



Ordinary Meeting of Council

16 December 2020

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 9.1

QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

16 DECEMBER 2020

ITEM 9.1 DEVELOPMENT APPLICATION DA.2020.1170 - 43 MULTI UNIT DWELLINGS, ONONE STUDIO DWELLING AND STRATA SUBDIVISION - LOT 339 DP1259563 - 67 MARY STREET, GOOGONG

ATTACHMENT 1 DA.2020.1170 - 4.15 ASSESSMENT REPORT MATTERS FOR CONSIDERATION - 67 MARY STREET, GOOGONG

EXECUTIVE SUMMARY

- 1.0 The proposal seeks approval for the construction of 43 multi-dwelling units with garages comprising 2, 3 and 4 bedrooms units, 1 studio dwelling and strata subdivision.
- 2.0 The application was notified to adjoining owners for a period of 14 days from the 25 May 2020 to 8 June 2020 with no submission received during the notification period.
- 3.0 Principal Issues – Variations to the studio dwelling setback, location of principal private open space and front and side setbacks. Principal issues relating to the access, car parking and waste collection have been addressed and the applicant has supplied adequate further additional information to support the application in regard to these issues during the assessment period. Other outstanding issues able to be resolved through conditions of consent.
- 4.0 The application is recommended for approval subject to the imposition of the recommended conditions of consent.

BACKGROUND

The subject site was created as part of subdivision 123-2017 (registered n 2020) and is located in in NH2 (Neighbourhood 2) in the Googong township.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 339 DP 1259563 and commonly known as 67 Mary Street, Googong. The site has an area of 8240m² with each boundary having frontage to a different street (Albion Street to the north, Mary Street to the east, Gorman Drive to the south and Wellsvale Drive to the West).

The site is currently vacant and was created as a super lot in Neighbourhood 2 (DA 123-2017). The site is adjacent to the public domain and town centre for Neighbourhood 2 which the subdivision works are currently under construction.

Existing development within the locality consists of a range of uses including multi-dwelling housing, single dwelling houses and outbuildings.



Figure 1: Locality plan



Figures 2-5: Site photographs

PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for construction of 43 multi-dwelling units with garages, one studio dwelling and strata subdivision.

The specific elements of the proposal are:

- Construction of a 43 multi-dwelling units comprising of four buildings, Block A: 10 units, Block B: 12 units, Block C: 9 units and Block D: 12 units. Units within Block A will contain 4 bedrooms, units within Block B will contain 3 bedrooms, units within Block C will contain 3 bedrooms and units within Block D will contain a mixture of 2, 3 and 4 bedrooms. Each unit will have a garage and associated private open space;
- Construction of one bedroom studio dwelling (located above the garage for proposed unit 1) with a terrace balcony,
- Three private laneways,
- Kerb side visitor parking spaces,
- Strata subdivision to create a total of 44 allotments and associated common area.
- Landscaping and waste enclosures areas.

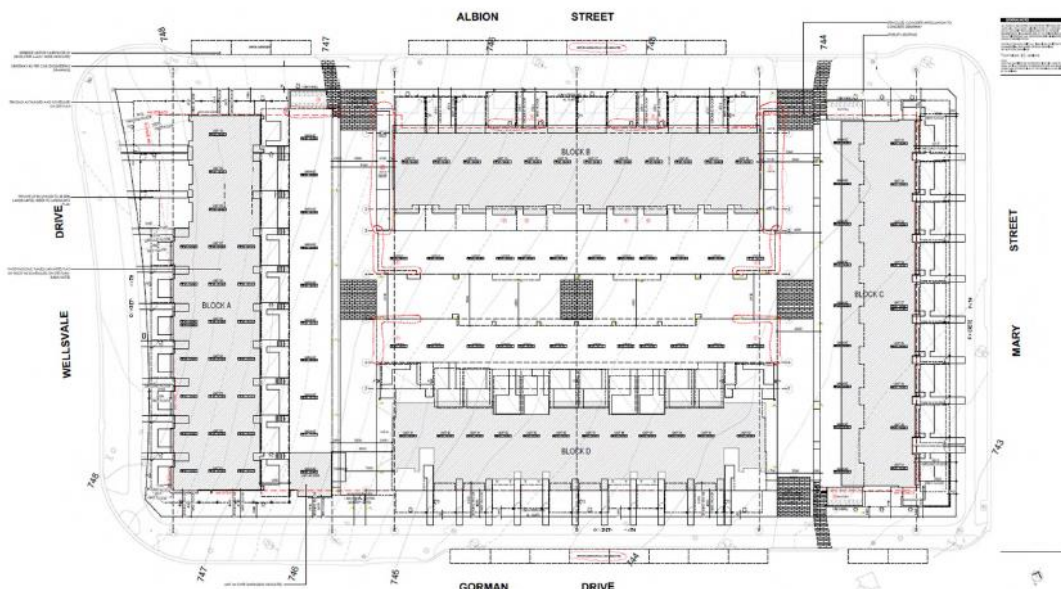


Figure 6: Site plan (Prepared by Tomi Milin)



Figure 7: Artist Impression of Block A (Prepared by DC3 Creative Imagery)



Figure 8: Artist Impression of Block B (Prepared by DC3 Creative Imagery)



Figure 9: Artist Impression of Block C (Prepared by DC3 Creative Imagery)



Figure 10: Artist Impression of Block D (Prepared by DC3 Creative Imagery)



Figure 11: South (street) elevation – Block A, D and C (Prepared by Tomi Milin)



Figure 12: East (street) elevation – Block C (Prepared by Tomi Milin)



Figure 13: North (street) elevation – Block C, B and A (Prepared by Tomi Milin)



Figure 14: West (street) elevation – Block A (Prepared by Tomi Milin)

CONSENT AUTHORITY

In accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) the proposal is considered to be local development and Council is the Consent Authority.

SECTION 4.10 DESIGNATED DEVELOPMENT – EP&A Act, 1979

The proposal is not designated development.

SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal is not integrated development.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Development Engineer has provided comment for water, sewer, stormwater, access and parking and roads; amended plans were received providing appropriate driveway widths, turning paths and garage widths. Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Waste Officer

Council's Waste Officer provided information for waste requirements and amended plans were received providing appropriate waste enclosures. Council's Waste Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Building Surveyors Comments

Council's Building Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

LIS Comments

Council's LIS team offered no objections to the proposal, subject to the imposition of recommended conditions of consent. The proposed addressing is to be:

Unit number on plan	Proposed Street Addresses
Common Property	81 Gorman Drive Googong NSW 2620
Unit 1	53 Wellsvale Drive Googong NSW 2620
Unit 2	51 Wellsvale Drive Googong NSW 2620
Unit 3	49 Wellsvale Drive Googong NSW 2620
Unit 4	47 Wellsvale Drive Googong NSW 2620
Unit 5	45 Wellsvale Drive Googong NSW 2620

Unit 6	43 Wellsvale Drive Googong NSW 2620
Unit 7	41 Wellsvale Drive Googong NSW 2620
Unit 8	39 Wellsvale Drive Googong NSW 2620
Unit 9	37 Wellsvale Drive Googong NSW 2620
Unit 10	35 Wellsvale Drive Googong NSW 2620
Unit 11	6 Albion Street Googong NSW 2620
Unit 12	8 Albion Street Googong NSW 2620
Unit 13	10 Albion Street Googong NSW 2620
Unit 14	12 Albion Street Googong NSW 2620
Unit 15	14 Albion Street Googong NSW 2620
Unit 16	16 Albion Street Googong NSW 2620
Unit 17	18 Albion Street Googong NSW 2620
Unit 18	20 Albion Street Googong NSW 2620
Unit 19	22 Albion Street Googong NSW 2620
Unit 20	24 Albion Street Googong NSW 2620
Unit 21	26 Albion Street Googong NSW 2620
Unit 22	28 Albion Street Googong NSW 2620
Unit 23	71 Mary Street Googong NSW 2620
Unit 24	69 Mary Street Googong NSW 2620
Unit 25	67 Mary Street Googong NSW 2620
Unit 26	65 Mary Street Googong NSW 2620
Unit 27	63 Mary Street Googong NSW 2620
Unit 28	61 Mary Street Googong NSW 2620
Unit 29	59 Mary Street Googong NSW 2620
Unit 30	57 Mary Street Googong NSW 2620
Unit 31	55 Mary Street Googong NSW 2620
Unit 32	109 Gorman Drive Googong NSW 2620
Unit 33	107 Gorman Drive Googong NSW 2620
Unit 34	105 Gorman Drive Googong NSW 2620
Unit 35	103 Gorman Drive Googong NSW 2620
Unit 36	101 Gorman Drive Googong NSW 2620
Unit 37	99 Gorman Drive Googong NSW 2620
Unit 38	97 Gorman Drive Googong NSW 2620
Unit 39	95 Gorman Drive Googong NSW 2620
Unit 40	93 Gorman Drive Googong NSW 2620
Unit 41	91 Gorman Drive Googong NSW 2620
Unit 42	89 Gorman Drive Googong NSW 2620
Unit 43	87 Gorman Drive Googong NSW 2620
Unit 44 (Studio)	85 Gorman Drive Googong NSW 2620

EXTERNAL REFERRALS

Essential Energy

The application was referred to Essential Energy in accordance with Section 45 of the *State Environmental Planning Policy (Infrastructure) 2007*. A response was received on 29 May 2020 providing comments that *“Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.”* but have provided general comments, these comments will be placed on the development consent as advisory notes.

NSW Police

The application was referred to the NSW Police (Crime Prevention Officer) and an email response was received on 10 June 2020 providing recommendations for the development; these comments will be placed on the development consent as advisory notes.

CONSIDERATION OF THREATENED SPECIES

Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW Biodiversity Conservation Act 2016 or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The proposed development is located on a cleared site with minimal vegetation within the Googong Township subdivision. The development will not require the removal of any significant vegetation and it is therefore considered that the proposed development is unlikely to have any adverse impacts on threatened species.

SECTION 4.14 CONSULTATION AND DEVELOPMENT CONSENT – CERTAIN BUSHFIRE PRONE LAND – EP&A ACT, 1979

Section 4.14 of the EP&A Act requires an assessment to be made of the proposal against the requirements of the Rural Fire Service document 'Planning for Bushfire Protection 2006'. The Act allows this assessment to be made by the Council or the RFS. Assessments under Section 4.14 against the PBP 2006 need to be made for most development on bushfire prone land which does not require an approval under the Rural Fires Act 1997 as integrated development.

The lot is not classified as fire prone land.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

Valid BASIX certificates for each multi dwelling block was lodged with this application. A condition requiring the development to meet the commitments of the BASIX certificates is included in the conditions of consent.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The application was referred to Essential Energy in accordance with Section 45 of the *State Environmental Planning Policy (Infrastructure) 2007*. A response was received on 29 May 2020 providing comments that "Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development." but have provided general comments, these comments will be placed on the development consent as advisory notes.

STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

The site is located within Neighbourhood 2 of Googong Township. A preliminary investigation of the Googong urban release area was carried out by Coffey Geosciences Pty Ltd. It identified 12 areas of environmental concern (AEC) which are included in Appendix 8 of Googong Development Control Plan.

Site Audit Statement No. 18013 SAS 20181204 dated 5 December 2018 prepared by accredited Site Auditor Rod Harwood (Harwood Environmental Consultants), advises that

Stages 1-4 (inclusive) of Neighbourhood 2 in Googong Township, Lots 1, 8, 9 and 10 in DP 1246784 is suitable for the following:

1. Residential with accessible soil, including garden (minimal home-grown produce contributing to less than 10% fruit and vegetable intake), excluding poultry, and
2. Day care centre, preschool, primary school.

The site is not an AEC concern and there is no reason to suspect that this land is contaminated. Additionally the site is suitable for the proposed residential development as per the Site Audit Statement above. It is considered that the relevant provisions of SEPP 55 have been satisfied.

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (QLEP) 2012

An assessment of the proposal against the general aims of QLEP 2012 is included below:

Cl.	Aims	Complies
1.2(2)		
(a)	<i>To facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles.</i>	Yes
(b)	<i>To provide for a diversity of housing throughout Queanbeyan.</i>	Yes
(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>	Yes
(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>	Yes
(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.</i>	Yes
(f)	<i>To maintain the unique identity and country character of Queanbeyan.</i>	Yes
(g)	<i>To facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land.</i>	Yes

Comments: The proposed development is generally consistent with the broad aims of the QLEP 2012.

Suspension of Covenants, Agreements and Instruments

Under Clause 1.9A, no covenants, agreements and instruments restricting the development have been identified.

Permissibility

The subject site is Zoned R1 General Residential zone under Queanbeyan Local Environmental Plan 2012.

Development for the purposes of a Multi dwelling housing such as is proposed is permissible within the R1 General Residential zone with consent and is defined under QLEP 2012 as follows:

"multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building"

Zone Objectives

An assessment of the proposal against the objectives of the R1 General Residential zone is included below:

<i>Objectives</i>	<i>Complies</i>
➤ To provide for the housing needs of the community.	Yes
➤ To provide for a variety of housing types and densities.	Yes
➤ To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Yes
➤ To ensure that buildings with non-residential uses have a bulk and scale that is compatible with the zone's predominantly residential character.	Yes
➤ To promote walkable neighbourhoods and a sense of community.	Yes
➤ To ensure that where possible, development maintains existing bushland.	Yes
➤ To encourage medium to high density housing located in close proximity to the town and village centres.	Yes

Comments: It is considered that the proposed development generally satisfies the objectives of the R1 General Residential Zone and will provide a range of housing diversity for the community.

Demolition

Under Clause 2.7 of the QLEP 2012, the proposal does not involve demolition of an existing structure.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the QLEP 2012 is provided below.

Height of building

<i>Cl.</i>	<i>Standard</i>	<i>Controls</i>	<i>Proposed</i>	<i>Complies</i>
4.3	Height of building	12m	8.4m	Yes

Part 5: Miscellaneous Provisions

5.10 Heritage conservation

The Aboriginal Cultural Heritage Due Diligence process was followed as part of the assessment. A basic AHIMS search was carried out and found that one recorded Aboriginal site was recorded on or near the site.

Appendix 8 of the Googong DCP identifies items of heritage including aboriginal sites. No identified sites are located on the subject site as such it is considered that the proposed development is unlikely to result in the disturbance of any items of aboriginal indigenous cultural heritage. A condition however will be contained within the consent that the development is to proceed with caution and if any Aboriginal objects are found works should stop and DECCW are to be notified.

Part 7: Local Provisions

The relevant provisions contained within Part 7 of the QLEP 2012 are addressed below as part of this assessment:

7.1 Earthworks

Clause 7.1 of the QLEP 2012 provides requirements for earthworks. The proposal is consistent with Clause 7.1 as excavation works that are required will be associated with the development and

will not require any significant cut or fill. To mitigate any detrimental impact that the development may have on the site the consent will contain conditions that sediment and erosion controls are to be put in place and that disturbed surfaces are to be rehabilitated.

7.6 Airspace operations

Clause 7.6 of the QLEP 2012 makes provisions for developments that penetrate the Limitation or Operations Surface for the Canberra Airport.

The proposed development penetrates the 720.00AHD level on the Obstacle Limitations Surface Map for the Canberra Airport. This is due to the existing ground level of the majority of land within Googong Township being above 720.00AHD. The Commonwealth Department of Infrastructure and Regional Development (DIRD) has previously issued Controlled Activity approvals for development in Neighbourhood 2 in Googong. The approvals are subject to structures not exceeding a maximum height of 822m AHD or 20m AGL. 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.

The proposed structures will not exceed the height of 822 metres AHD or 20m actual ground level and comments in relation to the use of cranes will be placed on the development consent as an advisory note.

7.7 Development in areas subject to aircraft noise

Clause 7.7 of the QLEP 2012 makes provisions for developments 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.

7.9 Essential services

Clause 7.9 of the QLEP 2012 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access.

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:

- (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.

Council’s Development Engineer has assessed the proposed development and confirmed that the site does have suitable vehicle access and adequate services are available.

4.15(1)(a)(ii) any draft environmental planning instruments

The draft Queanbeyan-Palerang Comprehensive Local Environmental Plan 2020 was recently on public exhibition from 1 June 2020 to 30 June 2020. The draft plan has been considered as part of this assessment and has no effect on the proposed development.










4.15(1)(a)(iii) any development control plan

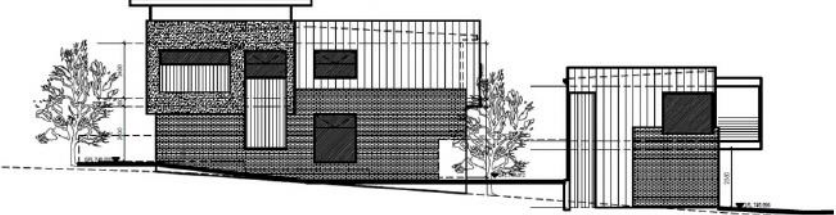
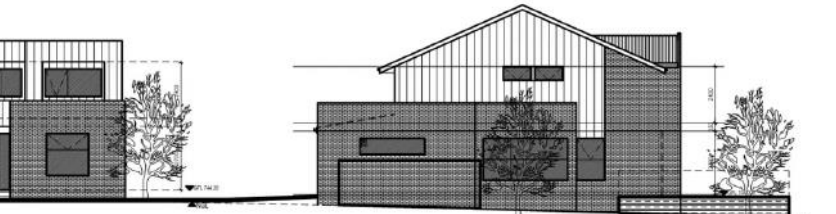
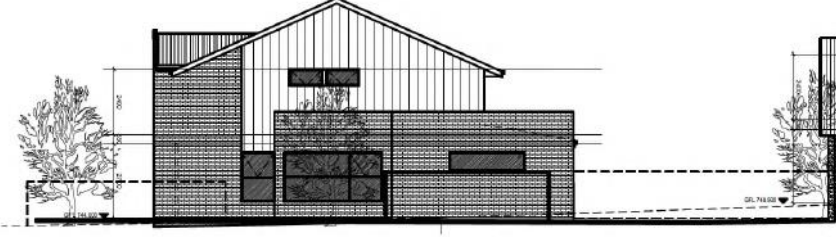
QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 1 – ABOUT THIS DEVELOPMENT CONTROL PLAN		
1.8	Public Notification Of A Development Application The development application was notified to adjoining owners and no submissions were received.	Yes

PART 2 – ALL ZONES		
2.2	<p>Car Parking The application has been referred to Councils Development Engineer who has found the parking arrangements including access and manoeuvring areas to be satisfactory.</p> <p>The proposal for 21 visitor parking spaces to be located kerbside along Albion Street and Gorman Drive is permissible under the Googong DCP as the subject site has 4 street frontages; Council's Development Engineer has advised "<i>this arrangement will require the conditioning of a TCD plan to prevent parking adjacent to the driveway on Gorman Drive such that appropriate sight distance is maintained in accordance with AS2890.1</i>".</p> <p>The consent will contain a condition to ensure that this is undertaken. Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.</p>	Yes
2.3	<p>Environmental Management BASIX certificates have been submitted for each multi dwelling block and the relevant commitments shown on the submitted plans. The proposed development will not result in any significant environmental impacts and where relevant generally meets the objectives and controls of this part of the DCP.</p>	Yes
2.4	<p>Contaminated Land Management The proposal is considered generally satisfactory with respect to State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) and therefore also with respect to DCP clause 2.4. The land is not known to have been used for potentially contaminating activities (Refer to assessment against SEPP 55 for further information).</p>	Yes
2.6	<p>Landscaping A landscape plan prepared by a category 1 consultant (Harris Hobbs Landscapes) was prepared and submitted for the development application.</p> <p>The landscape consultant has proposed planting and surface treatments that are appropriate for the site and will embellish the streetscape. A statement has been provided from the consultant that:</p> <p>Proposed Landscaping The landscape solution provides for:</p> <ul style="list-style-type: none"> • Medium sized deciduous trees to road entries and deeper setback areas; • Small deciduous trees to private courts front and rear; • Small evergreen trees to the northwest corner to mitigate summer heat on the ground level of buildings; • Screening shrubs to and other planting to 1.2-1.5m high to soften courtyard walls where practical, • Lower planting <700mm high allowing for pedestrian safety and vehicular sightline clearances on entry and exit to the block; • Ground plane planting is a mix of exotic and native evergreen shrubs, accent planting and ground cover. <p>Visual Interest & Harmony The proposed deciduous trees will reduce the scale and height of the proposed development</p> <p>Solar Access Solar access will penetrate the proposed units during winter, through the use of deciduous trees to private spaces.</p>	Yes

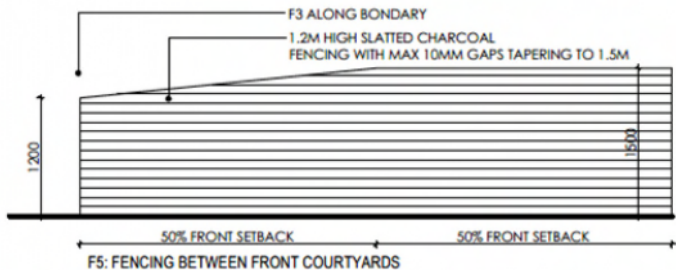
	<p>Safe Design Guidelines and Multi dwelling Code <i>The proposal meets DCP 52, safe design guidelines and DCP 56, multi dwelling houses.</i></p> <p>The landscaping is considered appropriate for the site and will provide adequate amenity to the occupants and embellish the streetscape and common areas.</p>	
2.7	<p>Erosion and Sediment Control The consent will contain a condition for erosion and sediment control to ensure that adequate measures are in place during any construction phase.</p>	Yes
2.9	<p>Safe Design The proposed development generally satisfies the relevant provisions of this clause. All units will have frontage to a street which will allow for passive surveillance to the public streets. Transparent security gates to a height of 1.6m will be located at the entry/exits of the private laneways which will ensure that access to the rear of each unit and to the laneways is for residents only.</p> <p>The applicant has also provided information:</p> <ul style="list-style-type: none"> • That the development shall comply with crime prevention guidelines prepared by suitably qualified consultant to achieve lighting and clearly delineated access throughout development prior to construction. • Lighting is to comply with AS 1158 Lighting for Roads and Public Places Mobility and AS 4282 – Control of Obtrusive Effects of Outdoor Lighting, • Slatted screen fencing to courtyards, with sensor lighting to front and rear courtyards. <p>The development application was also forward to the Crime Prevention Officer at the NSW Police Monaro Police District and comments made in relation to the development will be placed on the consent as advisory notes.</p>	Yes
2.10	<p>Subdivision The proposed development includes strata subdivision to create 44 individual strata lots and associated common area. A plan for the strata subdivision was submitted with the application and a condition will be contained within the consent that a strata certificate is lodged through Council or a suitably qualified private certifier prior to registration.</p>	Yes
2.11	<p>Airspace Operations and Airport Noise The proposed development complies with the requirements prescribed for the site in Clause 7.5 Airspace Operations and 7.6 Development in areas subject to Airport Noise. of the QLEP 2012 – see previous discussion in this assessment.</p>	Yes
2.12	<p>Preservation of Trees and Vegetation The proposed development does not require the removal of any existing vegetation.</p>	Yes

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
Part 7 – Small Lots, Studio Dwellings, Dual Occupancies, Multi Dwelling Housing and Residential Flat Buildings	
<p>7.2 Streetscape</p> <p>Controls</p> <p>a) <i>Development shall be generally in accordance with the neighbourhood Structure Plan.</i></p>	Yes

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>The proposed development is not inconsistent with the neighbourhood structure. The lot was intended for residential use to contain small lot or multi-dwelling housing.</p> <p>b) A mix of materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.</p> <p>The proposed development comprises of a mix of materials including face brickwork, rendered and painted brickwork, rendered and painted foam cladding, composite timber cladding, metal cladding, painted FC cladding, aluminium framed windows and Colorbond metal roofing (see material schedule below). Adequate articulation is provided to the front elevations.</p> <p>The proposed development is a contemporary design with adequate articulation and proposed landscaping to ensure that it will not detract from the existing character or streetscape.</p> <div data-bbox="292 817 1161 1310" style="border: 1px solid black; padding: 5px;"> <p>LEGEND:</p> <ul style="list-style-type: none">  FACE BRICKWORK PGH SANDSTOCK GREENAWAY  RENDERED & PAINTED BRICKWORK DULUX SURFMIST COLOUR  RENDERED AND PAINTED FOAM DULUX SURFMIST COLOUR  ALUMINIUM GLAZED WINDOWS MONUMENT COLOUR  COMPOSITE TIMBER CLADDING EQUAL TO CIMENTEL SAVANNAH MIST  METAL CLADDING NAIL STRIP IN MONUMENT  PAINTED FC CLADDING FC CLADDING PAINTED MONUMENT  COLORBOND METAL ROOF MONUMENT COLOUR  </div>	
<p>Figure 15: Material schedule (Prepared by Tomi Milin)</p> <p>c) New buildings shall adhere to the minimum building line setbacks as set out in relevant Tables in this Part.</p> <p>Refer to assessment against Table 2.</p> <p>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.</p> <p>The development will encompass the entire subject site and will have corner frontages to 4 streets: Albion Street, Mary Street, Gorman Drive and Wellsvale Drive.</p> <p>Each unit will address the street whilst still maintaining an acceptable corner frontage. No solid walls are proposed for the elevations on the corner units and with additional landscaping it is considered that the development will not have a significant impact on the streetscape.</p>	

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
 <p>Figure 16: Corner (south) elevation – Block A (Prepared by Tomi Milin)</p>	
 <p>Figure 17: Corner (east) elevation – Block C (Prepared by Tomi Milin)</p>	
 <p>Figure 18: Corner (north) elevation – Block C (Prepared by Tomi Milin)</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 Façade treatment to address both streets 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 fencing along each of the Blocks is proposed to be 1.2m high slatted fencing (F3) and will incorporate a face brick mailbox. Courtyard fencing that</p>	

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>faces onto a street is proposed to be 1.6m high with metal slats and face brick piers.</p> <p>Siting of the fencing (including courtyards) will clearly define both private and public areas whilst complimenting the streetscape with future landscaping.</p> <p>F1: FRONT BOUNDARY COURTYARD WALL DETAIL</p> <p>F2: FENCELINE BETWEEN UNITS COURTYARDS (NOT IN FRONT SETBACK)</p> <p>F3: ADDRESSING FOOTPATH ALONG FRONT BOUNDARY</p> <p>F4: TO WASTE ENCLOSURES</p>	

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
 <p>Figures 19 – 23: Fencing legend (Prepared by Tomi Milin)</p>	
<p>7.3 Streetscape – Public and Private Laneways</p> <p>Controls:</p> <p>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> <p>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> <p>Three private laneways are proposed for the development which will provide access to garages and car spaces for the development. The laneways have been designed with stencilled concrete articulation at the entry points and in the middle of each laneway.</p> <p>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> <p>One studio dwelling is proposed for the development and will be located above the garage of proposed unit 1.</p> <p>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> <p>The proposed laneways are generally straight and landscaping and materials within the laneways will soften the visual impact.</p> <p>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>Minimal fencing will be located along the laneways as the garages for each unit will face onto each of the three laneways. Where fencing is proposed it will be 1.6m slat fencing with 20mm gaps.</p> <p>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.</i></p>	<p>Yes/Condition</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>Landscaping treatments with pavers, gravel or similar hardstand materials is not acceptable.</i></p> <p>Soft landscaping is proposed along the to the frontage of the laneways and between garages. Landscaping is considered appropriate for the locations.</p> <p>g) <i>Laneways shall be provided with street lighting.</i></p> <p>Lighting is proposed at the laneway entries and throughout the each of the three laneways. A condition will be also be contained within the consent to ensure compliance with the lighting requirements.</p> <p>h) <i>The minimum garage doorway widths for manoeuvrability are 2.4, (single and 4.8m (double).</i></p> <p>All proposed garage doors comply with the minimum garage widths for both double and single (tandem) garages.</p> <p>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> <p>The development has been designed with garages for each unit to facing onto the laneways. Storage spaces are to be located within the garages/courtyards of each unit and bins will be stored in communal waste bin enclosures. Additionally car parking along the laneway will be designated to the applicable unit.</p> <p>j) <i>Passive surveillance along the laneway from the upper storey rooms is encouraged.</i></p> <p>The upper floor of the units will consist predominantly of bedrooms with a condition requiring that obscure glazing to a height of 1.6m is to be provided to the windows on the first floor that face onto the laneway (with the exception of the studio dwelling); this will reduce any potential privacy impacts of the adjoining units.</p> <p>The studio dwelling will contain a terrace and living room that will face onto the laneway (and entrance to the complex) allowing for passive surveillance of the laneway.</p> <p>The laneways will be used predominantly by the residents as each unit has access from the public frontage and visitor car parking will be located on the street. Transparent security gates will also be located at the entry/exits of the private laneways which will ensure that access to the rear of each unit and to the laneways is for residents only.</p> <p>k) <i>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>Units 11, 22, 32 and 43 are proposed to have ground floor habitable rooms that are adjacent to a laneway. The units are located on the corners of Block B and Block D and will have their primary frontage to the public streets.</p>	


GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>7.4 Building Form and Design</p> <p>Controls:</p> <ul style="list-style-type: none"> <i>a) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.</i> <i>b) The design of new development is to address shading from summer sun, ventilation and topography.</i> <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> <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> <i>e) Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance.</i> <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> <i>g) Articulation zones shall be designed to adhere to the requirements set out in relevant tables in this Part.</i> <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 entry features or porticos, awnings or other features over windows including sun shading, balconies (roofed or unroofed) or window box treatments to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.</i> <i>i) The building design and architectural style (including articulation) is to interpret and respond to the character of the locality, including dominant patterns, textures and compositions of buildings.</i> <i>j) Articulation should reduce the appearance of building bulk and express the elements of the building's architecture.</i> <i>k) Articulation elements should provide visual interest from the street.</i> <i>l) The facades of buildings should be designed with a balance of horizontal and vertical elements.</i> <i>m) Alterations and additions are to be compatible with design elements of the building.</i> <p>The proposed development is a contemporary design with adequate articulation. The proposed landscaping to ensure that it will not detract from the existing residential character or streetscape. The proposed development comprises of a mix of materials and adequate articulation has been provided through design and setting.</p>	<p>Yes/Minor variation</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>The development will encompass the entire subject site and each unit block (which faces onto a different street) has been designed with a different façade to ensure that the overall development will not dominate the streetscape or locality.</p> <p>One studio dwelling is proposed and will be located above the garage for proposed Unit 1. The control requires that for studio dwellings built over a rear garage it is to be separated from the upper levels of the principal dwelling by a minimum of 5m. The studio dwelling is proposed to be located 4.58 m from the Unit 1. The minor variation is considered acceptable as studio dwelling maintains a suitable distance from Unit 1 and sufficient articulation and landscaping are proposed to minimise any impact created by the encroachment.</p> <p>The studio dwelling will also contain a terrace and living room that will face onto the laneway (and vehicle entrance to the complex) allowing for casual surveillance of the private laneways.</p>	
<p>7.5 Height and Floor Space</p> <p>Controls:</p> <ul style="list-style-type: none"> 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 QLEP 2012 (Refer to relevant Floor Space Ratio Map).</i> 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>Floor space ratio is not applicable to site and the proposal is consistent with the maximum height requirements of the zone. The units will contain a mixture of 2, 3 and 4 bedroom units.</p>	Yes
<p>7.6 Privacy and View Sharing</p> <ul style="list-style-type: none"> 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> b) <i>Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.</i> 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> d) <i>Screening is not required in circumstances where the windows are within nonhabitable rooms (e.g. bathrooms, toilets, storage or laundries) and have translucent glazing or high sill windows</i> 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> f) <i>Windows of upper-level habitable rooms facing a habitable room of a</i> 	Yes/Condition

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>neighbouring dwelling within 9m are to:</i></p> <ul style="list-style-type: none"> <i>i. Be offset by 1m; or</i> <i>ii. Have high sill windows; or</i> <i>iii. Have fixed obscure or frosted glazing installed in window above ground level of a dwelling where the sill height is less than 1.6m.</i> <i>iv. Balconies to have fixed obscure or frosted glazing; or</i> <i>v. Provide other suitable solutions.</i> <p>The upper floor of the units will consist predominantly of bedrooms with a condition requiring that obscure glazing is to be provided to the windows to a height of 1.6m on the first floor that face onto the laneway (with the exception of the studio dwelling); this will reduce any potential privacy impacts of the adjoining units.</p> <p>The studio dwelling will contain a terrace that will face onto the laneway. As the studio dwelling is located above the garage of proposed Unit 1 it is unlikely to create any privacy issues for the adjacent courtyards.</p> <p>The terrace will also be adjacent to the first floor of Unit 43 which proposes no windows to the habitable rooms and obscure glazing will be required on bathrooms, toilets and ensuites.</p>	
<p>7.7 Safety and Security</p> <p>Controls:</p> <ul style="list-style-type: none"> <i>a) Design buildings and landscaping in accordance with Part 2.9 of the Queanbeyan Development Control Plan 2012 – Safe Design.</i> <p>Safe design has been addressed under Part 2.9 of the QDCP 2012 – Safe Design.</p> <p>Furthermore, the front entrance to each unit will be located along the public road with garages access from the laneways. The laneways will be predominantly used by the residents as visitor car parking is proposed to be located on the street.</p> <p>Transparent security gates to a height of 1.6m will be located at the entry/exits of the private laneways which will ensure that access to the rear of each unit and to the laneways is for residents only.</p> <p>Units 11, 22, 32 and 43 are proposed to have ground floor habitable rooms that are adjacent to a laneway, these units are located on the corners of Block B and Block D allowing for casual surveillance to the laneways of the complex.</p> <p>The studio dwelling will contain a terrace and living room that will face onto the laneway (and vehicle entrance to the complex) also allowing for casual surveillance of the private laneways.</p>	Yes
<p>7.8 Access and Mobility for Multiple Dwelling Houses and Residential Flat Buildings.</p> <p>Controls:</p> <ul style="list-style-type: none"> <i>a) Multiple Dwelling Houses and Residential Flat Buildings must comply with AS4299- 1995 Adaptable Housing on the following ratio:</i> <ul style="list-style-type: none"> <i>i. One adaptable dwelling for every 10 dwellings in the development.</i> <i>ii. Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling.</i> <i>b) For Adaptable Housing direct and level access is to be provided from the car parking space to the dwelling or lift access.</i> 	Yes

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>c) <i>Car parking spaces for adaptable housing shall have at least 6.0m in length with and 3.8m in width</i></p> <p>d) <i>Front entrances are to have a minimum internal clearance of 850mm.</i></p> <p>e) <i>Internal entry level doorways to have a minimum internal clearance of 820mm.</i></p> <p>f) <i>Internal entry level corridors to have a minimum width of 1,000mm.</i></p> <p>g) <i>A living/family room; a room/space capable of being used as a bedroom; and a bathroom are to be located on the ground/entry level.</i></p> <p>h) <i>A living/family room is to be provided with circulation space of at least 2.25m diameter (clear of furniture).</i></p> <p>i) <i>Bedroom space (on ground/entry level) is to be large enough for a queen size bed and include wardrobe and circulation space (i.e. 3.5 x 3.2m/3.7 x 3.0m).</i></p> <p>j) <i>One bathroom (on ground/entry level) is to have minimum dimensions of 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower (at 700–1,500mm and 700–1,850mm above floor level respectively).</i></p> <p>k) <i>Kitchen with a minimum of 2.7m between walls.</i></p> <p>l) <i>Laundry with a minimum clear circulation space of 1.55m diameter.</i></p> <p>m) <i>Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen)</i></p> <p>Five adaptable units (units 8, 9 and 10 in Block A and units 32 and 43 in Block D) have been incorporated into the design of the development. The units are to comply with AS4299 Class C (Adaptable Housing) and will have one bedroom and an ensuite located on the ground floor.</p> <p>The design for the adaptable housing units provides for flexibility within the open plan living and dining rooms and wider doorways proposed for the entry, bedroom and ensuite for each unit. Council's Building Surveyor and Development Engineer have reviewed the plans for compliance with the relevant Australian Standard and raised no objections to the development.</p>	
<p>7.9 Pedestrian Access and Building Entries</p> <p>Controls:</p> <p>a) <i>The planning of the site is to optimise accessibility for all to the development from the public domain.</i></p> <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</i></p>	<p>Yes</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>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>All units have frontage to a public road with clear pedestrian access to each unit. Vehicle access is available from the public roads to the private laneways and transparent security gates to a height of 1.6m will be located at the entry/exits of the private laneways which will ensure that access to the rear of each unit and to the laneways is for residents only.</p> <p>One studio dwelling is proposed and will be located above the garage for proposed unit 1. The studio dwelling will be accessed from the ground floor via a staircase which will have frontage to the public road.</p>	
<p>7.10 Principal Private Open Space and Landscape Design</p> <p>Controls:</p> <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> • <i>Directly accessible from, and adjacent to, a habitable room, other than a bedroom;</i> • <i>Located to have a northerly aspect, where possible;</i> <p><i>Where the principal private open space is permitted to be forward of the building line by a Neighbourhood Structure Plan the following additional controls apply:</i></p> <ul style="list-style-type: none"> • <i>The front setback to the main building line for the ground floor level is to be a minimum of 4.5m. An articulation zone may intrude into the main building line and set back 3.0m.</i> • <i>The principal private open space must have a minimum dimension of 4m.</i> • <i>A 0.5m wide landscape zone with screen planting must be provided located between the principal private open space and the front boundary.</i> • <i>The principal private open space is to be located between 350 and 500mm above the general level of the street verge.</i> • <i>A front fence is to be provided which is a maximum combined height of retaining wall and fence of 1.5m. The maximum height of the fence is to be 1.2m.</i> • <i>The front door to the home is to be clearly visible and accessible from</i> 	<p>Yes - Variation</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>the street.</i></p> <ul style="list-style-type: none"> • <i>The front fence is to have as a minimum 25% open elements.</i> • <i>Blade walls are to be incorporated into the dwelling design to further enhance privacy from adjacent dwellings. Blade walls can project up to 1 metre in-front of the dwelling (this is to be measured from the 4.5m setback line).</i> • <i>At least 25% of private open space must be provided behind the main building line and include a service area to include clothes drying facilities screened from the public realm.</i> <p>Block A (Wellsvale Drive) is proposed to have two courtyards, one located at the front of the unit and one at the rear between the dwelling and the garage. The front courtyards are located on the east/west side of the development and the rear courtyard will be directly accessible from the living room of the unit.</p> <p>The Neighbourhood Structure Plan for the subject lot has a special provision for North Facing Private Open Space for the courtyards forward of the building line (see figure 24); the section of lot where Block A is located is however not mapped for the special provision. The variation to the control is generally acceptable as the front courtyard is unlikely to be used as the principal private open (due to the larger secondary courtyard at the rear) and the design of the front courtyard (including fencing and future landscaping) will create additional open space and amenity for the future occupants and embellish the streetscape of development.</p>  <p><i>Figure 24: NH 2 Structure Plan – North Facing Private Open Space map</i></p> <p>Block B (Albion Street) is proposed to have two courtyards, one located at the front of the unit and one at the rear between the dwelling and the garage. The front courtyards are located on the north/west side of the development and will be directly accessible from the living room of the unit.</p> <p>This section of the lot is mapped for the special provision for North Facing Private Open Space and is considered to generally comply with the controls.</p> <p>Block C (Mary Street) is proposed to have one courtyard located at the front of the unit which will be the principal private open (PPOS) space for the units. The courtyards are located on the north/east side of the development and will be directly accessible from the living room of the unit.</p> <p>The section of the site that Block C is to be located on is only partially within the mapped area for the special provision for North Facing Private Open Space; a variation to the control is however acceptable as the courtyards will obtain their</p>	

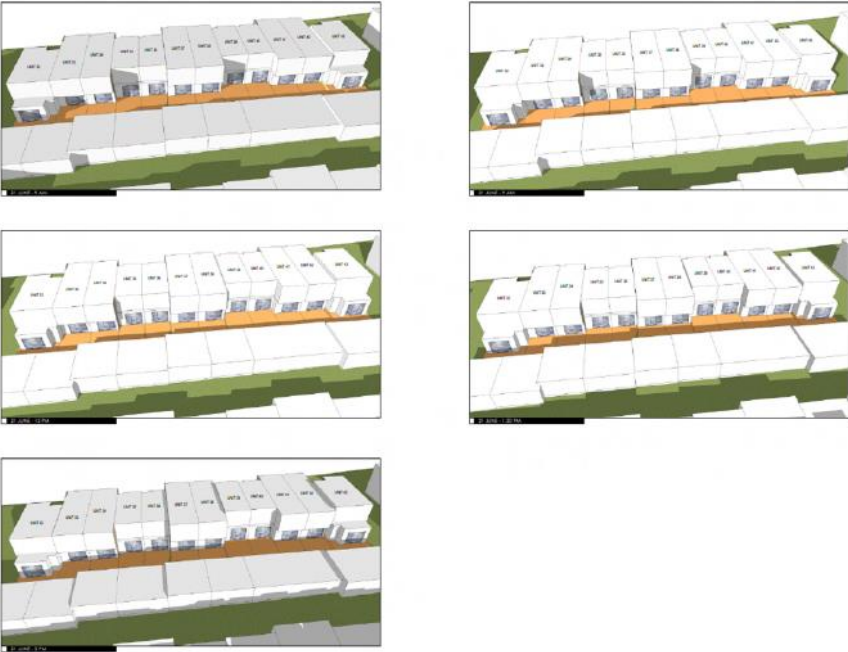
GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>primary solar access from this aspect. Furthermore, by continuing the courtyards along the block would also have less impact to the streetscape than requiring a redesign or removal of them.</p> <p>Block D (Gorman Drive) is a similar proposal to Block A and B in that the units are proposed to have two courtyards, one located at the front of the unit and one at the rear between the dwelling and the garage. The front courtyards are located on the south/east side of the development and the rear courtyard will be directly accessible from the living room of the unit.</p> <p>The location of Block D is also not mapped within the special provision area; similar to Block A the variation to the control is generally acceptable as the front courtyard is unlikely to be used as the principal private open due to the larger secondary courtyard at the rear. Additionally as discussed earlier the design of the front courtyard (including fencing and future landscaping) will create additional open space and amenity for the future occupants and embellish the streetscape of development.</p> <p>Council has previously accepted variations to this control for Multi Dwelling Housing within the Googong township.</p> <p>c) A landscape plan is to be prepared in relation to private and communal open space in the case of Small lot housing, Multi Unit/Dual Occupancy development, Residential Flat Buildings and Shop-top Housing. Such a landscaping plan must be prepared by a Council accredited consultant in accordance with Part 2.6 Landscaping of the Queanbeyan Development Control Plan 2012.</p> <p>A landscape plan prepared by a category 1 consultant (Harris Hobbs Landscapes) was prepared and submitted for the development application.</p> <p>d) For studio dwellings the principal private open space shall be in the form of a balcony directly accessed off living space having a minimum size of 12m² with a minimum dimension of 2m. It must be north facing where possible with a minimum of 3 hours solar access between 9am-3pm on 21 June.</p> <p>The studio dwelling proposes the principal private open space on the balcony (terrace). The terrace is proposed to have an area of 9m² (2m x 4.5m) which complies with Table 2 where studio dwellings are associated with Multi Dwelling Housing Development.</p> <p>e) Solar access and privacy to the principal private open space of neighbouring lots is not to be significantly reduced or compromised.</p> <p>Shadow diagrams provided indicate that the development will not have a significant impact on the solar access of any adjoining lots.</p>	
<p>7.11 Carparking and Garages</p> <p>Controls:</p> <p>a) All on-site parking is to be provided in accordance with the Tables 1, 2 and 3.</p> <p>b) The provision of parking meets the needs of the activity associated with any land use to be accommodated on-site.</p> <p>c) Car parking structures shall be incorporated into the design of residential buildings so as not to dominate the appearance of the building when</p>	<p>Yes/Condition</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>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> <p><i>d) All off street parking (including parking spaces and manoeuvring areas) shall be designed in accordance with AS/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street Car Parking and AS2890.2-2002, Part 2: Parking Facilities, Part 2: Off Street Commercial Vehicle Facilities and in accordance with Part 2 of the Queanbeyan Development Control Plan 2012 except where Tables 1, 2 and 3 in this Part applies.</i></p> <p><i>e) Parking may be provided in tandem where two spaces are provided for one dwelling.</i></p> <p><i>f) For studio and one bedroom dwellings on small lots, one on-site car space is required. Garages for separately titled studio dwellings may have a zero lot setback to one side boundary and may be attached to another garage/studio dwellings on an adjoining lot, (still retaining the 1 studio dwelling in a group of 4 dwellings) particularly where the studio dwelling is associated with an attached or semi-detached dwelling.</i></p> <p><i>g) Garage doors of residential developments are to be set back at least:</i></p> <ul style="list-style-type: none"> <i>i. 1m behind the front façade of the home.</i> <i>ii. 5.5m from the street boundary to allow another car to park on site in driveway if necessary.</i> <i>iii. 0m setback where garages are rear loaded for small lots or studio dwellings.</i> <p><i>h) Double garages are only permitted on lots 12.5m wide or greater.</i></p> <p><i>i) Garages on corner lots shall be preferably accessed from the secondary street.</i></p> <p><i>j) Driveways to be a minimum of 1.5m from street trees.</i></p> <p><i>k) Provide landscaping between the driveway and the side boundary.</i></p> <p><i>l) Where bicycle parking is provided in multi dwelling housing and residential flat buildings such bicycle parking should be located in proximity to building entrances in highly visible and illuminated areas to minimize theft and vandalism.</i></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><i>n) Garage doors are to be visually recessed through use of materials, colours, and overhangs.</i></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><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><i>q) The maximum width of a driveway at the property boundary is to be 4.5m.</i></p> <p><i>r) Long straight driveways (gun barrel developments) are to be avoided.</i></p> <p><i>s) Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.</i></p> <p><i>t) The opening of basement parking spaces shall not occupy more than</i></p>	

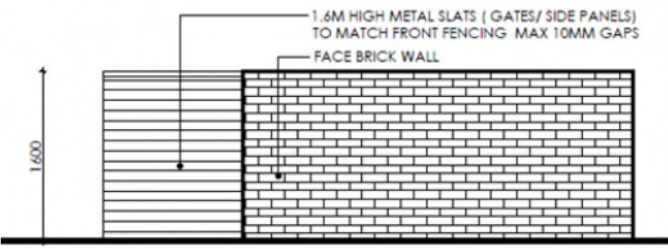
GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>50% of the total width of the street elevation of the building. This does not apply to rear lanes.</i></p> <p><i>u) No parking is required for secondary dwellings.</i></p> <p><i>v) In finalising the parking numbers required the total number is to be rounded up to the next whole number.</i></p> <p><i>w) Parking provision shall be provided at a rate of not less than one disabled space per disability unit in accordance with Australian Standards 2890.1 and Part D3.5 of the Building Code of Australia located at ground level.</i></p> <p>Garages (single, double and tandem) and parking spaces for each unit are to be located on the private laneways of the development and will not have a significant impact on the streetscape.</p> <p>The application was referred to Councils Development Engineer who has found the on-site car parking and kerb side visitor car parking arrangements to be satisfactory (subject to conditions of consent) and has been addressed in section 2.2 of the report.</p>	
<p>7.12 Site Facilities</p> <p>Controls:</p> <p><i>a) Refer to 7.16 for specific waste storage area requirements.</i></p> <p><i>b) Communal waste bin enclosure areas are to be located so as to:</i></p> <p><i>i. Conceal their contents from view from the dwellings, public spaces and adjacent properties.</i></p> <p><i>ii. Avoid creating an odour nuisance for dwellings on the development site and adjoining properties.</i></p> <p><i>iii. Avoid creating a noise nuisance during servicing for dwellings on the development site and on adjoining properties.</i></p> <p><i>iv. Be incorporated into the landscaping if provided at ground level.</i></p> <p>Adequate waste enclosures have been provided and have been addressed under 7.19 Waste Management.</p> <p><i>c) One television antenna is provided to serve all dwellings in residential building Likewise for other communication antennae or dishes.</i></p> <p>A condition will be contained within the consent to ensure that one television antennae is provided to serve all units.</p> <p><i>d) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6m³. A lockable garage or locker in a carport is acceptable.</i></p> <p>Each unit has an allocated storage area within the garage with storage for the studio dwelling located under the stairs. A condition will be placed on the consent to ensure compliance with this control.</p> <p><i>e) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.</i></p>	Yes/Condition

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>Each unit will have a brick mailbox incorporated into the front fencing. A condition will also be contained in the consent that each unit is to be provided with a street number to enable easy identification.</p> <p><i>f) Developments are to be provided with secure, open air clothes drying facilities screened from street view.</i></p> <p><i>g) Open air, common clothes drying facilities are provided to be easily accessible to all residents and visually screened from streets and other public areas. If clothes drying facilities are located on private balconies, 2m² is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.</i></p> <p>Clothes drying area will be located within the courtyards of each unit and will be accessible from living areas. The clothes lines will be positioned in the rear corners of the units closest to the street behind fencing which will assist in screening them from the street. Indoor drying is proposed for the studio dwelling.</p> <p><i>h) Mechanical plant is to be designed as integral to the building and structure. Mechanical plant for individual apartments (such as air conditioner heat pumps) is to be visually and acoustically screened from public spaces and neighbouring dwellings.</i></p> <p>A condition will be contained within the consent to ensure plant and equipment noise and individual air-conditioning systems air conditioning and heating units comply with this control.</p> <p><i>i) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well lit location. Mail boxes must be located within the development site.</i></p> <p>Front fencing along each of the units will incorporate a face brick mailbox.</p> <p><i>j) Studio dwellings and small lots provisions shall be made for separate services, such as mail delivery and waste collection, and on-site garbage storage areas so that bins are not visible from a street or laneway. Services are to be located on a street address that is able to be accessed by garbage collection and mail delivery services. Where it is more appropriate due to design and layout such services may be serviced from the front residential street via the principal dwelling lot.</i></p> <p>The studio dwelling will have access to the waste enclosures within the development and direct frontage access to the street frontage allowing for mail delivery.</p>	
<p>7.14 Multi Dwelling Housing and Dual Occupancy</p> <p>Controls:</p> <p><i>a) Multi dwelling housing and dual occupancy developments in Googong shall comply with Table 2.</i></p> <p>Please refer to the Table 2 assessment.</p>	<p>Yes/Condition</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>7.16 Thermal Performance</p> <p>Controls:</p> <p>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>The development is required to comply with the submitted BASIX certificates. The design has also been submitted with a NatHERS Certificate giving an average star rating of 6.9.</p>	<p>Yes</p>
<p>7.17 Solar Access</p> <p>Controls:</p> <p>a) <i>Buildings shall be sited and designed to maximise sunlight to north facing windows</i></p> <p>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></p> <p>c) <i>Living areas are to generally have a northern orientation and be directly accessible to principal private open space areas.</i></p> <p>d) <i>Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves or louvers.</i></p> <p>e) <i>Windows to habitable rooms shall open to the sky or a verandah.</i></p> <p>Shadow diagrams provided for the development including a more detailed shadow diagram for Block D indicates that the solar access to at least 80% of the units will meet the requirement for 3 hours of direct sunlight for 21 June.</p> <div data-bbox="252 1211 1075 1899" data-label="Image"> </div> <p>Figure 25: Shadow Diagram 21 June (Prepared by Tomi Milin)</p>	<p>Yes</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
 <p>Figure 26: Block D Shadow Diagram 21 June (Prepared by Tomi Milin)</p>	
<p>7.18 Energy and Natural Ventilation</p> <p>Controls:</p> <ul style="list-style-type: none"> 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 consumed by clothes 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>The buildings have been designed with doors and windows at either end of the units. It is considered that natural cross ventilation can be achieved through external windows and door openings.</p> <p>The development is required to comply with the submitted BASIX and NatHERS certificates. The NatHERS certificate indicated that the units will have an average star rating of 6.9.</p>	<p>Yes</p>
<p>7.19 Waste Management</p> <p>Controls:</p> <ul style="list-style-type: none"> a) <i>Each dwelling shall be provided with sufficient room on site to store 3 x 240L mobile garbage bins (MGBs). The minimum space required is 2,300mm long by 750mm wide. Storage areas shall have an easily cleaned</i> 	<p>Yes/Condition</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>all weather surface.</i></p> <p>b) Storage areas shall be located so that:</p> <ul style="list-style-type: none"> <i>i. MGBs are not visible from public view and located behind the building setback.</i> <i>ii. MGBs can be transferred from their storage location to the street frontage for collection without needing to be wheeled over steps or through the dwelling unit.</i> <p>c) On any collection day residents will be required to wheel two full MGB's to the kerbside. As a general rule MGBs shall not be wheeled more than 75 m. For aged persons or persons with a disability this shall not exceed 50m. Grades shall be less than 1:14.</p> <p>d) For multi unit developments with nine or more units or a frontage less than 20m and for residential flats each development shall be provided with an external communal storage bay for MGBs. Communal MGB's shall be stored in this area for the use of all occupiers. MGBs shall not be removed from the storage area by occupiers. Council's waste contractors will remove bins from the storage area, empty bins and place the emptied bins back in the storage area.</p> <p>e) Storage bays shall be located within 6m of the boundary on the road from which they will be serviced.</p> <p>f) Storage bays shall be constructed as follows:</p> <ul style="list-style-type: none"> <i>i. Wall height shall be a minimum of 1,200mm.</i> <i>ii. Floors shall be a minimum 100mm reinforced concrete graded to drain to the outside.</i> <i>iii. The opening to the storage area shall be a minimum of 2,000mm wide and where practical located so that it does not open directly onto the street.</i> <i>iv. The opening shall be provided with a gate or roller style door. In larger developments a personal access door may also be required to allow occupiers ease of access to the storage area.</i> <i>v. For a single row of bins the minimum internal width of the storage area shall be 2,750mm. For a double row of bins (along each side of the enclosure) the minimum width is 3,500mm.</i> <i>vi. An area 600mm wide x 750mm deep shall be provided for each MGB.</i> <i>vii. Provision shall be made for the following number of MGBs -1 x 240L MGB (red lid garbage) for every two units - 1 x 240L MGB (yellow lid bin) for every two units.</i> <p>g) Roofed storage areas are generally discouraged except where overlooking is likely to occur from balconies above. Roofed storage areas shall be provided with ventilation panels in external walls.</p> <p>h) A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.</p> <p>i) It is recommended that a layby be constructed as close as possible to the waste storage area to allow residents leaving the premises to park briefly to utilise the storage area</p>	
<p>Communal waste bin enclosures are proposed to be located at the front of the development on Albion Street and Gorman Drive. Fencing to a height of 1.6m (metal slats and face brick wall) is proposed to be located to the frontage of the enclosures. Landscaping to the front of the enclosures is also proposed to ensure that the bin enclosures do not dominate the streetscape.</p>	

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
 <p>F4: TO WASTE ENCLOSURES</p> <p>Council's Waste Officer provided information for waste requirements and amended plans were received providing detail that each waste enclosures will accommodate 16 bins providing a total of 48 bins for the 44 units and allowing for 4 green waste bins.</p> <p>Detail has been provided on the plans that a 2m pathway is proposed connecting the waste enclosures to the kerb and with a minimum 2m opening into the enclosures.</p> <p>Trucks for the collection of waste are proposed to utilise the on-street parking facilities (visitor car parking spaces). To ensure that the trucks will have access to the bins, signage will be required that the car parks cannot be used on the designated collection days. Council Development Engineer has advised that the consent is to contain a condition that a Traffic Control Devices Plan is to be submitted to Council for review by Local Traffic Committee (LTC) prior to Construction Certificate and that the implementation of the plan approved by LTC is to be completed prior to issue of an Occupation Certificate. The Traffic Control Devices Plan is to address on-street parking controls to ensure that satisfactory lay-bys exist for the garbage trucks on bin collection day.</p> <p>A condition will also be contained within the consent that a Waste Management Plan is to be submitted for the construction of the development and for on-going waste management.</p>	
<p>7.20 Water Conservation</p> <p>Controls:</p> <ul style="list-style-type: none"> a) <i>All dwellings are to be connected to the Googong reticulated alternate water supply system. This is to be done by connecting to the toilets and at least two outside taps with a minimum of one to the front and rear of the dwelling.</i> b) <i>Development applications for new developments are required to include a Water Management Statement. This is a statement that summarizes proposed water management measures and expected performance levels compared to BASIX performance standards and should include details of how water usage is minimised and how the quality and quantity of water discharge from the site is managed, details of the potential for water recycling and rainwater harvesting and reuse options.</i> c) <i>Details of proposed installation of appliances and plumbing hardware are to be provided in accordance with relevant standards.</i> d) <i>Rainwater tanks are required to be installed where BASIX certificates require such items connected to all new residential dwellings.</i> <p>The development has been designed in accordance with water sensitive urban design and the development is required to comply with the submitted BASIX</p>	<p>Yes</p>

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
certificates.	
<p>7.21 Stormwater Management and Flooding</p> <p>Controls:</p> <ul 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 system.</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> d) <i>An easement may be required over downstream properties. In this circumstance a letter of agreement from the owner(s) of the downstream properties is to be submitted with the development application.</i> e) <i>Such agreement must state that they have no objection to the discharge of stormwater through their properties to reach Council's drainage system nor do they have objection to the creation of necessary easements over the pipelines.</i> f) <i>If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, deferred commencement consent would be issued in such cases where an easement is outstanding.</i> g) <i>The collection and pumping of stormwater upslope shall be limited to on-site stormwater harvesting and the pump out of underground car parks to provide discharge to the street gutter or stormwater system.</i> <p>Stormwater management has been assessed by Council's Development Engineer and has provided the following comments:</p> <p><i>The site is served by an existing 375mm stormwater tie located near the south eastern corner of the site. The site will not need to implement any on-site detention system as this was factored into design during the Torrens title subdivision which created the lot (Googong NH2 Stage 3).</i></p> <p><i>Confirmation is required as to whether the internal stormwater management system is to be privately owned by strata body corporate or whether it is intended to be inter-allotment drainage owned by Council. If the latter, then the stormwater management plan should be provided for Council to review with this application.</i></p> <p>The applicant has advised that internal stormwater will be the responsibility of the Owner's Corporation.</p>	<p>Yes/Condition</p>

Multi Dwelling Housing and Dual Occupancy - Table 2	
Minimum lot size	<p>Multi Dwelling Housing - 750m² (Refer to Clause 4.1B of the QLEP 2012)</p> <p>Lot size: 8240m² Complies.</p>
Minimum lot width	Multi Dwelling Housing - 25.0 metres. However, Council will consider

	<p>reducing the minimum lot width for multi dwelling housing to 20.0 metres where the development application for the subdivision includes a dwelling design for each lot, and where it can be demonstrated the design is not inconsistent with the building form and design criteria set out in Section 7.4 of this DCP.</p> <p>Lot widths exceed the required minimum of 25m. Complies</p>
<p>Site coverage max</p>	<p>Multi Dwelling Housing - 50%</p> <p>48%. Complies.</p>
<p>Building height</p>	<p>As per QLEP 2012</p> <p>8.4m (at the highest point from natural ground level). Complies.</p>
<p>Front setback minimum</p>	<p>Multi Dwelling Housing - 4.0 metres where principle private open space is not located within the front setback. - 6.0 metres where principle private open space is located within the front setback.</p> <p>The proposals seeks a variation for encroachments to the front setbacks. A request for variation to these controls has been made by the applicant who has listed the following:</p> <ul style="list-style-type: none"> • <i>Encroachment 1- Just a 600mm pop out to single storey 3.1m long- This encroachment breaks up the 2 storey wall facing Albion Street so an articulation element which also provides a possible day bed / bench to add amenity internally (plus north Facing).</i> • <i>Encroachment 2- An angled single storey encroachment into the front setback of an angled front boundary line- Given the setbacks are varied along this frontage addressing the main road would provide some visual interest in the form an slightly angled presence as viewed from the busy street.</i> • <i>Encroachment 3 - Just a 600mm upper floor cantilevered element to add articulation to the street frontage- Could be removed however believe this only adds to the current street presence.</i> • <i>Encroachment 4 - Just a 600mm upper floor cantilevered element to add articulation to the street frontage- Could be removed however believe this only adds to the current street presence.</i> • <i>Encroachment 5 - 1000mm upper floor Stair and Studio over encroachment 6.3m wide on a 126m frontage. Developer has requested a Studio be added to reinforce corner and ideally offer increased mix and opportunity.</i> • <i>Encroachment 6 - 60mm single storey encroachment.</i> • <i>Encroachment 7 - Just a 450mm upper floor cantilevered element to add articulation to the street frontage- This setback needs to be 6m for POS which is achieved on the Ground floor- The overhang provides an eave over the window and adds articulation.</i> • <i>Encroachment 8 - Just a 250mm upper floor cantilevered element to add articulation to the street frontage- This setback needs to be 6m for POS which is achieved on the Ground floor- The overhang provides an eave over the window and adds articulation.</i> <p><i>The 3D images indicate the buildings are well articulated and the have no adverse streetscape impact- Many of the encroachments are small and add or are articulation elements.</i></p> <p>Although multiple variations have been requested, the encroachment on the setbacks are considered to be minor (see figure 25).</p>

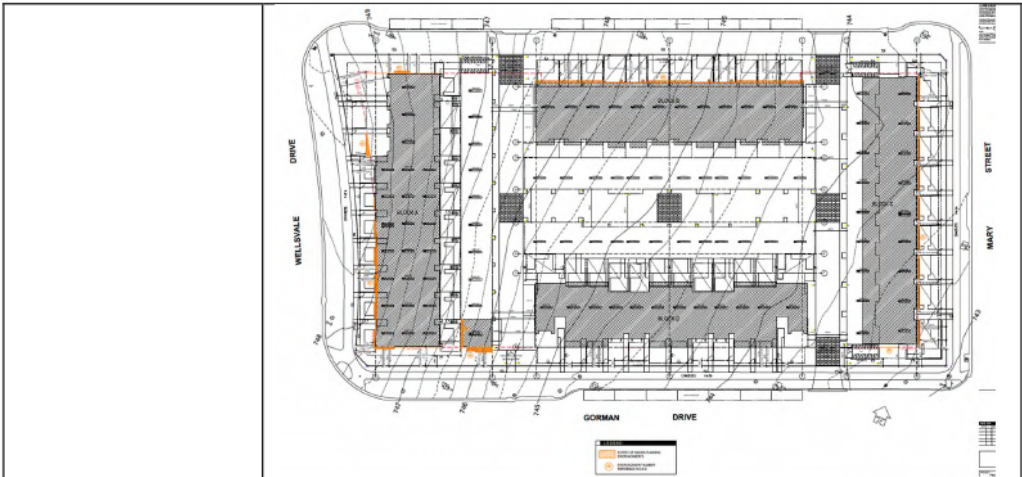


Figure 27: Encroachments NH 2 Structure Plan – North Facing Private Open Space

Each Block of units has been designed with a different façade and materials and the development has been designed with sufficient articulation and landscaping that would minimise any impact created by the encroachments.

The proposal will not have an impact on the desired streetscape and character.

<p>Corner lot - Secondary Setback (minimum)</p>	<p>Where façade length is less than 9m in length the minimum setback is 3.0 metres Where façade length is greater than 9m in length the minimum setback is 4.0 metres.</p> <p>Where side encroachments are proposed (see above) the design of the buildings provides adequate articulation to the façade ensuring that the bulk of the building has been reduced. The variations are considered suitable and proposal will not have an impact on the desired streetscape and character.</p>
<p>Garage setback to front or secondary boundary (minimum)</p>	<p>Front Boundary 5.5 metres</p> <p>Secondary Boundary Where direct garage access from secondary frontage is proposed - 5.5 metres. Where no direct garage access proposed from secondary frontage - the setback is to be consistent with the minimum secondary setbacks for corner lots set out above in this table.</p> <p>Not applicable – The garages are proposed to face onto the internal laneways.</p>
<p>Side setback minimum</p>	<p>Multi Dwelling Housing Ground floor - 3.0 metres Subsequent stories - an additional 0.5 metres per storey.</p> <p>Not applicable</p>
<p>Rear setback minimum</p>	<p>Multi Dwelling Housing - Ground Floor - 3.0 metres Subsequent stories - an additional 0.5m per storey.</p> <p>As the development encompasses the whole of the site with all units having frontage to the street; the development as such has no</p>

	specific rear setback. Each habitable space of the unit will however will be setback from the laneway by the garage (or terrace for the studio dwelling). Complies.
Garage setback to public or private rear lane	0 metres. The garages for the units are proposed to directly adjoin the rear laneways. Complies.
Principal private open space - On ground Minimum area	24m² - North facing, directly accessible from living areas. Must have a minimum width of 4 metres to be counted as principal private open space. 50% of PPOS to be permeable and landscaped. Each unit will have one courtyard size that exceeds the required minimum size of 24m ² . The courtyards located at the rear in Block A (Units 1-10) and Block D (Units 32-43) will meet the required minimum size and in Block B (Units 11-22) and Block C (Units 23-31) the larger courtyards will be located at the front of the units. Each unit will have a north aspect that receives solar access and courtyards will be directly accessible from living areas. Each have a minimum width of 4m and have sufficient room for permeable surfaces and landscaping.
Principal private open space - Balcony Minimum area	<u>Multi Dwelling Housing</u> 1 bedroom - 8m² 2 bedrooms - 10m² 3+bedrooms - 12m² Minimum area 2.0 metre minimum dimension for all (The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided - otherwise no restriction). The studio dwelling is the only unit that proposes the principal private open space on the balcony (terrace). The terrace is proposed to have an area of 9m ² (2m x 4.5m). Complies.
Solar access to principal private open space as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land. Shadow diagrams provided for the development including a more detailed shadow diagram for Block D indicates that the solar access to at least 80% of the units will meet the requirement for 3 hours of direct sunlight for 21 June to the PPOS of the units.
Communal Landscaped Area (minimum)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc.). Deep soil zones required alongside and rear boundaries. The proposed development meets the required amount of communal area with at least 60% able to accommodate deep soil zones. The landscaping is considered appropriate for the site and will provide adequate amenity to the occupants and embellish the streetscape and common areas.
Car Parking - minimum number of spaces	1 bed- 1 space 2 bed - 2 spaces 3 bed - 2 spaces

	<p>The minimum required car spaces have been provided for each unit within the double and tandem garages located at the rear of the units. Where single garages are proposed that require 2 spaces, additional designated car spaces have been located along the laneways for these units.</p>
<p>Visitor parking - minimum number of spaces</p>	<p>3-5 dwellings - 1 space 6-10 dwellings - 2 spaces 11-15 dwellings - 3 spaces For every 5 units thereafter - 1 additional space Council may accept off site visitor parking spaces where kerbside parking is provided to the site and where the development has at least 3 street frontages.</p> <p>21 visitor parking spaces are proposed to be located kerbside along Albion Street and Gorman Drive, this is considered acceptable as the subject site has 4 street frontages.</p> <p>Councils Development Engineer has advised that this arrangement will require a Traffic Control Devices Plan (TCD) to prevent parking adjacent to the driveway on Gorman Drive such that appropriate sight distance is maintained in accordance with AS2890.1. The consent will contain a condition to ensure that this is undertaken.</p>
<p>Underground parking</p>	<p>Underground parking permissible where the slope of the land provides the opportunity.</p> <p>Not applicable - No underground parking is proposed.</p>
<p>Garage to building frontage (front façade only)</p>	<p>No more than 50% of street façade. Double width garage doors not permitted. Two separate doors are to be used with a minimum 230mm separation. No common gable over both doors.</p> <p>Not applicable – No garages are proposed to be located on the frontage of any of the units.</p>
<p>Maximum length of multi dwelling buildings</p>	<p>Buildings should not exceed a total length of 60 metres. Wall planes should not exceed 15 metres in length without the roof and wall design being broken.</p> <p>Each of the buildings (unit blocks) will be under the maximum length of 60m with the longest building being Block A at 57.85m. Adequate articulation has been provided.</p>
<p>Minimum gap between multi dwelling buildings</p>	<p>4.0 metres.</p> <p>The three laneways will provide separation between each building and will be a minimum of 5.5m.</p>
<p>Earthworks</p>	<p>1.5 metres maximum cut and fill.</p> <p>The proposed earthworks will not exceed the 1.5 metre limit.</p>

4.15(1)(a)(iiia) any planning agreement or draft planning agreement

The proposed development is subject to the Googong Voluntary Planning Agreement (VPA) which outlines infrastructure, facilities and services associated with the development of the Googong Urban Release Area. The VPA requires that these will be provided or met by the developers in lieu of payment of Section 7.11 Contributions.

Council has also previously received confirmation from the developer of Googong that it is not their intention to recover costs associated with water and sewer infrastructure for development within Googong, therefore any funds that were to be collected for the development would be returned to the applicant.

As the site is subject to the Googong Voluntary Planning Agreement (VPA) no contributions under Section 64 and Section 7.11 are applicable to the development.

4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard *AS2601-1991: The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does not involve the demolition of a building for the purposes of *AS 2601 – 1991: The Demolition of Structures*.

4.15(1)(a)(v) any coastal zone management plan

Council is not subject to a coastal zone management plan.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Subject to the conditions of consent, the proposed development is considered acceptable as it will not result in any significant impacts on the natural or built environments and will not result in any social or economic impacts on the locality.

4.15(1)(c) the suitability of the site for the development

The proposed development is considered to be appropriately sited as to respond to environmental constraints upon the site. As such, the subject site is considered to be suitable in its current state for the purposes of the proposed development.

4.15(1)(d) any submissions made in accordance with this Act or the regulations

1. The application was notified in accordance with the Community Engagement and Participation Plan from **25 May 2020** to **8 June 2020** with **no** submission received.

4.15(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

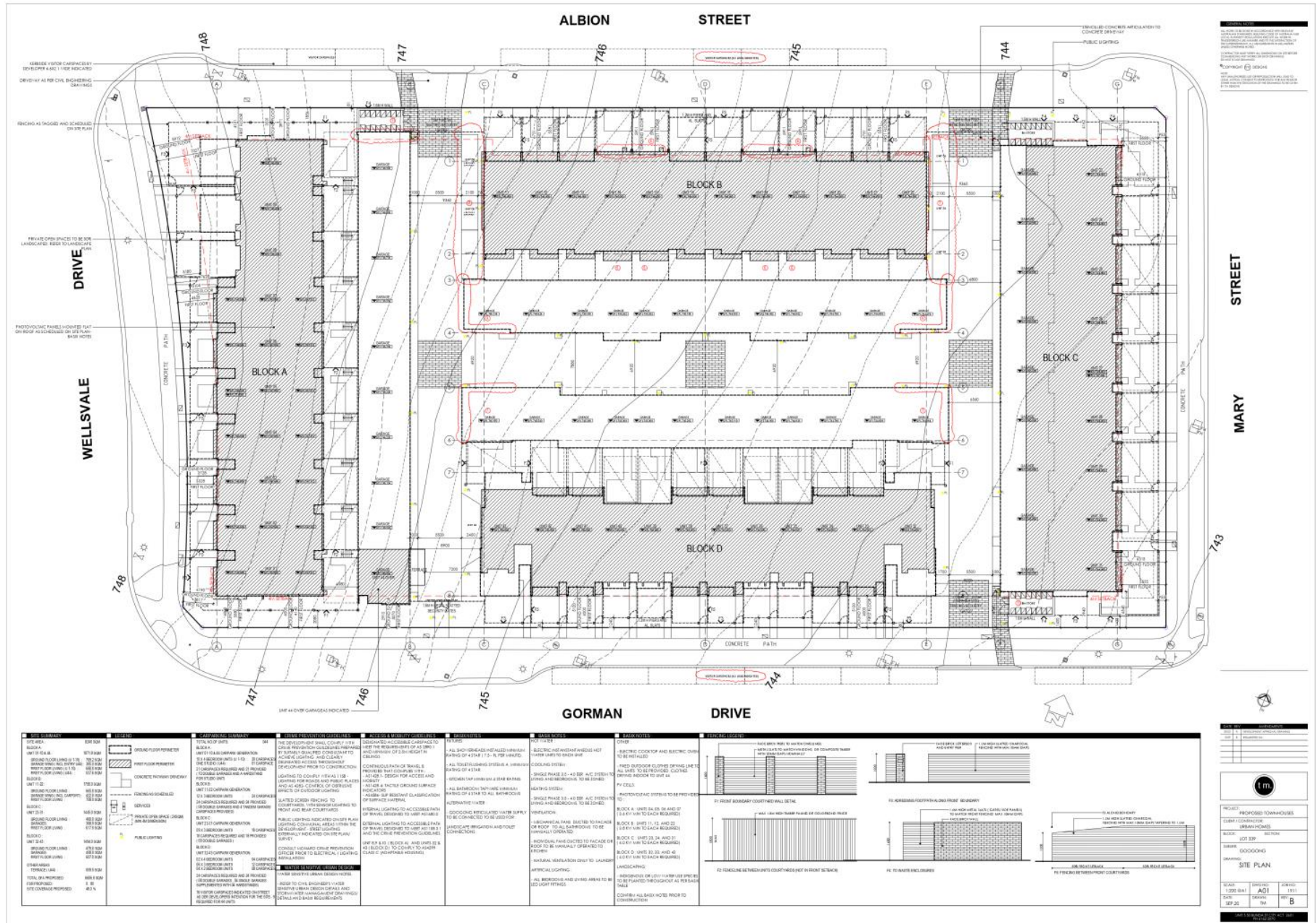
Council Meeting Attachment

16 DECEMBER 2020

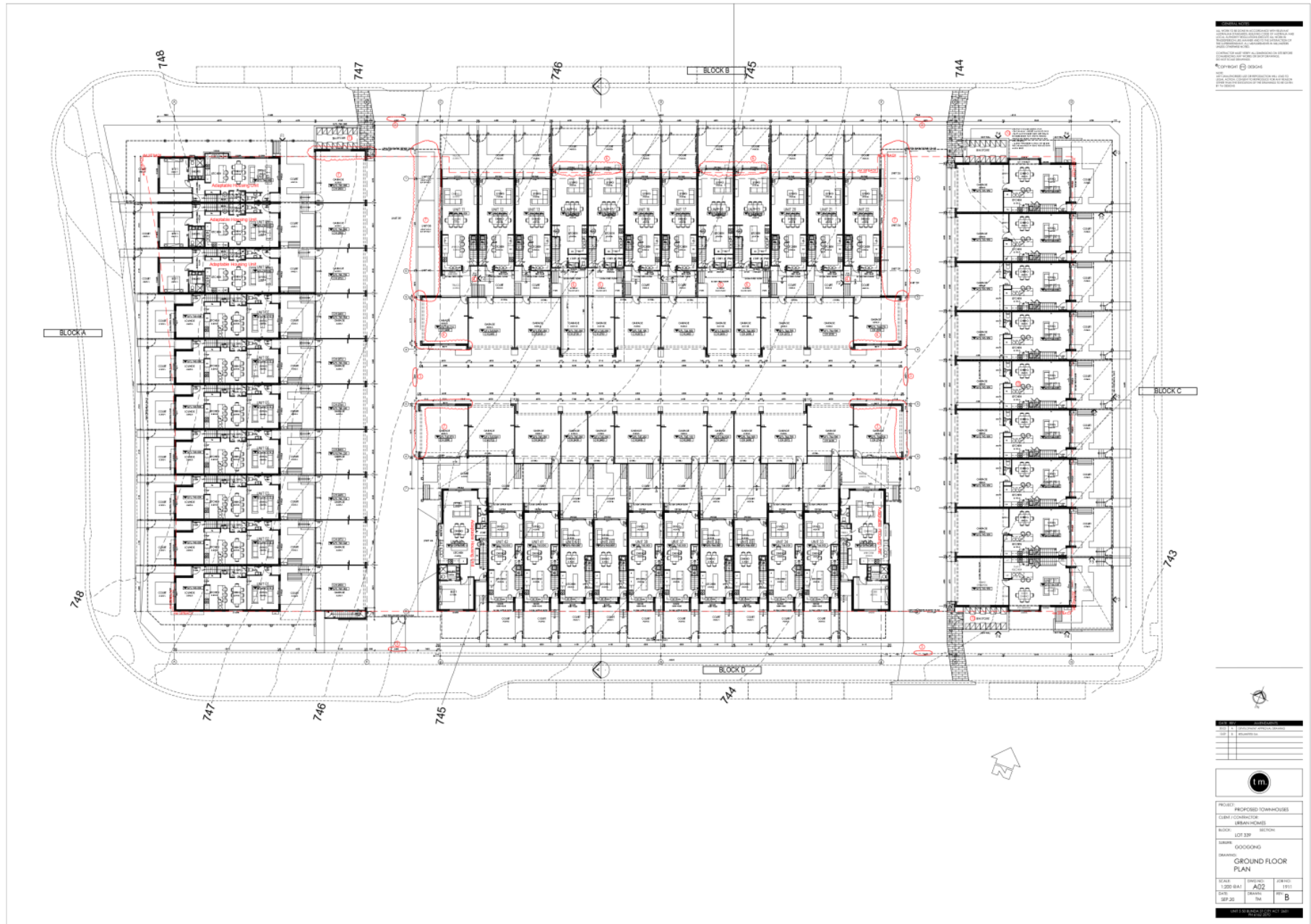
ITEM 9.1 DEVELOPMENT APPLICATION DA.2020.1170 - 43 MULTI UNIT
DWELLINGS, ONONE STUDIO DWELLING AND STRATA
SUBDIVISION - LOT 339 DP1259563 - 67 MARY STREET,
GOOGONG

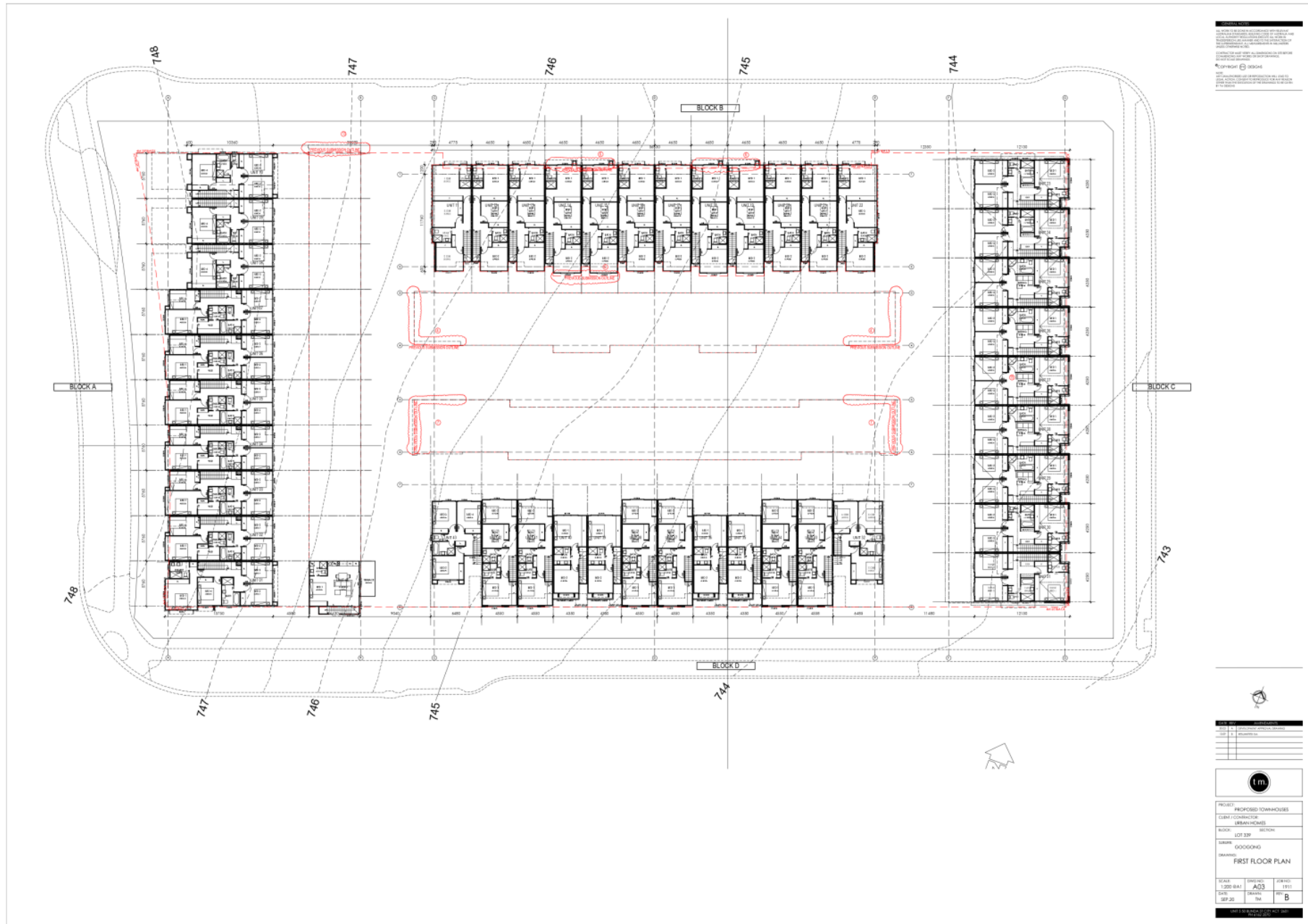
ATTACHMENT 2 DA.2020.1170 - PLANS - 67 MARY STREET, GOOGONG

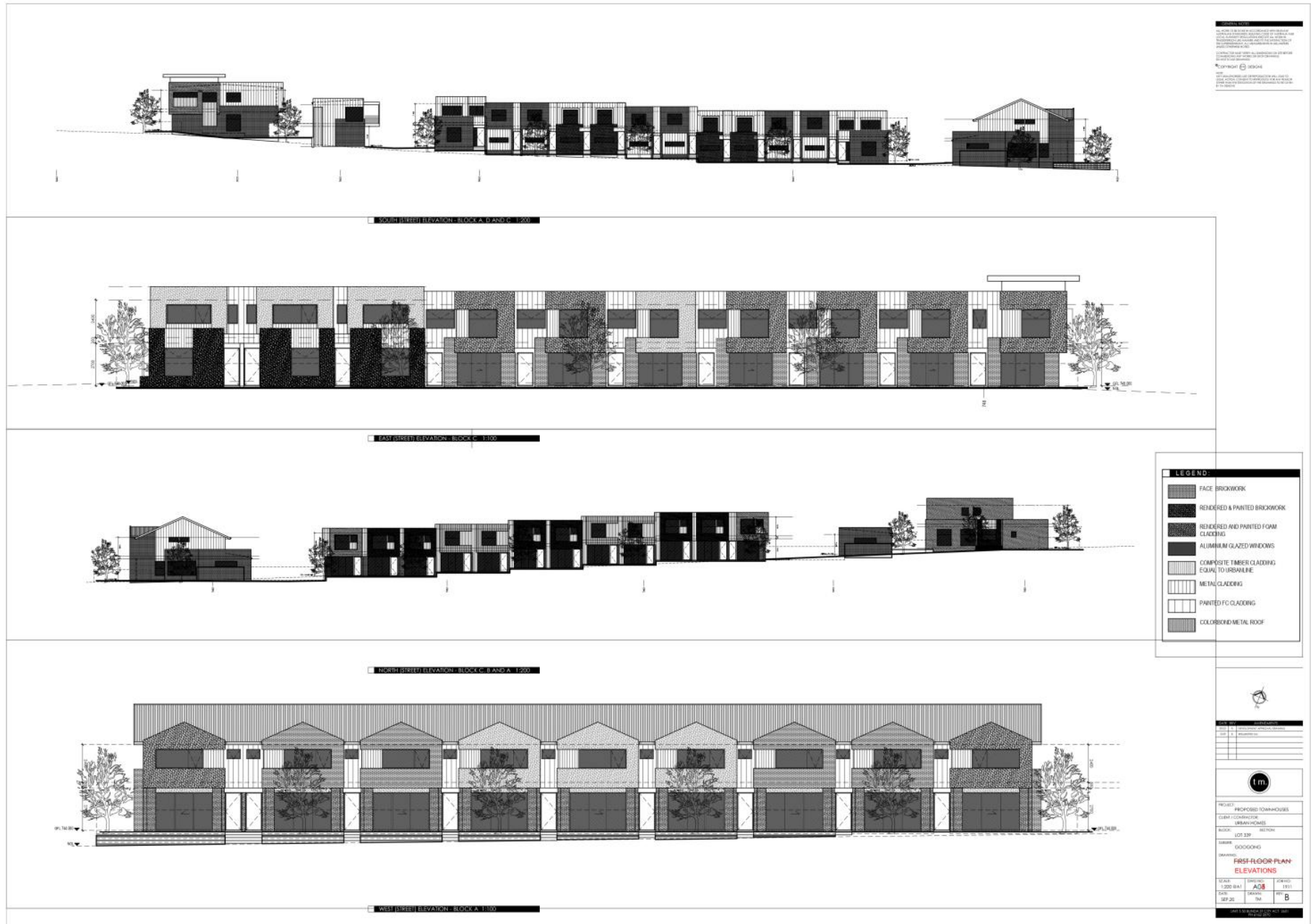
9.1 Development Application DA.2020.1170 - 43 Multi Unit Dwellings, Onone Studio Dwelling and Strata Subdivision - Lot 339 DP1259563 - 67 Mary Street, Googong
 Attachment 2 - DA.2020.1170 - Plans - 67 Mary Street, Googong (Continued)



ITEM	DESCRIPTION	REMARKS
1	CONCRETE FINISH (SCHEDULE 1)	SEE SPECIFICATIONS
2	CONCRETE FINISH (SCHEDULE 2)	SEE SPECIFICATIONS
3	CONCRETE FINISH (SCHEDULE 3)	SEE SPECIFICATIONS
4	CONCRETE FINISH (SCHEDULE 4)	SEE SPECIFICATIONS
5	CONCRETE FINISH (SCHEDULE 5)	SEE SPECIFICATIONS
6	CONCRETE FINISH (SCHEDULE 6)	SEE SPECIFICATIONS
7	CONCRETE FINISH (SCHEDULE 7)	SEE SPECIFICATIONS
8	CONCRETE FINISH (SCHEDULE 8)	SEE SPECIFICATIONS
9	CONCRETE FINISH (SCHEDULE 9)	SEE SPECIFICATIONS
10	CONCRETE FINISH (SCHEDULE 10)	SEE SPECIFICATIONS
11	CONCRETE FINISH (SCHEDULE 11)	SEE SPECIFICATIONS
12	CONCRETE FINISH (SCHEDULE 12)	SEE SPECIFICATIONS
13	CONCRETE FINISH (SCHEDULE 13)	SEE SPECIFICATIONS
14	CONCRETE FINISH (SCHEDULE 14)	SEE SPECIFICATIONS
15	CONCRETE FINISH (SCHEDULE 15)	SEE SPECIFICATIONS
16	CONCRETE FINISH (SCHEDULE 16)	SEE SPECIFICATIONS
17	CONCRETE FINISH (SCHEDULE 17)	SEE SPECIFICATIONS
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23	CONCRETE FINISH (SCHEDULE 23)	SEE SPECIFICATIONS
24	CONCRETE FINISH (SCHEDULE 24)	SEE SPECIFICATIONS
25	CONCRETE FINISH (SCHEDULE 25)	SEE SPECIFICATIONS
26	CONCRETE FINISH (SCHEDULE 26)	SEE SPECIFICATIONS
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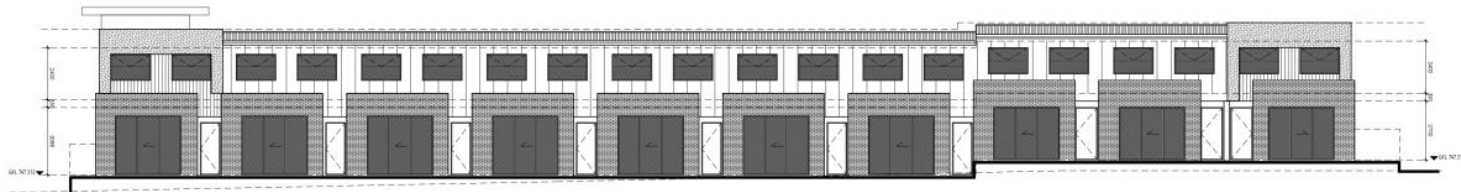






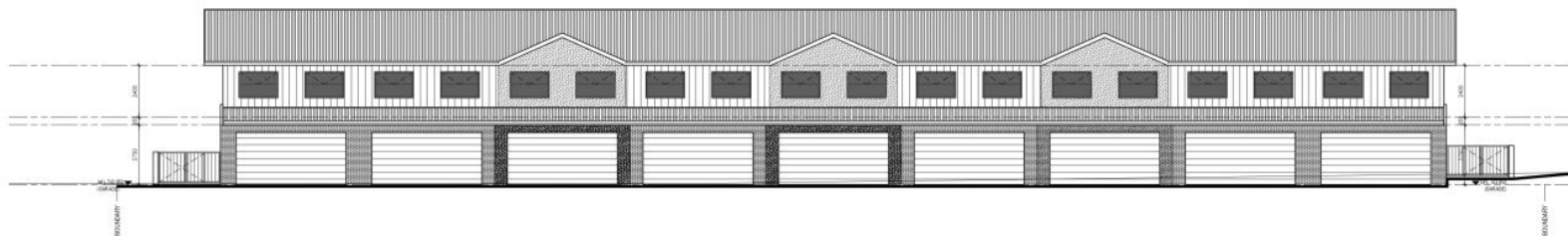
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LEGEND:

- FACE BRICKWORK
- RENDERED & PAINTED BRICKWORK
- RENDERED AND PAINTED FOAM CLADDING
- ALUMINIUM GLAZED WINDOWS
- COMPOSITE TIMBER CLADDING EQUAL TO URBANLINE
- METAL CLADDING
- PAINTED FC CLADDING
- COLORBOND METAL ROOF



SCALE: 1:100

PROJECT: 43 MODIFIED TOWNHOUSES

CLIENT/COORDINATOR: URBANLINE/CMBS

ADDRESS: 67 MARY STREET, GOOGONG

DATE: 15/09/2020

PROJECT NO.: 1000000000

DATE: 15/09/2020

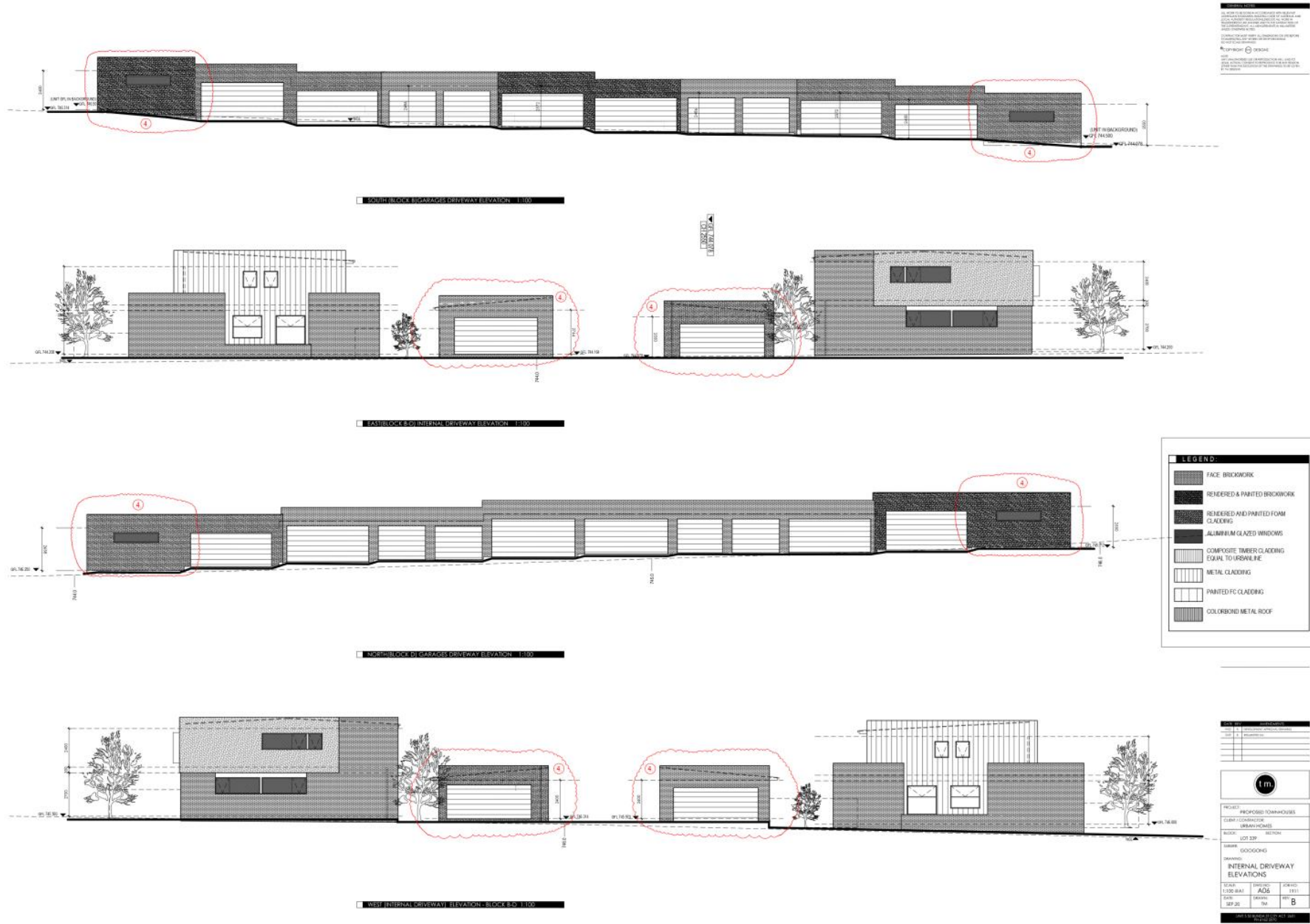
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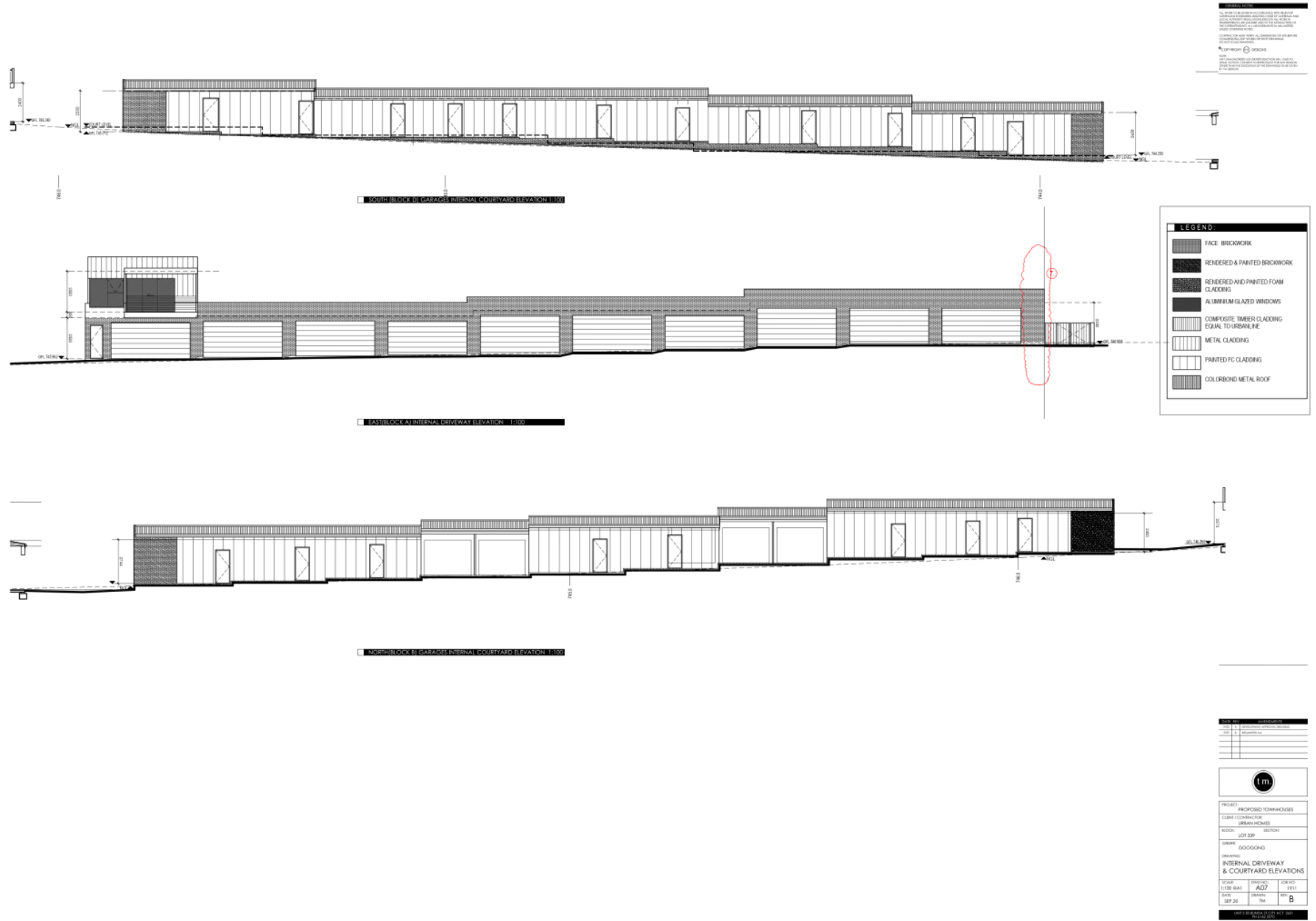
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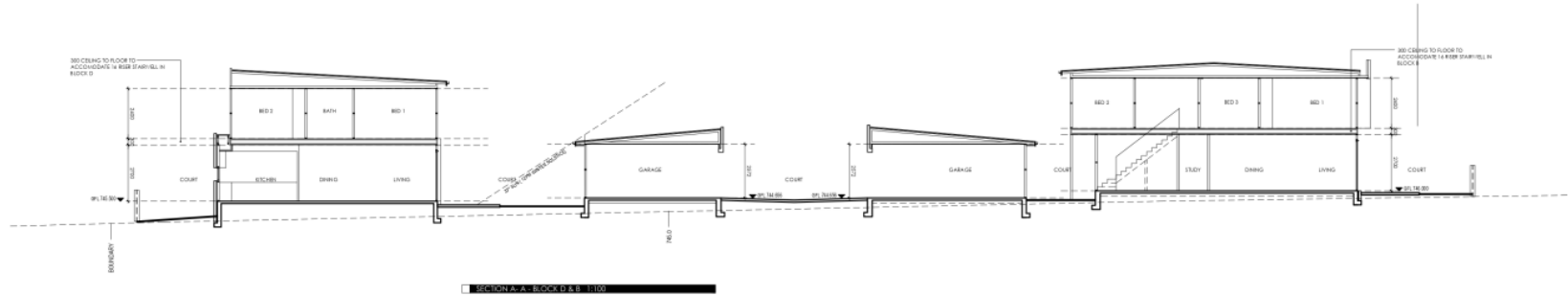
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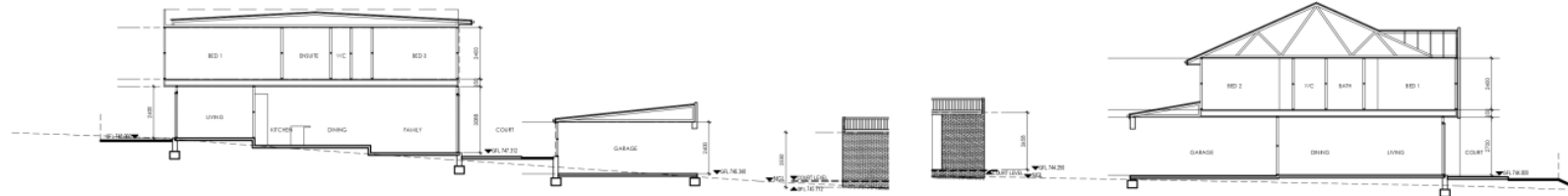




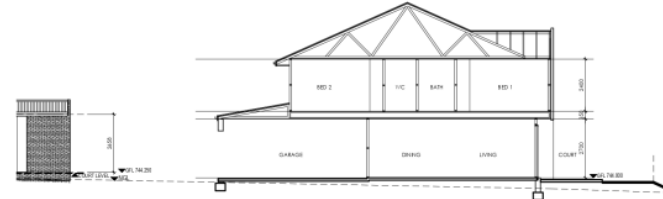
9.1 Development Application DA.2020.1170 - 43 Multi Unit Dwellings, Onone Studio Dwelling and Strata Subdivision - Lot 339 DP1259563 - 67 Mary Street, Googong
 Attachment 2 - DA.2020.1170 - Plans - 67 Mary Street, Googong (Continued)



SECTION A - BLOCK D & B 1:100



SECTION B - BLOCK A 1:100



SECTION C - BLOCK C 1:100

NOTES:
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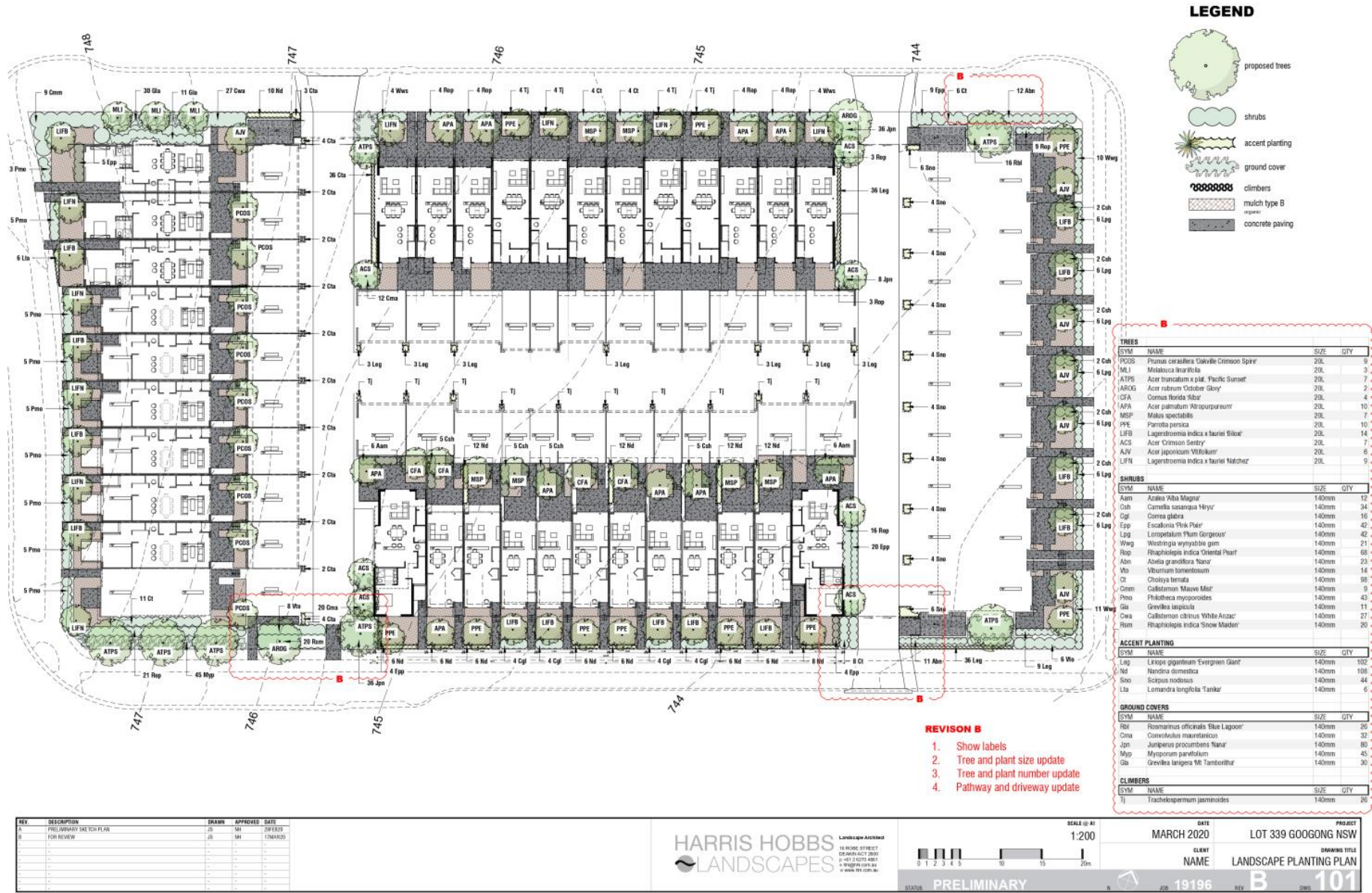
DATE	DESCRIPTION

PROJECT: REPOSED TOWNHOUSES
CLIENT/CONTRACTOR: URBANHOUSES
BLOCK: SECTION
LOT 339
ADDRESS: GOOGONG
SECTION: SECTIONS

SCALE	DATE	BY	CHKD BY
1:100 (A1)	A03		

DATE: 2020
 DRAWN: [Signature]
 CHECKED: [Signature]





QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

16 DECEMBER 2020

ITEM 9.1 DEVELOPMENT APPLICATION DA.2020.1170 - 43 MULTI UNIT
DWELLINGS, ONONE STUDIO DWELLING AND STRATA
SUBDIVISION - LOT 339 DP1259563 - 67 MARY STREET,
GOOGONG

ATTACHMENT 3 DA.2020.1170 - DRAFT CONDITIONS OF CONSENT - 67 MARY
STREET GOOGONG

CONDITIONS OF CONSENT
DA.2020.1170

1. APPROVED DEVELOPMENT AND PLANS

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Site Plan (A01)	Tomi Milin	Sep. 2020	23/9/2020
Ground Floor Plan (A02)	Tomi Milin	Sep. 2020	23/9/2020
First Floor Plan (A03)	Tomi Milin	Sep. 2020	23/9/2020
Elevations (A04)	Tomi Milin	Sep. 2020	23/9/2020
Courtyard (Internal) Elevations (A05)	Tomi Milin	Sep. 2020	23/9/2020
Internal Driveway Elevations (A06)	Tomi Milin	Sep. 2020	23/9/2020
Internal Driveway & Courtyard Elevations (A07)	Tomi Milin	Sep. 2020	23/9/2020
Sections (A08)	Tomi Milin	Sep. 2020	23/9/2020
Post Adaptation Plans (A09)	Tomi Milin	Sep. 2020	23/9/2020
Strata Concept Plan (A10)	Tomi Milin	Sep. 2020	23/9/2020
Landscape Planting Plan (101)	Harris Hobbs Landscapes	March 2020	30/4/2020

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

SPECIAL CONDITIONS

2. Windows

Fixed obscure glazing is to be provided to a height of 1.6 metres on all first floor windows that face onto the laneways; with the exception of the studio dwelling. Windows contained within bathrooms, toilets and ensuites are also to be obscured glass.

Reason: To reduce any potential privacy impacts on adjoining units.

3. Windows

Windows on the ground floor of the western elevation of Unit 11, eastern elevation of Unit 22 and western elevation of Unit 43 are to be double glazed.

Reason: To reduce any potential noise impacts from the adjoining car spaces.

4. Antennae/Satellite

One television/communication antenna or satellite dish is to be provided to serve all units.

Reason: To ensure appropriate location of site facilities.

GENERAL CONDITIONS

5. Obtain Construction Certificate

Obtain a construction certificate/subdivision works certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate/subdivision works certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate/subdivision works certificate.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

6. Obtain Occupation Certificate

Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.

Reason: Ensure that the building complies with relevant standards.

7. Comply with the Building Code of Australia

All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

8. Construction within Boundaries

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

Reason: Approved works are to be contained wholly within the subject site.

9. Copy to Owner

A copy of this consent is to be provided to the owner.

Reason: To ensure the owner is aware of the requirements imposed under the consent.

10. Retaining Walls

Any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

11. Batters

No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

12. Siting of retaining wall/s

Retaining walls for 'cut' sites are to be located such that the entire retaining wall, associated footings and drainage materials are located wholly within the boundary of the 'cut' allotment. The backfilled side of the retaining wall shall be no closer than 500mm to the property boundary.

Where filling is proposed or required, retaining walls are to be located such that the exposed side of the wall, any associated footings and drainage materials are located wholly within the boundary of the filled allotment. The exposed side of the retaining wall shall be no closer than 900mm to the property boundary.

Reason: To ensure that there is clarity over the ownership of retaining walls and adequate provision is made for the construction of dividing fences.

13. Sequence of construction for retaining wall/s

Where retaining walls are required along a property boundary, they are to be constructed and inspected prior to any other construction works commencing.

Reason: To ensure that excavated or backfilled areas are adequately retained and that neighbouring properties are not impacted by the earthworks on this site.

14. Provide Individual Storage Areas

Each unit is to be provided with an individual storage area (minimum volume of 6 m³) and is to be fully enclosed and secured with lockable doors.

Reason: To provide secure storage areas for each of the dwellings.

15. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

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.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

17. Submission of Traffic Control Devices Plan

Prior to issue of a construction certificate, a Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee. The plan must address:

1. On-street parking control to ensure that satisfactory lay-bys exist for garbage trucks on bin collection day.
2. The provision of a no-parking zone to the west of the Gorman Drive driveway such that the driveway has adequate sight distance for exiting traffic in accordance with AS2890.1.

Traffic control devices are not to be installed prior to the endorsement of the Local Traffic Committee but must be implemented prior to the issue of any Occupation Certificate.

Reason: To authorise traffic control devices and ensure that they are appropriate.

18. Appoint PCA (Building)

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

Reason: To provide for supervision of the subdivision works.

19. Site Identification

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement 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.

20. Traffic Management

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*. Where occupancy of the road reserve is required, a Section 138 application shall accompany the Traffic Management Plan for Local Roads or an approved ROL from the RMS for State Roads.

Reason: To ensure that works carried out comply with the Roads Act.

21. Home Building Act Requirements

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.

22. Sediment and Erosion Control Plan

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to work commencing. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication *Managing Urban Stormwater -Soils and Construction* (4th Edition 2004- "Blue Book").

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

23. Sediment and Erosion Controls

Install and maintain sediment and erosion controls, prior to and during construction activities, in accordance with the approved Erosion and Sediment Control Plan, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

24. 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.

25. Submit A Construction Management Plan

Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and endorsed by, Council. The plan must:

- a) describe the proposed construction works and construction program and,
- b) set standards and performance criteria to be met by the construction works and,
- c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- d) identify procedures to receive, register, report and respond to complaints and,
- e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plans

Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

26. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

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.

27. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

28. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

29. Unexpected Finds

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Office of Environment and Heritage are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

25. All Works to Be Confined To The Site

All demolition, 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.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

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.

30. Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

31. Protection of Adjoining Structures

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
- (b) if necessary, must underpin and support the building in an appropriate manner, and
- (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and

(d) satisfy the requirements of SafeWork.

The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason: Excavations relating to building work do not pose a hazard to adjoining properties.

32. Excavation and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of SafeWork.

Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.

33. Maintenance of Erosion Control Measures

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

34. 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.

35. 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.

36. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

37. Occupation Certificate

The occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

38. BASIX Commitments

Comply with all commitments listed on BASIX Certificate No. 1085332M_02, 1082997M_02, 1085715M_02 and 1085734M_02, or any subsequent modifications, before occupying the premises.

Reason: To ensure compliance with the requirements of the NSW BASIX certification process.

39. Colours and Material Finishes

All structures are to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

Reason: The building is not visually intrusive in the landscape and does not cause glare.

40. 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.

41. 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.

42. 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.

43. Plant and Equipment Noise

The noise level emanating from plant and equipment installed on the premises must not exceed a level of 5dB(A) above background level when measured for a LAeq 15 minute period during the day, evening or night.

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.

44. Stormwater Disposal Requirements

All stormwater from the site must be trapped and piped to the street gutter/stormwater pit/other via an on-site detention system to limit the discharge from the site to the pre-development rate in accordance with Council's D5 Development Design Specification.

Reason: To provide satisfactory stormwater disposal.

45. Car Parking to Comply With AS2890

All car parks must comply with AS2890 - 2004 Parking Facilities except for car parks for adaptable units which must comply with AS4299 - 1995 Adaptable Housing.

Pavement line marking with bay dimensions to comply with AS 2890.1, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bay/s.

Reason: To provide adequate off-street car parking.

46. Stormwater Disposal Requirements

All stormwater from buildings, hardstand areas and the driveway on the site must be disposed of by a connection to the existing stormwater system.

Reason: To provide a satisfactory standard of stormwater disposal.

47. Provide Water Service and Water Meter - Industrial/Commercial/Strata

A new main water meter and water service shall be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.

The main meter shall be installed in an easily accessible position in the common property at the front of the site, or other accessible position approved by Council.

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.

Each sub-meter and all irrigation and fixtures for the common property must be serviced by the main meter.

Reason: To ensure that the development is appropriately water metered.

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 Queanbeyan Palerang Regional Council website.

48. Waste Management Plan

Prior to occupation a Waste Management Plan is to be provided to Council for approval. The plan is to include (but not limited to) the following:

- Establish responsibility for the ongoing management of the waste area including washing of the bins and the storage area regularly.

Reason: To ensure adequate waste management practices are in place to satisfy Council requirements.

49. Power Supply

The building shall be connected to a suitable power supply.

Reason: To allow for a power supply to be available.

50. 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.

51. Accordance with Driveway Longsection

Any construction certificate application must include a driveway longsection meeting the requirements of Council's Design Specification D13. The driveway within the property and across Council's footway must then be constructed in accordance with the driveway long section as approved.

Reason: To provide an adequate standard of vehicle access.

52. Driveway Location from Water Meter

The driveway within the property must maintain a clearance not less than half a metre from the water service or the water service must be relocated by Council at no cost to Council.

Reason: To ensure such service is not damaged by vehicle movements.

53. 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.

54. Street Numbering

The property must be clearly identified by a street number. The property address is 81 Gorman Drive. Units must be numbered as follows:

Unit number on plan	Proposed Street Addresses
Common Property	81 Gorman Drive Googong NSW 2620
Unit 1	53 Wellsvale Drive Googong NSW 2620
Unit 2	51 Wellsvale Drive Googong NSW 2620
Unit 3	49 Wellsvale Drive Googong NSW 2620
Unit 4	47 Wellsvale Drive Googong NSW 2620
Unit 5	45 Wellsvale Drive Googong NSW 2620
Unit 6	43 Wellsvale Drive Googong NSW 2620
Unit 7	41 Wellsvale Drive Googong NSW 2620
Unit 8	39 Wellsvale Drive Googong NSW 2620
Unit 9	37 Wellsvale Drive Googong NSW 2620
Unit 10	35 Wellsvale Drive Googong NSW 2620
Unit 11	6 Albion Street Googong NSW 2620
Unit 12	8 Albion Street Googong NSW 2620
Unit 13	10 Albion Street Googong NSW 2620
Unit 14	12 Albion Street Googong NSW 2620
Unit 15	14 Albion Street Googong NSW 2620
Unit 16	16 Albion Street Googong NSW 2620
Unit 17	18 Albion Street Googong NSW 2620
Unit 18	20 Albion Street Googong NSW 2620
Unit 19	22 Albion Street Googong NSW 2620
Unit 20	24 Albion Street Googong NSW 2620
Unit 21	26 Albion Street Googong NSW 2620
Unit 22	28 Albion Street Googong NSW 2620
Unit 23	71 Mary Street Googong NSW 2620
Unit 24	69 Mary Street Googong NSW 2620
Unit 25	67 Mary Street Googong NSW 2620
Unit 26	65 Mary Street Googong NSW 2620
Unit 27	63 Mary Street Googong NSW 2620

Unit 28	61 Mary Street Googong NSW 2620
Unit 29	59 Mary Street Googong NSW 2620
Unit 30	57 Mary Street Googong NSW 2620
Unit 31	55 Mary Street Googong NSW 2620
Unit 32	109 Gorman Drive Googong NSW 2620
Unit 33	107 Gorman Drive Googong NSW 2620
Unit 34	105 Gorman Drive Googong NSW 2620
Unit 35	103 Gorman Drive Googong NSW 2620
Unit 36	101 Gorman Drive Googong NSW 2620
Unit 37	99 Gorman Drive Googong NSW 2620
Unit 38	97 Gorman Drive Googong NSW 2620
Unit 39	95 Gorman Drive Googong NSW 2620
Unit 40	93 Gorman Drive Googong NSW 2620
Unit 41	91 Gorman Drive Googong NSW 2620
Unit 42	89 Gorman Drive Googong NSW 2620
Unit 43	87 Gorman Drive Googong NSW 2620
Unit 44 (Studio)	85 Gorman Drive Googong NSW 2620

Reason: To ensure that buildings are clearly identified.

55. Landscaping Works Completed By an Accredited Contractor

All landscaping must be completed by a Council accredited Category 1 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

Reason: To help ensure a high standard of landscape works.

56. Statement of Completed Landscape Works

A "Statement of Completed Landscaped Works" form signed by the landscape plan designer and the landscape contractor must be submitted to Council prior to the issue of the Final Occupation Certificate.

Reason: To help ensure a high standard of landscape works.

57. Drip Irrigation System for Common Property

All plants in landscaped areas that are within common property must be provided with a drip irrigation system connected to the common water service.

Reason: To help ensure that landscaping in common areas survives.

58. Residential Crossover - Barrier K&G

The development must include the construction of two (2) commercial type driveway(s) over the verge at the locations shown on the approved plans in accordance with QPRC's Vehicular Access Design Specification D13.

These driveway vehicle kerb crossings must be constructed by a Council approved contractor at no cost to the Council.

A driveway application form must be submitted to and approved by Council prior to the commencement of driveway works.

Reason: Safe entry and exit to lots from the road.

59. Retain and Protect Trees on the Verge

All trees located on the verge between the property boundary and the street kerb and gutter must be protected by cyclone or chain mesh fencing.

The fencing must:

- a) keep free a 1.2 metre wide section for use by pedestrians and be a minimum of 1.1 metres from the street kerb and gutter, or as directed by Council;
- b) be erected prior to commencement of work; and
- c) remain in place until all site works have been completed.

Reason: To ensure that tree(s), including street trees, are protected from damage during construction.

60. Impervious Surfaces in Courtyards

All impervious areas within courtyards must drain to a garden bed or storm water pit.

Reason: To ensure effective disposal of storm water.

61. Water & Sewer Compliance Certificate - Construction

Prior to the issue of any Occupation Certificate a compliance certificate of compliance in accordance with the Water Management Act 2000 must be obtained from Council.

Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications.

62. Disposal of Waste Materials

Prior to the issue of any Occupation Certificate written evidence that all demolition/waste materials removed from the site have been disposed of at an approved site must be submitted to the Principal Certifying Authority.

Reason: To ensure that all demolition/waste materials are disposed of in a proper manner.

63. Submit Work-As-Executed Drainage Plan

Work-as-executed plans of all sanitary drainage must be submitted to Council prior to the issue of any Occupation Certificate.

Reason: To ensure that accurate records of sanitary drainage installations are available for future use by interested persons.

64. Fibre-Ready Facilities

Prior to the issue of any Occupation Certificate satisfactory arrangements are to be made for the provision of fibre-ready facilities to enable fibre to be readily connected to the premises.

Reason: To satisfy relevant utility authority requirements.

Note: Under the Telecommunications Act 1997 fibre-ready facilities for an individual premise includes ducting from the street pit to the proposed location at the premises of the network termination device.

65. Decommission Entrance

The existing vehicular kerb crossing on Gorman Drive must be closed off and a new crossing constructed in the location shown on the approved plans with work undertaken by a Council approved contractor at no cost to the Council.

Reason: To minimise the number of lot entrances along roads.

66. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A SUBDIVISION/STRATA CERTIFICATE

67. Application and Final Survey

An application to obtain a Strata 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) Any s88B instruments required by these conditions of consent
- c) A letter outlining how compliance with each condition of this development consent has been achieved; and
- d) Engineering Construction Certificate Report in accordance with specifications.

Reason: To enable registration of the subdivision and to ensure compliance with conditions of consent. To provide sufficient signed copies of the subdivision plan for Council, the applicant and the NSW Land and Property Information.

68. Water and Sewer Compliance Certificate - Service

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

Reason: To ensure compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.

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.*

69. 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.

70. Street Numbering

In accordance with *Clause 60(c)* of the *Surveying and Spatial Information Regulation* a schedule of recorded street addresses on Plan Form 6A shall be submitted to Council prior to the release of the Subdivision Certificate.

Advice: Convey with Queanbeyan-Palerang Regional Council to determine the street addressing for newly created allotments in accordance with Council's requirements.

Reason: To ensure compliance with the *Surveying and Spatial Information Regulation*.

71. All Surfaces to Be Concrete or Bitumen Sealed or Asphalt

All parking spaces, loading bays, driveways and turning aisles must be concrete or bitumen sealed or asphalt, with all parking spaces line marked.

Car parks allocated to strata units must be clearly numbered prior to the occupation of the building.

Reason: To ensure car parking spaces are functional prior to use of the premises.

72. Car Washing Signage for Multi-Unit Development

Washing down of vehicles within the allotment boundaries of this site is prohibited. A sign must be erected in the parking area that strictly prohibits the washing of vehicles on the site.

Reason: To ensure that the stormwater system is not polluted by concentrated contaminants from the washing of numerous vehicles.

73. 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 *Design and Construction Specifications*.

Reason: To ensure construction and restoration work is in accordance with Council's requirements.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

74. Surface Water

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties.

75. Carry Out Sewer Work, Carry Out Water Supply Work, Carry Out Stormwater Work

All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011*. No alterations or additions are permitted without approval from Council.

Reason: All plumbing and drainage functions adequately.

Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Final inspection of plumbing, drainage and on-site sewage management system.

The top level of the sewerage service yard gully shall be located a minimum of 150 mm below the lowest fixture level and a minimum of 75 mm above ground level. Where it is not practicable to locate the top of the yard gully 150 mm below the lowest fixture level or 75 mm above the surrounding ground level, then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

The sewer junction inspection opening is to be located and raised to ground level.

Reason: To ensure compliance with AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011.

Three star and four star rated water conservation devices are to be installed in the bathroom and kitchen respectively.

Reason: Water efficiency and minimisation of wastewater produced.

A 'Notice of Work' (NoW) is to be issued to Queanbeyan-Palerang Regional Council no later than 2 business days before the work concerned is carried out.

Reason: Council is informed prior to undertaking inspections and in accordance with requirements of Plumbing and Drainage Act, 2011.

Licensees as the 'responsible person' must submit a Sewer Service Diagram(SSD) layout to Queanbeyan-Palerang Regional Council prior to or at the time of inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

A 'Certificate of Compliance' (CoC) is to be issued to the Queanbeyan-Palerang Regional Council and a copy to the person for whom the work is carried out on completion of the final inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

76. 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.

77. 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.

78. 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.

79. 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. Comply with the Googong Local Planning Agreement (LPA)

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

Reason: To ensure compliance with the Googong Local Planning Agreement.

Advisory Notes:

NSW Police

- Ensure all doors locks and window locks are of good quality and complies with the Building Code of Australia.
- Consideration to the installation of sensor lights/lighting throughout the property to cover the entire property over a 24 hour period.
- Consideration to the use of graffiti resistant paint or materials for the outer walls, in particular the lower areas of construction.
- Consideration to the installation of a CCTV system, both externally and internally, in relation to external placements of cameras it would be suggested to position them at all points of entry/exits.
- Consideration of a back to base alarm encompassing motion sensors inside the property.
- The development of a maintenance plan, incorporating a graffiti management plan, as research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally within a 48 hour period. In addition to the graffiti management plan, it is suggested to create a landscape maintenance and management plan.

Further more on Landscaping it should be noted and to be taken into consideration that although landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. Landscaping can also provide concealment or entrapment areas for people involved in criminal behaviour and also restrict natural surveillance. Some predatory and opportunistic offenders seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment (I.E keep under 70cm of height). Street trees should not be placed directly under street lighting. When they mature they can block areas of light, creating shadows and dark spaces.

Within the Statement of Environmental Effects, it refers to the development of 'blocks'. It is strongly recommended to have a very clear sign outlining block numbers and unit numbers. This will assist emergency vehicles responding to nay emergencies occurring within the townhouse complex.

Essential Energy

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. As part of the subdivision, as required by Essential Energy, easement/s are to be created for any existing or new electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision. Refer Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.
3. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
4. Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy

with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval.

5. In addition, Essential Energy's records indicate there is electricity infrastructure located within the property and within close proximity to the property. Any activities within these locations must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
6. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995 (NSW)*.
7. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Canberra Airport

1. Separate approval in accordance with the Regulations must be sought for any crane operations or other structures within the site which will exceed the height of 822 meters AHD or 20 metres AGL.