construction.

REASON: To ensure that excavated areas are adequately retained. **(60.17)**

CARPARKING AND ACCESS

58. DRIVEWAY REQUIREMENTS IN GOOGONG

The development must include the construction of a residential type driveway over Council's footway at the location shown on the approved plans. The driveway must be:

- (a) Constructed by a Council approved contractor, at no cost to the Council.**
- (b) Constructed using plain concrete.**
- (c) Constructed with a 2% grade falling to the gutter.**
- (d) At minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area.**
- (e) Constructed to the width of the existing Vehicle Kerb Crossing.**

REASON: To ensure the construction of the driveway on public lands meets Council's requirements. **(66.09)**

59. DRIVEWAY APPLICATION FORM

A driveway application form must be submitted to and approved by Council prior to commencement of driveway works and construction of the driveway across Council's footway area must be undertaken by a Council approved contractor, at no cost to the Council.

REASON: To ensure the construction of the driveway on public land meets Council's requirements. **(66.10)**

60. CAR PARKING TO COMPLY WITH AS2890

All car parks must comply with AS2890 – 2004 Parking Facilities. Driveways and turning aisles must be concreted.

REASON: To provide adequate off-street car parking. **(66.04)**

SAFER BY DESIGN

61. ENTRANCE LIGHTING FOR UNITS

A light must be installed to illuminate the entrance to each unit.

REASON: To ensure that unit entries are clearly identified. **(71.03)**

62. LIGHTING IN CAR PARKS AND PUBLIC SPACES

Lighting throughout the car parking area and in public spaces must comply with AS 2890.1:2004 – Parking Facilities – Off-Street Car Parking and AS 1158 - Lighting for Roads and Public Spaces.

REASON: To ensure the provision of adequate lighting within the development. **(71.02)**

63. STREET NUMBERING

The dwellings must be clearly identified by a street number. Street numbers will need to be confirmed by Council's LIS Officer prior to the release of any subdivision certificate.

REASON: To ensure that buildings are clearly identified. **(71.04)**

LANDSCAPING

64. LANDSCAPING ON VERGE OF GORMAN DRIVE

Soft landscaping as shown on “Streetscape Elevation 02” and “Streetscape Elevation 04” shall be continued on the verge of Gorman Drive against the front boundary fence of Lots 1, 4, 6 and 8 in accordance with Council’s Street Verge Maintenance Policy.

REASON: To ensure landscaping enhances the streetscape and amenity of the development. **(73.01)**

65. COMPLETION OF LANDSCAPING

Landscaping of each dwelling site and on the verge of the public laneway is to be completed in accordance with the approved landscape plan.

REASON: To ensure that areas to the street frontage provide an attractive urban landscape. **(73.01)**

66. LANDSCAPING REQUIREMENTS IN GOOGONG

Landscaping must be extended to include the levelling, topsoiling and turfing or grass seeded hydro mulching of the footway between the property boundary and the street kerb and gutter.

Landscaping between the dwelling house and the street boundary is to be completed in accordance with the approved landscape plan.

REASON: To ensure that areas to the street frontage provide an attractive urban landscape. **(73.11)**

ENVIRONMENTAL

67. WASTE RECEPTACLE STORAGE

All bins must be stored within each allotment after collection. No bins are to be stored within the allocated bins pads on the verge of the public laneway or adjoining streets. Bin pads located on the verges of Rosa Street and Underhill Street must be clearly numbered.

REASON: To ensure waste receptacles are not stored in the laneway. **(76.01)**

68. PLANT AND EQUIPMENT NOISE

Individual air-conditioning systems must be installed as far away as possible from the sleeping rooms of other residential premises or be in a well shielded location. The noise from the unit shall not exceed a level of 5dB(A) above the background level when measured at an adjacent property boundary or unit.

REASON: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the *Protection of the Environment Operations Act 1997* and Regulations. **(76.04)**

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

69. OBTAIN OCCUPATION CERTIFICATE BEFORE OCCUPATION

Occupation or use of whole or part of the building must not commence unless an Occupation Certificate has been issued in relation to the building or part.

REASON: To satisfy the provisions of Section 109M of the Environmental Planning and Assessment Act 1979. **(78.02)**

70. COMPLY WITH BASIX CERTIFICATE

The development must be constructed in compliance with the NSW BASIX Certificate as listed below:

Dwelling/Lot	BASIX Certificate Number	Date of Issue
1	839449S_02	12 July 2017
2	839453S	12 July 2017
3	839456S	12 July 2017
4	839470S	12 July 2017
5	839463S	12 July 2017
6	839474S	12 July 2017
7	840086S	12 July 2017
8	840107S	12 July 2017
8A	840120S	12 July 2017

REASON: To ensure compliance with the requirements of the NSW BASIX certification process. **(78.04)**

PLUMBING AND DRAINAGE

71. PLUMBING AND DRAINAGE INSTALLATION REGULATIONS

Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

REASON: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005. **(80.02)**

72. INSPECTION OF PLUMBING AND DRAINAGE

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

REASON: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule. **(80.03)**

73. FLOOR LEVEL TO BE 150mm ABOVE YARD GULLY

The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

REASON: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system. **(80.05)**

74. HEATED WATER NOT TO EXCEED 50 DEGREES C

All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

REASON: To prevent accidental scalding. **(80.07)**

75. INSULATE HEATED AND COLD WATER SERVICE PIPES

Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

- (a) unheated roof spaces**
- (b) locations near windows, ventilators and external doors where cold draughts are likely to occur**
- (c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.**

REASON: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions. **(80.12)**

76. STORMWATER DISPOSAL REQUIREMENTS IN GOOGONG

Overflow from the rainwater tank and all other stormwater generated within the property must be trapped and piped to the stormwater tie in the lot.

REASON: To provide a satisfactory standard of stormwater disposal. **(80.21)**

77. PROVIDE WATER SERVICE AND WATER METER

A 20mm electronic water meter (sub-meter) shall be installed at the front of each unit, or other accessible position approved by Council, at no cost to Council.

REASON: To ensure that the development is appropriately water metered. **(80.14)**

Note: The water meter configuration is to be an 'In-Series water meter layout' as shown in Attachment A of Council's 'Water Meters and Water Supply Policy' – available on the former Queanbeyan City Council website.

78. SERVICING OF STUDIO DWELLINGS

The studio dwellings are to be individually serviced with a 20mm potable and recycled water service and meter. These must be applied for with Council (and paid) prior to the issue of Construction Certificate (Building) for the studio dwellings.

REASON: To ensure all lots are individually serviced with a potable and recycled water supply. **(80.22)**

Draft Palerang Local Environmental Plan 2014

submission form

Name of the person making the submission	[REDACTED]
Address or property description (lot and DP)	Lot 11 DP: 1118681 being 404 and 438
That the submission is about (if applicable)	Sawyers Ridge Road Reidsdale Adjustment to classification of land described above.
Submission details	
I wish to object to the classification of the land detailed above as RU1 on map LZN_005 and AB2I on map LSZ_005 as these classifications are not in keeping with the local area.	
This section of Sawyers Ridge Road is on a plateau and this is where I will concentrate my discussions as the continuation of the road is on the slopes leading to the plateau and also contains a mixture of parcel sizes.	
The section of Sawyers Ridge Road being considered here is approx. 5km long and was previously known as Reidsdale Road until the name changes undertaken by Council in the early 2000's. The details only consider parcels fronting the said section of the road as it was originally mapped as a potentially, self contained locality.	
The statistics for this section of the road are as follows.	
• Total parcels	31
• Less than 40ha parcels	17
• Greater than 40ha parcels	14
• Total No. Dwellings	28
• Dwellings on less than 40ha	13
• Dwellings on More than 40ha	15

The parcel of land as detailed above and as shown as 18 in light green on the attached map is

- 57.41ha
- Has two (2) dwellings on it. No other parcel has multiple dwellings on this section of the road
- Both houses have their own **Entrances** to Sawyers Ridge Road.
- Both houses have their own **Water** supplies.
- Both houses have their own **Septic** systems.
- Both houses have their own **Power** supplies.
- Both houses have their own **Telephone** connection.
- There are already two (2) Council rates being paid on the land
- There are already two (2) Council Septic Inspection rates being paid

The natural layout of the land, the location of the houses and the topography of the land lends itself to having a subdivision making one block in excess of 40ha and the other more than 10ha. This type of subdivision would have one dwelling in the Sydney Catchment area and the other to Araluen Valley. One house is facing Sawyers Ridge Road and the other can't be seen from the road.

We made a submission after the 2012 display of the PLEP, however we were not informed of an outcome of the councils deliberations. When this plan went on exhibition in 2013 we were surprised that our submission was not included in Schedule 1, *Additional permitted uses*, along with (i) Land at 6 Rocky Glen Road, Bungendore and (ii) Land at 114 Keewong Lane Burra.

Looking at the two (2) lots included in Schedule 1, on Google Earth we can not see any significant or obvious reason why these lots can be subdivided and why ours was excluded. To help clear up this omission we would appreciate a detailed letter as to the reasons for this land not being included or that it was simply an oversight.

All this leads to simply adding a couple of lines to the map or a third paragraph added to Schedule 1, *Additional permitted uses*, to the current PELP.

There will be no changes to:-

- **Population** in the area
- **Traffic** on the road
- **Water** use
- **Effluent** discharge
- **Garbage** produced
- **Council** inspections
- **Council** Rates
- **Polution** in the area, either Noise or Atmospheric
- **Land Use** in the area

Community Consultation

Submission to the General Manager re draft Local Environment Plan

Dear Sir,

I wish to make a request to have Land owned by me rezoned (E4) for smaller blocks.

My reasons for this application are:

1. My lots numbered 53, 54, 55 and 56/774754 are smaller than the size designated for viable agricultural land (80 hectares) as per the previous Gunning Shire LEP; consolidated, they total 20 acres (8.09 hectares).
2. A precedent for rezoning has been set by the land around me. The land south of my lots, previously within Yarralumla Council zoned 1d, is now E4 under the draft Palerang Council LEP. The land to the immediate south of my lots on the other side of Brooks Creek, down the old Gunning Border, has been, zoned E4 (1d) as the blocks are also smaller than the required 80 hectares for agricultural land. Also parallel to my lots on the western boundary is a 6 acre (2.43 hectare) residential block and along Hadlow Drive within Yass Valley Shire (previously Gunning Shire) are now several 20 acre (8.09 hectare) subdivisions.
3. Having reviewed the planning controls and legislation including earlier versions of the Gunning LEP, the biodiversity map, riparian lands map and also the satellite landscape map, it is my understanding that the rezoning of my neighbours is a reflection of the changed land use in this area – that is, smaller agricultural holdings by hobby farmers and the like and more intensive small acreage farming
4. The four lots that are the subject of this request were purchased in 1998 when they were in Gunning Shire. Since then the Shire boundaries have been redrawn and my land now falls within Palerang Shire.

5. The land was not assessed for rezoning at the time the Shire boundaries were redrawn, as the opportunity to do so was not available.
6. The land comprises a number of discrete parcels. Lot Numbers... are a discrete holding and are separated from the main house block (lot number xxx) by the public access road, Grove Road.

Thank you for your consideration of my request to have lot numbers 53, 54, 55, and 56 rezoned E4 (d).

Please contact me if you require any further information or documentation.

Yours sincerely

[Redacted Signature]

Date: 12/02/13

[Redacted Name]

References:

Gunning Shire LEP

Yass Valley Shire Council LEP 22/08/12

Palerang Shire Council: PLEP Map 4 Lot size

Map 4 Land Zoning

Map 4 Landscape

Map 4 Riparian Lands and watercourses

Map 4 Terrestrial Biodiversity Map

Phil Lawrey

From: [REDACTED]
Sent: Wednesday, 11 May 2016 8:33 AM
To: Records
Cc: Sue Robb
Subject: [REDACTED]
Attachments: Submission to Palerang Council Prue (2).docx

UNCLASSIFIED

Good Morning,

Please can I add this addendum to my submission (attached and lodged 24/03/15) in regard to the **Draft Palerang Rural Lands Strategy** on exhibition as of **4 May 2016**.

7 REZONING REQUESTS FROM THE DEVELOPMENT OF THE PALERANG LOCAL ENVIRONMENTAL PLAN 2014 PROCESS

Council has received a number of requests for the rezoning of rural land and dwelling eligibility as part of the exhibitions of the Draft LEP and in some subsequent submissions. Council has deferred a decision on these individual requests pending a coordinated review once the Rural Lands Strategy has been finalised. **Each request will be assessed against the principles and actions in the final Rural Land Use Strategy.**

It is important any review of land zoning be affected in a strategic way. Incremental rezoning without a strategic overview can lead to poor, ad hoc land use outcomes, inequitable treatment of some landowners over others and generally 'clog up' the strategic planning process with cases that may not have high or indeed any strategic merit for the LGA.

In assessing the individual requests, the following criteria should be applied:

- is the land an anomaly with regard to the current land use or are there other factors that warrant one-off support? **Yes as the increasing traffic at 80k between my house block and the 20 acres I wish to have rezoned has made it extremely dangerous to move stock from one side to the other .**
- if the proposal is not an anomaly or justified on special grounds as an ad hoc rezoning, the proposal must fit a broader pattern of logical extension of development. For example, fit a logical extension of an existing small properties zone or form part of a potential new zone .**From the Bungendore Road up to 92 Grove Road are 6 acre and 10 acre subdivision's and 92 Grove Road has not been revised or reviewed since changing from Gunning Council to Palerang council.**
- if it is possible to support the proposal, what ranking and timeline should be set for the particular proposal? Is there sufficient data from the applicant or should more be supplied to finalise a decision?
- will the development of the land be self-funding with regard to adequate road access, power and bushfire protection measures? **Yes the 20 acre block has tarred road, power across block, water and no bush.**
- does the proposal add benefit to the Palerang LGA i.e. not just a commuter satellite for Canberra? **Yes via rates.**

Kind Regards

[REDACTED]
11/05/2016
[REDACTED]

From: [REDACTED]
Sent: Friday, 20 December 2013 1:31:46 PM
To: Records
Subject: LEP DRAFT

The General Manager,

Could you please consider the following in the review of the LEP.

I currently reside at 1371 Sutton Road Sutton 2620 NSW. This land consists of 90 acres.

I have a rural 1A property which I have built two independent residences with their own independent, septic, water tank, power and road connections. I would like to sub divide these two properties in order to have two deeds of title with the possibility of selling one of these residences without the need to sell the other. I would be prepared to therefore pay for the sub division costs associated to this and all future rates notices applicable. As the two properties are more than 400metres apart and do not impact one another I cannot see any difference to the current arrangement of the properties other than the technicality that there is only one Deed of title rather than two. There are many properties in Womboin, Bywong, Bugendore etc that have properties within closer proximity to one another located on much smaller acreage. I have a signed acceptance form from all neighbours surrounding this property agreeing with my proposal.

Benefits to Palerang Council:

- Two independent rates notices
- Two independent garbage collection fees
- Sub division costs

Benefits to the Owner:

- Two independent deeds of title

I would really appreciate it if you could please consider making this change.

Thank you for your time.

Regards

[REDACTED]

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file:///C:/Users/phil.lawrey/Downloads/ECM_384286_v1_Draft%20LEP%20-%20Ro... 18/10/2017

Palerang Council

All Mail to: PO Box 348 Bungendore NSW 2621

Email: records@palerang.nsw.gov.au

Braidwood Office: 144 Wallace Street Braidwood

Tel: 1300 735 025

Fax: 02 4842 2669

Bungendore Office: 4 Majara Street Bungendore

Tel: 1300 735 025

Fax: 02 6238 1290

Notice of Determination of Development Application

Issued under Section 81(1)(a) of the Environmental Planning and Assessment Act 1979

Applicant's Details



Development Application No.	DA.2014.024
Land to be developed	Lot 2 DP 838497, 1986 Sutton Road SUTTON NSW 2620
Description of Proposed development	Two Lot Subdivision
Date of Determination	6 November 2014
Determination	Consent <u>REFUSED</u>

The development Application is REFUSED for the following reasons:

1. The objection under State Environmental Planning Policy No 1 is not well founded;
2. Granting of consent would not be in accordance with the aims of State Environmental Planning Policy No 1;
3. The development is inconsistent with the objectives of the Yarrowlumla LEP 2002;
4. The development is inconsistent with the provisions of the Yarrowlumla DCP Rural Zones;
5. The development is not in the public interest;
6. The development does not comply with the principles of Ecologically Sustainable Development;
7. The development is not permissible under the PLEP 2014.

Information attached to this determination **Nil**

Integrated Development Approvals

These approvals will be granted, consistent with this consent, if the applicant applies to the state agencies within 3 years of the date of this decision **Nil**

Other Approvals

Approvals granted under the Local Government Act 1993 **Nil**

Signed by Consent Authority

Date of this Notice: 26 November 2014

John Wright

Director Planning and Environmental Services

Pursuant to s.97 of the *Environmental Planning and Assessment Act 1979* an applicant who is dissatisfied with a determination can appeal to the Land and Environment Court within 6 months of the date of the notice of determination.

Pursuant to s.82A of the *Environmental Planning and Assessment Act 1979* an applicant may request that the Council review a determination. Such review must be determined within 6 months of the date of the original notice of determination. (delete if the application is designated, integrated or Crown development)