



Planning and Strategy Committee of the Whole

8 July 2020

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEMS 6.1 TO 6.4

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
PLANNING AND STRATEGY COMMITTEE OF THE WHOLE**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

ITEM 6.1 DA.2019.1284 - CONSTRUCTION OF SIXTEEN MULTI-DWELLING UNITS, PRIVATE LANEWAY & STRATA SUBDIVISION TO CREATE SIXTEEN LOTS AND COMMON PROPERTY - 174 GORMAN DRIVE, GOOGONG

ATTACHMENT 1 DA.2019.1284 - SECTION 4.15 ASSESSMENT REPORT - 174 GORMAN DRIVE GOOGONG

EXECUTIVE SUMMARY

The proposed development includes the construction of 16 multi-dwelling units, incorporating 6 three bedroom units and 10 four bedroom units, private laneway, landscaping, and strata subdivision. The proposal is located within Neighbourhood 1 (NH1) of the Googong Township and is directly adjacent to the existing Neighbourhood Centre, which includes shop top housing and a range of commercial uses.

The application was notified to adjoining owners for a period of 14 days from the 21/01/2020 until the 05/02/2020. One submission was received during the notification period.

Principal issues relating to the development included proposed variations to controls within the Googong Development Control Plan. The variations related to fencing height, front and side setbacks, private open space, and solar access requirements. Despite the proposed variations the development is not anticipated to have a substantial negative impact on the streetscape and amenity of surrounding land uses.

The application is recommended for approval subject to the imposition of the recommended conditions of consent.

BACKGROUND

The subject site is a vacant super lot located within NH1 (Neighbourhood 1) of Googong Township.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 1421 DP 1240193 and is commonly known as 174 Gorman Drive, Googong. The site is located on the southern side of Gorman Drive and has an area of 2839m². The site is currently vacant.

Vehicular access will be provided to the site via a proposed one-way laneway from Zealie Bend traversing through to Underhill Street. The locality contains a range of different development types. The site is directly adjacent the Googong Neighbourhood Centre, which consists of a number of commercial and retail premises, and is also located adjacent other multi-dwelling housing development (small-lot housing) and single detached residential dwellings. The built form within the vicinity of the subject site reflects the open nature of the R1 residential zoning.



Figure 1: Subject Site and Locality

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 the construction of 16 multi-dwelling units, private laneway, car parking, landscaping and strata subdivision to create 16 lots and common area.

The specific elements of the proposal are:

- The construction of two buildings consisting of sixteen units, including:
 - 6 three bedroom units
 - 10 four bedroom units
 - 2 units capable of being adaptable
- Private laneway
- 32 resident parking spaces and 4 visitor parking spaces
- Landscaping, and
- Two waste enclosures

6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong
Attachment 1 - DA.2019.1284 - Section 4.15 Assessment Report - 174 Gorman Drive Googong (Continued)

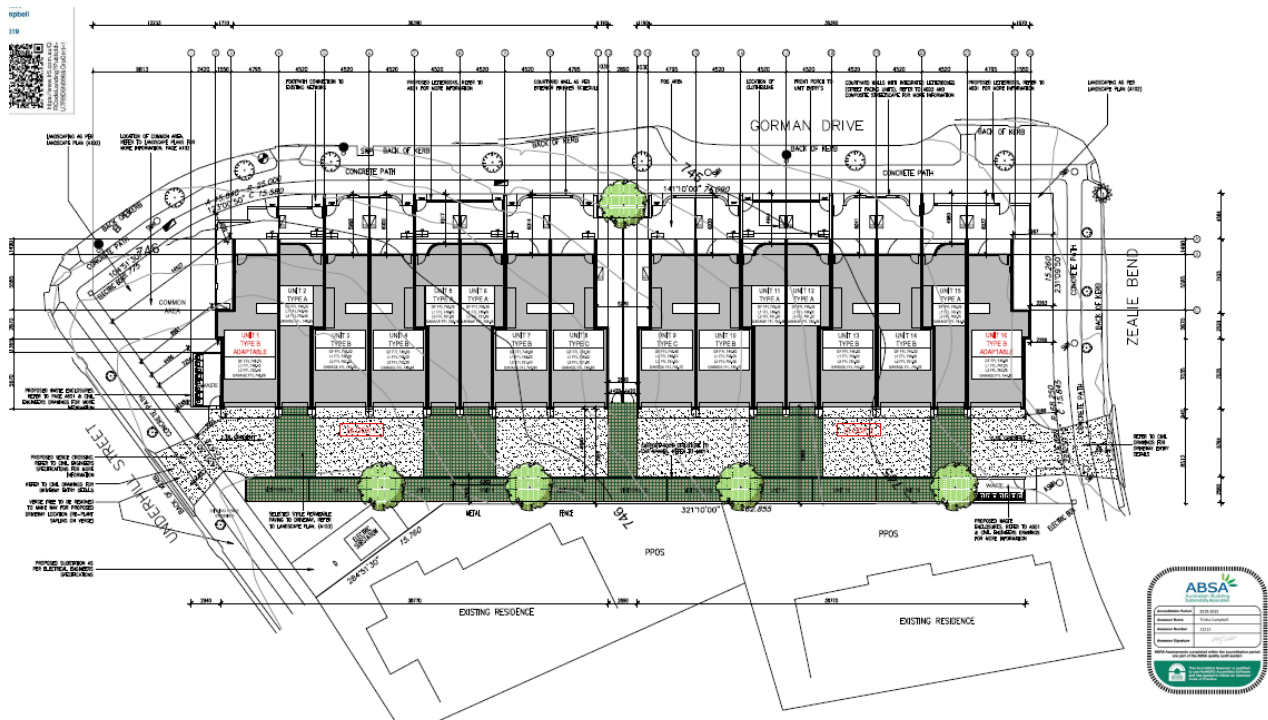


Figure 2: Site Plan (Prepared by DNA Architects)





Figure 3: Architectural Montage (Prepared by DNA Architects)

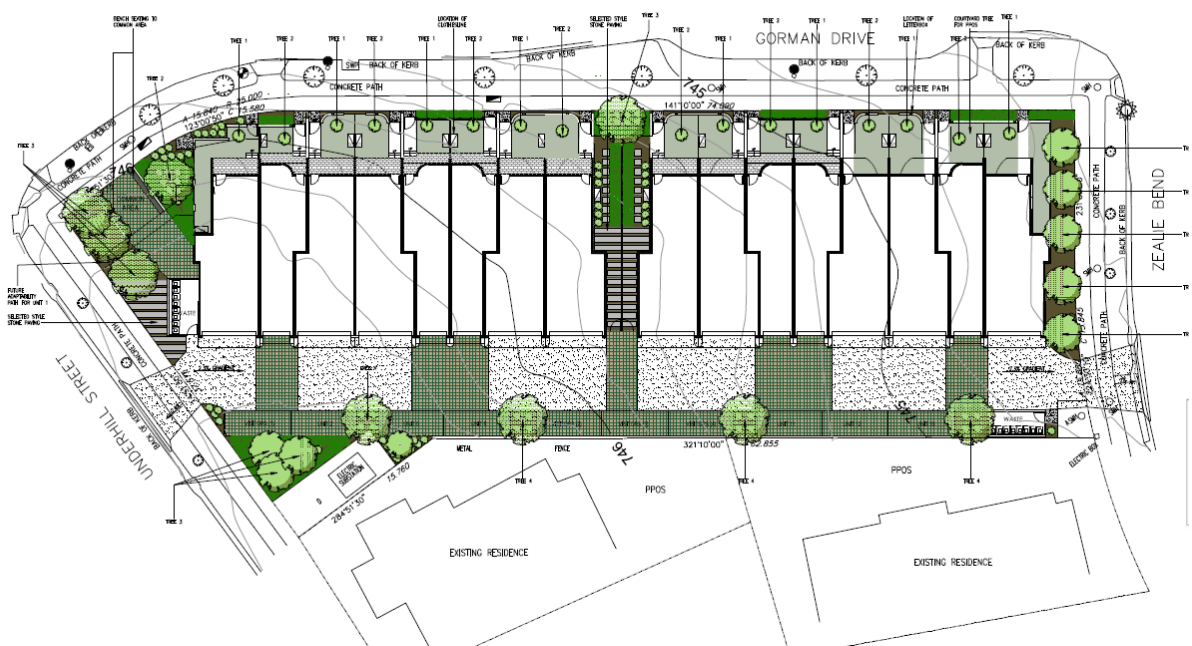


Figure 4: Landscape Plan (Prepared by DNA Architects)



Figure 5: Northern Streetscape Elevation (Prepared by DNA Architects)



Figure 6: South Elevation (Prepared by DNA Architects)

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 commented on the proposal as follows:

Water

In subdivision plans the site was originally designed as small lot housing, however it was subsequently sold as a superlot with separate services being disconnected and single ties provided. Developer disclosure plans indicate that 25mm potable and recycled water services have been provided at the north-eastern corner of the lot. Service locations are not clear on site.

The plans propose separate 20mm potable and recycled water services for each dwelling off the Gorman Drive verge main. However, as the applicant has confirmed that the site will be strata subdivided, the existing main water connection should be utilised for the lot, with each dwelling sub-metered and the cost of common area usage shared among the residents. It is likely that at least the potable service will need upgrading, with the required size to be determined by a qualified hydraulic consultant at CC stage. Any water service connections or upgrades are to be constructed by Council at the applicant's expense.

If separate water services are preferential, these are to be installed by Council at the applicant's cost. An additional service would be required for common areas.
(DA.10.128).

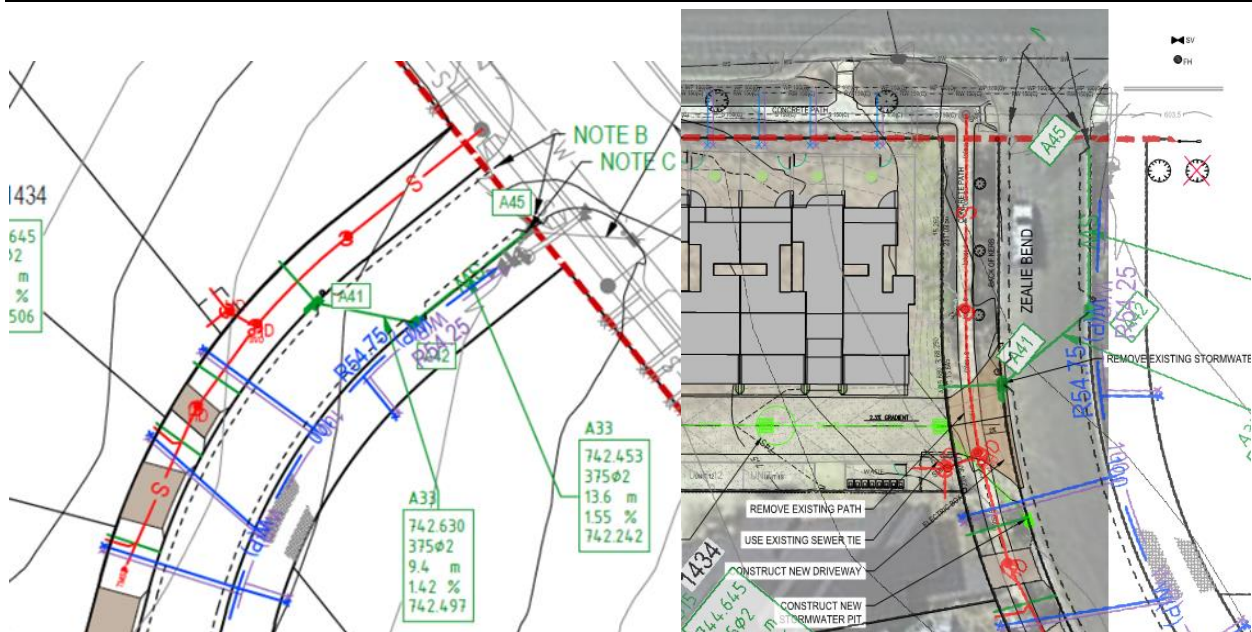
Sewer

The lot is provided with a 150mm sewer tie at the southern corner of the lot.

The development includes approx. 416 fixture units, calculated using Table 6.1, AS3500.2 Sanitary Plumbing and Drainage. In accordance with Table 3.3.1, the proposed 150mm tie will suffice.

Storm Water

WAE plans indicate that a 375mm stormwater tie exists, connecting to a kerb inlet sump on Zealie Bend, confirmed on site. The new site access has been proposed at this location and civil plans suggest that a replacement stormwater pit is to be constructed further South along Zealie Bend, with a 300mm tie installed for the site. While the site is not overly steep, this would mean the stormwater connection would run uphill. Additionally, the proposed location could clash with the services for the neighbouring lot. The sump should instead be relocated to the other side of the driveway, toward the intersection. The road crossing under Zealie Bend to the sump next to 208 Gorman Drive will also need to be re-directed from the proposed pit. A Section 68 Approval will need to be obtained from Council prior to undertaking stormwater works (DA.06.03, DA.06.12).



As the intended use for this lot was multi-dwelling housing, it is assumed that OSD requirements have been addressed at subdivision stage. In saying this, additional on-site storage of a 20kL detention tank has been proposed, located under the driveway. WSUD should be considered in accordance with Council's D7 specification and a water quality device should be installed to limit sedimentation/litter entering the waterways (DA.10.127).

Access and Parking

A driveway with minimum width of 6m provides access to the rear of each dwelling, with entry from Zealie Bend and exit to Underhill Street. Proposed accesses are approx. 4.5m wide at the boundaries, tapering out to the kerb. The SEE indicates that this will be a one-way arrangement; the site should be line-marked/sign-posted accordingly (DA.11.56).

A VKC exists on Zealie Bend, however to provide space for parking and a waste enclosure, and as the existing is very close to the side boundary, it has been proposed to relocate the VKC further North. This would be acceptable however does require the relocation of a stormwater sump and road crossing (DA.10.74), (DA.10.97).

The proposed site exit requires removal of a street tree. Approval from Council's tree officer is required prior to removal (DA.05.17).



Proposed site entry location & sump to be relocated



Proposed site exit

Two car spaces per dwelling and four on-site visitors' spaces have been provided in accordance with the Googong DCP. The applicant has indicated that an additional four visitors spaces will be provided, with the SEE stating that "this application proposes four (additional) visitor car parking spaces in the form of 'indented parking' located directly adjacent to the development to the northeast, along Gorman Drive". This parking arrangement already exists as public parking and while it can technically be utilised by visitors to the site, it would not be reserved for them.

The smaller units have single garages with 2.6m door openings and an outdoor parallel parking space reserved. The 4 bedroom dwellings have double garages with 5m door openings. In accordance with AS2890, the 6m driveway meets the minimum aisle width requirement of 5.8m. Garage widths of 3m and 5.4m, while tight, do provide 0.3m internal clearances as required. Parallel spaces are 6.3m x 2.4m, meeting AS2890 requirements for obstructed spaces, and allowing 300mm side clearance for functional access to spaces adjacent to the fence.

Units 1 and 14 are suitable for adaptable living and parking should comply with AS4299 Adaptable Housing. To allow for one accessible parking space and one regular parking space, garage widths have been increased to 6.5m as required. Note that this has resulted in reduced setbacks, to be assessed by Council's planners.

The application proposes bin collection from within the site, with acceptable turning paths provided. However, Council waste services will not enter laneways and it would ultimately lie with body corporate to arrange for private bin collection if this was their preference. On advice from Council's waste officers, waste areas have been designed to enable collection by contractors. While Googong streets are narrow and traffic will be impeded by parked waste vehicles, this is the case with most developments in the area.

Roads

Basing off 7VPD per dwelling in accordance with RTA's Guide to Traffic Generating Developments, it is estimated that the development would generate an additional 112VPD. It is expected that the surrounding road network can cope with such demand and that the intended use of the site was factored into the road design at subdivision stage. The proposed driveway locations are away from intersections providing reasonable sight distance for entry and exit.

A traffic report has been submitted with the application, detailing expected traffic generation and confirming effects would be negligible on the road network given the capacity of the surrounding streets.

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 does not require the removal of any significant native vegetation, as it is located on a vacant cleared lot created as a part of the Googong Township Subdivision.

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

The subject site is not bushfire prone land. As a result, further consideration of this clause is not required.

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 NO. 55 - REMEDIATION OF LAND

The site is located within Neighbourhood 1A of the new town of Googong. 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.

A Site Audit Statement (Report No.12058 SAR 191) prepared by Environmental Strategies Pty Ltd dated 18 October 2013 issued for Neighbourhood 1A, Googong Township development states that the site is suitable for:

- a) Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry,
- b) Day care centre, preschool, primary school,
- c) Residential with minimum opportunity for soil access, including units,
- d) Secondary school,
- e) Park, recreational open space, playing field, and
- f) Commercial/industrial.

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.

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

A BASIX & ABSA Certificate was submitted that include measures that will achieve the required energy and water efficiency targets required. The information provided within the submitted certificate and the plans are consistent, therefore, compliance with this SEPP has been achieved. The BASIX & ABSA Certificate will form a part of the approval documents and will be conditioned to be complied with from construction through to completion.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The provisions of this Policy have been considered in the assessment of the application. The site is not located in or adjacent to road corridor nor does it have a frontage to a classified road. The site is not located within or immediately adjacent to an easement for electricity purposes.

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</i>	Yes

<i>community.</i>		
(d)	<i>To recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek.</i>	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 consistent with the aims and objectives of the *Queanbeyan Local Environmental Plan 2012*. The development will contribute to providing a range of housing types within the Queanbeyan Local Government Area and provides for further density within close proximity to the Googong Neighbourhood Centre. The development will not have adverse impacts on any views and vistas and will not detrimentally impact on any heritage qualities of the Queanbeyan LGA.

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 under the *Queanbeyan Local Environmental Plan 2012*.

Development for the purposes of '**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.

Note.

Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary".

Zone Objectives

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

Objectives	Complies
➤ 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
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Comments: The proposed development is consistent with the objectives of the R1 Zone. It will provide a range of housing diversity to the Queanbeyan-Palerang Local Government Area.

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.

Minimum subdivision lot size

Cl.	Standard	Controls	Proposed	Complies
4.1	Minimum subdivision lot size	130m ²	229m ² (min.)	Yes

Comments: The proposed development includes strata subdivision to create 16 lots and common property. Each lot complies with the minimum lot size of 130m² pursuant to clause 4.1D 'variation to minimum lot size' of the QLEP 2012. The lot sizes range from 229m² to 270m².

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	12m	11m	Yes

Comments: The proposed development is within the designated height limit of the QLEP 2012.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the QLEP 2012 are addressed below as part of this assessment:

5.10 Heritage conservation

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

5.11 Bush fire hazard reduction

The application **does not** involve any bush fire hazard reduction works as the subject site is not bushfire prone land.

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 establishes a number of matters requiring consideration for development involving earthworks. Earthworks associated with the development are proposed and form part of this application. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction.

6.2 Flood planning

Clause 7.2 of the QLEP 2012 makes provision for developments within the flood planning area. The site **is not** identified as “flood planning area” on the Flood Planning Map, and **is not** at or below the flood planning level.

7.3 Terrestrial biodiversity

Clause 7.3 of the QLEP 2012 makes for provision for developments that impact on terrestrial biodiversity. This clause **is not** considered relevant to the proposed development as the site **is not** identified as “Biodiversity” on the Terrestrial Biodiversity Map.

- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider:*
 - (a) *whether the development is likely to have:*
 - (i) *any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) *any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) *any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (iv) *any adverse impact on the habitat elements providing connectivity on the land, and*
 - (b) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

7.4 Riparian land and watercourses

Clause 7.4 of the QLEP 2012 makes provision for developments within riparian land and watercourses. This clause **is not** considered relevant to the proposed development as the site is not identified as “Watercourse” on the Riparian Land and Watercourses Map”.

7.5 Scenic protection

Clause 7.5 of the QLEP 2012 makes provisions for developments impacting on scenic protection land. This clause **is not** relevant to the proposed development as the site **is not** identified as “Scenic Protection Area” on the Scenic Protection Map. Subclause (3) of this clause is required to be assessed before the application is determined.

- (3) *Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied that:*
 - (a) *measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development on the natural and visual environment of the land, and*
 - (b) *the development will incorporate conservation and rehabilitation measures to preserve the scenic qualities of the land.*

7.6 Airspace operations

This clause states that if a development application is received and the consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.

The proposed development penetrates the 720.00AHD level on the Obstacle Limitations Surface Map for the Canberra Airport. This is because the existing ground level of the majority of land within Googong Township is above 720.00AHD. The Commonwealth Department of Infrastructure and Regional Development (DIRD) has issued Controlled Activity approvals for the construction of dwellings in Neighbourhood 1 of the Googong Township. The approvals are subject to structures not exceeding a maximum height of 822m AHD or 20m AGL inclusive of vents, chimneys, aerial, antennas (of whatever type) lightning rods etc. Separate approval 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 development will not exceed the height of 822 metres AHD or 20m actual ground level. No further approvals or consultation is required for this proposal. Separate crane approval has been provided with the application.

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.

7.8 Active street frontage

This clause **is not** considered relevant to the proposed development as the site **is not** identified as "Active street frontage" on the Active Street Frontages Map".

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.

7.10 Development near Cooma Road Quarry

This clause **is not** considered relevant to the proposed development as the site **is not** identified as "Buffer Area" on the Quarry Buffer Area Map".

7.11 Development near HMAS Harman

This clause **is not** considered relevant to the proposed development as the site **is not** located within 2 kilometres of HMAS Harman or within Zone IN1 General Industrial or Zone IN2 Light Industrial.

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

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.


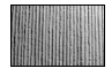

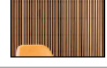
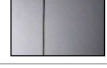



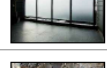
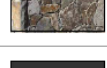


4.15(1)(a)(iii) any development control plan


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 required to be notified to adjoining	Yes


	owners. The application was notified from 27/11/2019 to 11/12/2019. One submission was received during the notification period. Comments addressing the contents of the submission are provided within Section 4.15 (1) (D) of this report.	
PART 2 – ALL ZONES		
2.2	<p>Car Parking A total of 36 (32 unit, 4 visitor) car parking spaces have been provided in accordance with the requirements of the Googong Development Control Plan. Refer to the assessment against Part 7 for further information.</p> <p>Due to the location of the car parking spaces along the rear setback, which face adjoining single residential dwellings and the location of the waste enclosure to the south east directly adjacent the boundary. A condition of consent will be imposed requiring the developer to upgrade the fencing on the south eastern boundary to be constructed of a material which will reduce noise impacts on adjoining properties.</p> <p>The application has been referred to Councils Development Engineer who has found the parking arrangements including access and manoeuvring areas to be satisfactory in this instance.</p>	Yes
2.3	<p>Environmental Management</p> <p>Energy Efficiency A BASIX & ABSA certificate has been submitted and the relevant commitments shown on the submitted plans. The proposed development will not result in any significant environmental impacts and is not located within the vicinity of arterial roads, entertainment venues or the like.</p> <p>Waste Two waste enclosures have been provided adjoining the Zealie Bend and Underhill Street entrances. The waste enclosures include 2m wide openings and are located within 6m of the road. The waste enclosures are large enough to support adequate bins for the development.</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
2.5	<p>Flood Management The subject site is not within a flood prone area.</p>	N/A
2.6	<p>Landscaping A landscaping plan was required to be submitted with the application. The landscape plan was prepared by a Category 1 Consultant as listed on Council's Landscape Consultant Register. The landscape plan incorporates a mixture of hard and soft landscaping and small to medium size trees with a mix of shrubs. The proposed landscaping is not anticipated to have any negative impacts on passive surveillance and safety and is considered appropriate for the development.</p>	Yes
2.7	<p>Erosion and Sediment Control Standard conditions relating to site management will be imposed should development consent be granted.</p>	Yes
2.8	<p>Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land.</p>	N/A
2.9	<p>Safe Design The proposed development generally satisfies the relevant provisions of this clause. Entry and exit points to the site are clear and legible.</p>	Yes


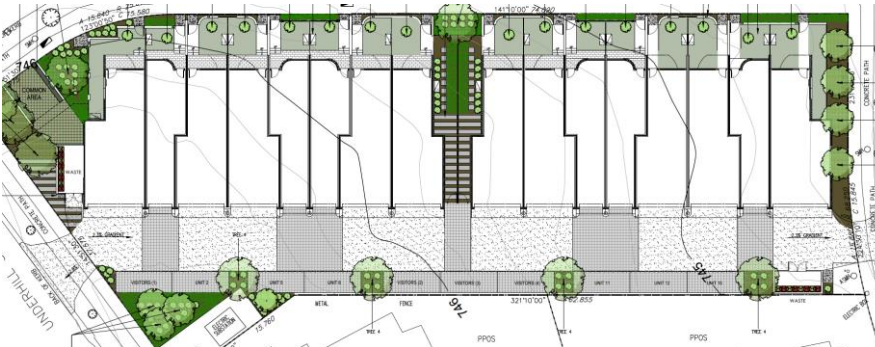
	The design of each unit allows for adequate passive and natural surveillance to walkways and the private laneway through the proposed windows and from the street.	
2.11	Airspace Operations and Airport Noise The proposed development complies with the requirements prescribed for the site in Clause 7.5 Airspace Operations and 7.6 Development in areas subject to Airport Noise. of the QLEP 2012 – see previous discussion in this assessment.	Yes
2.12	Preservation of Trees and Vegetation The proposed development does not require the removal of any existing vegetation.	N/A

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><i>Objectives of clause 7.2:</i></p> <p><i>1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various areas of the new township of Googong as envisaged in the Master Plan.</i></p> <p><i>2) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.</i></p> <p>Controls</p> <p><i>a) Development shall be generally in accordance with the neighbourhood Structure Plan.</i></p> <p>The proposed development does not create any inconsistency with the neighbourhood structure plan. The lot was intended to contain small lot or multi-dwelling housing.</p> <p><i>b) A mixture of compatible materials have incorporated into the design to create attractive and cohesive streetscapes.</i></p> <p>The proposed development incorporates a range of materials that are compatible with the streetscape. Please refer to the materials schedule provided below:</p>	Yes

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
 <p>MB-1 WALL FINISH 1 MASONRY Concrete Block - Ivory Honed Finish</p> <hr/>  <p>PC-1 WALL FINISH 2 PRE CAST Raw Concrete (Scratch finish)</p> <hr/>  <p>MWC-1 WALL FINISH 4 METAL WALL CLADDING Colour to be similar or equal to 'Monument'</p> <hr/>  <p>TC-1 WALL FINISH 5 COMPOSITE TIMBER CLADDING Timber look cladding</p> <hr/>  <p>FC-1 WALL FINISH 6 PAINTED FIBRE CEMENT CLADDING Colour to be similar or equal to 'Natural White'</p> <hr/>  <p>AWD-1 EXTERNAL WINDOWS AND DOORS POWDERCOATED ALUMINIUM FRAMES Colour to be similar or equal to 'Dune'</p> <hr/>  <p>MFX-1 METAL ROOF / GUTTERS / FASCIA / DOWNPIPES / FLASHINGS Colour to be similar or equal to 'Dune'</p> <hr/>  <p>MRD-1 ROLLER DOOR POWDERCOATED METAL ROLLER DOOR Colour to be similar or equal to 'Balsal'</p> <hr/>  <p>GB-1 GLASS BALUSTRADE OBSCURE GLASS WITH METAL FRAMING AND FIXINGS Frame colour to be similar or equal to 'Monument'</p> <hr/>  <p>CF-1 COURTYARD WALL Rock Colour to be similar or equal to 'Wee Jasper'</p> <hr/>  <p>PS-1 PRIVACY SCREENS/COURTYARD INSERTS POWDERCOATED ALUMINIUM SLATS Colour to be similar or equal to 'Monument'</p>	
 <p style="text-align: center;">Front façade – proposed materials</p>	
<p>c) Building setbacks, walls on boundary and garage door widths to comply with requirements of Table 1.</p> <p>Refer to assessment against Table 1.</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 subject lot has corner frontages to Zealie Bend and Underhill Street. The development incorporates a number of materials into each elevation, with additional landscaping providing adequate breakup. The development is not</p>	

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>anticipated to have a negative impact on the streetscape as a result of its design.</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>The front fencing is proposed to be 1.5 metres in height due to the provision of principal private open space within the front setback. The variation will allow for adequate privacy to be retained by residents. The variation to fencing has been previously approved for a majority of small lot housing development within the Googong Township due to allowing PPOS to be included within the front setback.</p>	

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>An image of the front fencing design is provided below:</p>  <p>The southern elevation of the proposed development will require a condition and red amendment to the architectural set of plans including the provision of Balustrades to 1.8m (top 300mm with open elements) in height to protect the privacy of adjoining single dwellings to the south of the subject site. This will be required for both the first and second levels, but not the first as it only contains garages.</p>	
<p>7.3 Streetscape – Public and Private Laneways</p> <p>Objectives:</p> <ul style="list-style-type: none"> 1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and both active and passive surveillance. 2) To provide development that is of a scale and architectural quality that contributes to the laneways' streetscape. 3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length. 4) To ensure the laneway's use as a service corridor is not compromised by a design which encourages inappropriate, unsafe parking, encourages the erection of obstructions or otherwise prevents the passage of service and resident vehicles. 5) To provide vehicular access to the rear or side of lots where front access is restricted or not possible, particularly narrow lots where front garaging is not permitted. 6) To reduce garage dominance in residential streets. 7) To maximise on –street parking spaces and landscaping in residential streets. 8) To facilitate the use of attached and narrow lot housing. 9) A continuous run of studio dwellings or small lots along the lane is to be avoided, as it changes the character, purpose and function of the lane. 	Yes

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
 <p>Overlay created using Intramaps and the architectural plans prepared and submitted by DNA Architects. The above image shows the layout of the proposed development in context with the surrounding development in the locality. The subject site was always intended to contain a one way laneway with rear loaded garages. The design will not have any unintended consequences on amenity and streetscape and is generally consistent with the objective listed above.</p> <p>Controls:</p> <ul style="list-style-type: none"> a) <i>Laneways shall be limited in length as provided in Section 5.0 of this DCP and constructed with decorative elements in the pavement to break up the laneway surfaces.</i> b) <i>Laneways in adjacent housing blocks shall not be continuous over access streets to prevent the appearance of long, gun barrel laneways unless appropriate measures such as using staggered laneways are taken to eliminate the gun barrel effect.</i> <p>The proposed laneway incorporates a mix of materials with variation in pavers (refer to image below from the submitted landscape plan).</p>  <ul style="list-style-type: none"> c) <i>No more than 1 in 4 dwellings (excluding street corner lots with studio dwelling at the lane entry) are to be studio dwellings.</i> <p>No studio dwellings are proposed.</p>	

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<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 laneway and layout of the development is generally straight allowing for clear sightlines. The landscaping and materials will create adequate visual breakup.</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>The laneway contains the rear garages of each dwelling. The fencing to adjoining dwellings is pre constructed Colorbond fencing which should be retained. This is with the exception of the south western boundary, which will require an upgrade to a more acoustically sound material to protect the amenity of adjoining single dwellings.</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. Landscaping treatments with pavers, gravel or similar hardstand materials is not acceptable.</i></p> <p>The development incorporates soft landscaping around the proposed front fencing. The chosen landscaping is appropriate for the site.</p> <p>g) <i>Laneways shall be provided with street lighting.</i></p> <p>A condition of consent will ensure laneway lighting is provided.</p> <p>h) <i>The minimum garage doorway widths for manoeuvrability are 2.4, (single and 4.8m (double).</i></p> <p>All garage doors proposed comply with these requirements. 5m for double garages and 2.5m for single garages has been provided.</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 is consistent with this control.</p> <p>j) <i>Passive surveillance along the laneway from the upper storey rooms is encouraged.</i></p> <p>The design of each dwelling will ensure adequate passive surveillance to the laneway. The design balances passive surveillance whilst also respecting the privacy of the dwellings located on the southern boundary of the site.</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</i></p>	

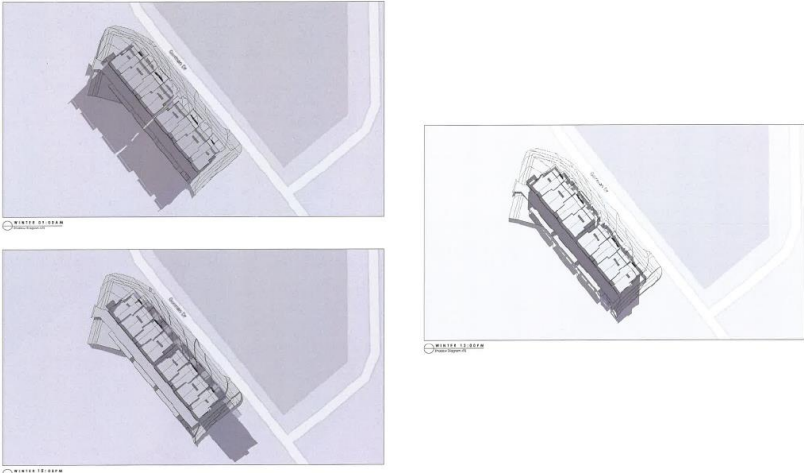
GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>street to take advantage of the residential street for an address.</i></p> <p>The proposal does not include any habitable rooms on the laneway.</p>	
<p>7.4 Building Form and Design</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.</i> 2) <i>To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.</i> 3) <i>Provide quality architecture through richness in detail and architectural interest and complementary to the particular Precinct within Googong.</i> 4) <i>Support the development of the town and neighbourhood centres of Googong as a separate rural town settlement.</i> 5) <i>Provide legibility of building function.</i> 6) <i>Maintain pedestrian scale in the articulation of details on lower levels.</i> 7) <i>Ensure that balconies are integrated into the overall architectural form and detail of residential buildings and contribute to the safety and liveliness of the street by allowing for casual overlooking and address.</i> 8) <i>Establish a high quality residential environment where all dwellings within residential buildings have a good level of amenity.</i> 9) <i>Encourage the development of mixed residential/commercial developments in the town and neighbourhood centres within easy walking distance to public transport.</i> 10) <i>Ensure that design of mixed use developments maintains residential amenities and preserves compatibility between uses.</i> 11) <i>Encourage façade articulation of individual buildings to enhance the streetscape, such as highlighting front entries to give the building a sense of address.</i> <p>The proposed development incorporates a number of materials and provides variation in setbacks to create adequate articulation. The development does include a more bulky façade than traditionally built in surrounding development in Googong. However, it is located adjacent to the neighbourhood centre and other small lot housing development and will not dominate the streetscape or be incompatible with adjacent buildings. The architectural style is considered appropriate on the subject site given its context.</p>	Yes
<p>7.5 Height and Floor Space</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.</i> 	Yes

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
Please refer to assessment under QLEP 2012 (Clauses 4.3 and 4.4).	
<p>7.6 Privacy and View Sharing</p> <p>Objectives:</p> <ol style="list-style-type: none"> <i>1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.</i> <i>2) To maximise opportunities for view sharing.</i> <p>The front façade of the proposed development incorporates an articulated form which creates some level of privacy to adjoining POS through blocking sightlines. Despite this, some overlooking is anticipated, however, the provision of additional private open space on upper level balconies provides an additional area for residents which will not have any overlooking from adjoining units.</p> <p>However, the balconies and terraces on the first and second floor do present overlooking opportunities to adjoining single dwellings adjacent the site and their associated private open space. The consent will include a condition that the upper level terraces and balconies incorporate a 1.8 metre high balustrade with the top 300mm able to have open elements to allow for adequate privacy, whilst still retaining some level of amenity to occupants.</p>	Yes - Condition
<p>7.7 Safety and Security</p> <p>Objectives:</p> <ol style="list-style-type: none"> <i>1) Maximise personal and property security for residents and visitors by ensuring siting and design of built form and open space are planned to facilitate casual surveillance to decrease the opportunity for crime.</i> <i>2) Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.</i> <p>The proposed development is not inconsistent with the above controls.</p>	Yes
<p>7.9 Pedestrian Access and Building Entries</p> <p>Objectives:</p> <ol style="list-style-type: none"> <i>1) To promote developments which are well connected to the street and contribute to the accessibility of the public domain.</i> <i>2) To ensure that all users of developments, including people with strollers, wheelchairs and bicycles, are able to reach and enter shop, office, apartment, other use areas, and communal areas via minimum grade ramps, paths, access ways or lifts.</i> <p>The proposed development is consistent with the objectives of this section.</p>	Yes
7.10 Principal Private Open Space and Landscape Design	Yes - Variation

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)																																				
<p>Objectives:</p> <ol style="list-style-type: none"> <i>1) Landscape design shall optimise useability, privacy, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.</i> <i>2) Provide sufficient open space for the reasonable recreation needs of residents.</i> <i>3) Allow northerly aspect into the principal private open space of new residential buildings.</i> <i>4) Provide for landscaping that is low maintenance in the long term without long term reliance on watering systems.</i> <i>5) Private open space shall provide a pleasant outlook</i> <p>PPOS is located forward of the building line and is able to obtain adequate solar access as a result of its positioning. The design of PPOS is generally acceptable and under the landscape plan adequate materials and planting has been provided. However, most proposed units contain PPOS under the minimum size requirement of 24m² and the development proposed a variation to this development control.</p> <p>The PPOS schedule is provided below:</p> <table border="1"> <thead> <tr> <th data-bbox="150 925 336 987">PPOS Calculations</th><th data-bbox="336 925 679 987"></th></tr> </thead> <tbody> <tr><td>Unit 1</td><td>34.7m²</td></tr> <tr><td>Unit 2</td><td>16.0m²</td></tr> <tr><td>Unit 3</td><td>23.1m²</td></tr> <tr><td>Unit 4</td><td>23.1m²</td></tr> <tr><td>Unit 5</td><td>19.3m²</td></tr> <tr><td>Unit 6</td><td>18.4m²</td></tr> <tr><td>Unit 7</td><td>23.0m²</td></tr> <tr><td>Unit 8</td><td>60.7m²</td></tr> <tr><td>Unit 9</td><td>60.7m²</td></tr> <tr><td>Unit 10</td><td>23.0m²</td></tr> <tr><td>Unit 11</td><td>19.3m²</td></tr> <tr><td>Unit 12</td><td>19.3m²</td></tr> <tr><td>Unit 13</td><td>23.1m²</td></tr> <tr><td>Unit 14</td><td>23.1m²</td></tr> <tr><td>Unit 15</td><td>18.1m²</td></tr> <tr><td>Unit 16</td><td>39.6m²</td></tr> <tr><td>TOTAL</td><td>444.5m²</td></tr> </tbody> </table> <p>Certain units provide in excess of the minimum size requirement under the GDCP. However, a majority of units are under ranging from 16m² to 23.1m², which is only .9 of m² under the requirement. The variation to the PPOS size requirements is supported for the following reasons. The development provides secondary private open space through balconies at the rear and the reduction in POS allows for articulation and the front of the development. Council has allowed the supplementation of POS at the rear and front in previous small lot housing development.</p>	PPOS Calculations		Unit 1	34.7m ²	Unit 2	16.0m ²	Unit 3	23.1m ²	Unit 4	23.1m ²	Unit 5	19.3m ²	Unit 6	18.4m ²	Unit 7	23.0m ²	Unit 8	60.7m ²	Unit 9	60.7m ²	Unit 10	23.0m ²	Unit 11	19.3m ²	Unit 12	19.3m ²	Unit 13	23.1m ²	Unit 14	23.1m ²	Unit 15	18.1m ²	Unit 16	39.6m ²	TOTAL	444.5m²	
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<p>7.11 Carparking and Garages</p> <p>Objectives:</p> <ol style="list-style-type: none"> <i>1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.</i> <i>2) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and</i> 	Yes																																				

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>safety.</i></p> <ol style="list-style-type: none"> 3) <i>Provide safe and functional parking areas.</i> 4) <i>To integrate the location and design of car parking with the design of the site and the building.</i> 5) <i>Ensure the dwelling façades are dominant, with the garage a recessive element in the streetscape.</i> <p>Car parking has been provided in accordance with the required rate under the Googong Development Control Plan. Please refer to the assessment against Section 2.2 of the QDCP 2012 which details how many car parking spaces and visitor car parking spaces have been provided for the development.</p> <p>Vehicle manoeuvring has been assessed as adequate by Council's Development Engineering Team. Garage door widths for both single and double garages complies with the requirements of this DCP. Additionally, garage door widths for units 1 and 16 meet the requirements for adaptable dwellings. The laneway design and parking design meets the requirements of the above controls.</p>	
<p>7.12 Site Facilities</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To have adequate provision made for site facilities including: garbage areas, mail boxes, service meters etc.</i> 2) <i>To have site facilities that are functional, accessible and easy to maintain.</i> 3) <i>To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly.</i> <p>Mailboxes are provided on the front fence for each dwelling. Adequate waste enclosures have been provided. Complies.</p>	Yes
<p>7.13 Studio Dwellings and Small Lots</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>Studio dwellings provide passive surveillance and monitor laneway activities.</i> 2) <i>Studio dwellings and small lots of 130-170m² are to be rear loaded.</i> 3) <i>Studio dwellings and small lots do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual).</i> 4) <i>Studio dwellings are developed in a complementary architectural style to the principal dwelling.</i> 5) <i>Design quality of corner lots should be considered in terms of streetscape, setback, solar access and parking.</i> <p>No studio dwellings are proposed.</p>	Yes
7.14 Thermal Performance	Yes - Condition

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To reduce the necessity for mechanical heating and cooling.</i> 2) <i>To reduce reliance on fossil fuels.</i> 3) <i>To minimise greenhouse gas emissions.</i> 4) <i>To promote renewable energy initiatives.</i> 5) <i>Buildings shall be designed to take advantage of energy saving technology such as solar panels.</i> <p>A BASIX and ABSA Certificate have been submitted in support of the development and will form a part of the approval documentation.</p>	
<p>7.15 Solar Access</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>Allow adequate daylight into habitable room windows.</i> 2) <i>Minimize the degree of over shadowing of neighbouring properties.</i> 3) <i>Encourage energy efficient principles and practices.</i> <p>The proposed development provides solar access that achieves a minimum 2 hours of solar access to living room windows and living areas between 9.00am and 3.00pm during mid-winter, which is considered a variation. However, two units will receive 3 hours. This means that only 12.5% of dwellings meet the minimum 3 hour requirement. A significant contributing factor to the solar access issues relates to the lot layout created at subdivision stage which doesn't allow for the dwellings to be orientated directly north.</p> <p>Applicants Justification - Shadow diagrams of the proposed development on the site have been prepared and are submitted with the development application in accordance with Council's submission requirements.</p> <p>In terms of solar access, the proposal provides solar access that achieves a minimum 2 hours of solar access to living room windows and living areas between 9.00am and 3.00pm during mid-winter.</p> <p>It is noted that the proposal complies with the FSR and generally complies with the maximum building height, setback requirements and as such the level of overshadowing impact is incidental to the form of development encouraged at the site. In addition, the roof and building is setback more at the required southern elevation, far exceeding the DCP setback requirement.</p> <p>At 9am during mid-winter, the adjoining and nearby development affected by the proposal are those located to the southwest of the site. This shadowing is confined to the morning during mid-winter for two properties located directly adjacent, with no overshadowing of these properties from 11am.</p>	Yes

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
	
<p>7.16 Energy and Natural Ventilation</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.</i> 2) <i>Reduce energy consumption within the Googong Township.</i> 3) <i>Promote greater energy efficiency and ecologically sustainable development.</i> <p>A BASIX & ABSA Certificate was submitted with the application and will form a part of the approval documentation and be conditioned to be complied with prior to completion of the development.</p>	Yes
<p>7.17 Waste Management</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction.</i> 2) <i>To encourage waste minimisation, including source separation, reuse and recycling.</i> 3) <i>To ensure efficient storage and collection of waste and quality design of facilities.</i> <p>Adequate waste enclosures have been provided for the development.</p>	Yes - Conditions
<p>7.18 Water Conservation</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To optimise the conservation of potable water.</i> 2) <i>To minimise impacts of development on the stormwater system of</i> 	Yes

GOOGONG DCP COMMENTS	COMPLIES (Yes/No)
<p><i>receiving waters.</i></p> <p>Refer to comments against Section 7.16. Additionally proposed planting as shown in the submitted landscape plan will allow for better water conservation measures due to chosen species of plants and ground covers.</p>	
<p>7.19 Stormwater Management and Flooding</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.</i> 2) <i>To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.</i> 3) <i>To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.</i> 4) <i>To encourage reuse, recycling and harvesting of stormwater to reduce wastage.</i> <p>Stormwater has been assessed by Council's Development Engineering Department as adequate. Please refer to the Development Engineer's comments provided within the internal referrals section of this report.</p>	Yes - Condition

Multi Dwelling Housing and Dual Occupancy	
Minimum lot size	<p>Multi Dwelling Housing - 750m² (Refer to Clause 4.1B of the QLEP 2012)</p> <p>2839m². Complies.</p>
Minimum lot width	<p>Multi Dwelling Housing - 25.0 metres. However, Council will consider reducing the minimum lot width for multi dwelling housing to 20.0 metres where the development application for the subdivision includes a dwelling design for each lot, and where it can be demonstrated the design is not inconsistent with the building form and design criteria set out in Section 7.4 of this DCP.</p> <p>100m + street frontage. Complies.</p>
Site coverage max	<p>Multi Dwelling Housing - 50%</p> <p>42%. Complies.</p>
Building height	<p>As per QLEP 2012</p> <p>11m. Complies.</p>
Front setback minimum	<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 front setback requirement where principal private open space is forward of the building line is 6.0 metres. The proposed development generally complies with this control, with the exception of some units, which contain a 1.1 metre encroachment (6 units out of the 16).</p> <p>The encroachment allows for the building to be further articulated and to provide break up in the 36 metre long façade facing the street of each building. The variation is not considered to have any substantial impact of the streetscape and is generally supported.</p> <p>The reduction of the front setback has created further variation in other development control plan standards, including private open space, which is addressed below in the assessment of the variation to private open space.</p>
Articulation zone	<p>1.5 metres. The articulation zone must meet the performance based criteria outlined in Section 7.4 (i) to (m) of this DCP.</p> <p>All proposed encroachments towards the front setback are between 900mm and 1.2 metres. Complies.</p>
Corner lot - Secondary Setback (minimum)	<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>The proposed development contains a 16.9 metre long wall on the south eastern elevation. The wall encroaches 100mm into the 4 metre corner lot secondary setback for 7 metres of the wall length and for 2.3 metres for 9.9 metres of the wall length. A minor portion of the north western elevation encroaches into the side boundary setback by for 1.4 metres. However, the remainder of the setback is much greater than the 4 metre requirement for a significant portion of the length of the elevation, with common area and landscaping proposed, which will have a positive impact on the streetscape.</p> <p>The proposed variations to the setback requirements of the Googong Development Control Plan are considered acceptable. The variation to each setback is not anticipated to have an adverse impact on the streetscape or amenity of the locality. Additionally, there are no overlooking or privacy impacts created as a result of the proposed variations.</p>
Garage setback to front or secondary boundary (minimum)	<p><u>Front Boundary</u> 5.5 metres</p> <p><u>Secondary Boundary</u> 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. All garages face the proposed rear laneway.</p>
Side setback minimum	<p><u>Multi Dwelling Housing</u> Ground floor - 3.0 metres Subsequent stories - an additional 0.5 metres per storey.</p> <p>Refer to assessment against corner lot secondary setback.</p>
Rear setback minimum	<p><u>Multi Dwelling Housing</u> - Ground Floor - 3.0 metres Subsequent stories - an additional 0.5m per storey.</p> <p>9.4m setback provided. Complies.</p>

Garage setback to public or private rear lane	<p>0 metres.</p> <p>All garages directly adjoin the rear lane with a 0 metre setback. Complies.</p>
Principal private open space - On ground Minimum area	<p>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.</p> <p>Variation to PPOS proposed, refer to comments against section 7.10 Principal Private Open Space and Landscape Design of this DCP assessment for further information. PPOS is north facing, directly accessible from living areas and at least 50% is permeable. However, certain units do not meet the minimum size requirements for PPOS. However, further private open space has been provided within terraces and balconies at the rear of each dwelling. Neither of these will achieve solar access requirements, but provide a compromise for the minor variation to the size requirements of PPOS forward of the building line.</p> <p>Each balcony for each 3 bedroom units meets a 12m² minimum. The addition of additional private open space creates a justification for the variation to the PPOS. It is noted that the rear balconies and terraces however, will not receive adequate solar access. Nonetheless the combination of private open space forward of the building line, the terraces and balconies is considered an acceptable balance for the amenity of future occupants.</p>
Principal private open space - Balcony Minimum area	<p><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).</p> <p>PPOS is provided at the ground level forward of the building line. The PPOS provided on rear terraces and balconies is secondary to this POS and provides adequate amenity to future occupants to justify the variation to the PPOS.</p>
Solar access to principal private open space as measured between 9am and 3pm on 21 June	<p>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.</p> <p>The PPOS located forward of the building line appears to receives the required 3 hours of minimum sunlight. All dwellings have living areas that are north facing. However In terms of solar access, the proposal provides solar access that achieves a minimum 2 hours of solar access to living room windows and living areas between 9.00am and 3.00pm during mid-winter.</p>
Communal Landscaped Area (minimum)	<p>20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc.). Deep soil zones required alongside and rear boundaries.</p>

	<p>The proposed development provides 11.73% of the site for deep root planting and open space (refer to image below). The requirement under Part 7 of the Googong Development Control Plan is for total of 20% of the site area to be provided. As justification for the variation Council will require mature planting as a condition of consent for communal landscaped areas to add additional amenity to the streetscape and locality.</p> <table border="1"> <thead> <tr> <th colspan="2">Open Space Calculations</th></tr> </thead> <tbody> <tr> <td>SITE AREA (Total site)</td><td>2839.00 m²</td></tr> <tr> <td>Deep Root Deep root planting & Open space</td><td>332.90 m²</td></tr> <tr> <td>Total AREA</td><td>332.90 m²</td></tr> <tr> <td>Percentage</td><td>11.73%</td></tr> </tbody> </table>	Open Space Calculations		SITE AREA (Total site)	2839.00 m²	Deep Root Deep root planting & Open space	332.90 m²	Total AREA	332.90 m²	Percentage	11.73%
Open Space Calculations											
SITE AREA (Total site)	2839.00 m²										
Deep Root Deep root planting & Open space	332.90 m²										
Total AREA	332.90 m²										
Percentage	11.73%										
Car Parking - minimum number of spaces	<p>1 bed- 1 space 2 bed - 2 spaces 3 bed - 2 spaces</p> <p>16 Units with a mixture of 3 and 4 bedrooms proposed. Two spaces per unit has been provided with 4 visitor spaces in accordance with this section.</p>										
Visitor parking - minimum number of spaces	<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>4 visitor parking spaces have been provided in accordance with the requirements of this control. Complies.</p>										
Underground parking	<p>Underground parking permissible where the slope of the land provides the opportunity.</p> <p>No underground parking is proposed. Not applicable.</p>										
Garage to building frontage (front façade only)	<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>All garages are rear loaded and face the proposed private laneway. The control is not applicable.</p>										
Maximum length of multi dwelling buildings	<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>Both buildings are 36.39m in length. Adequate articulation has been provided. Complies.</p>										
Minimum gap between multi dwelling buildings	<p>4.0 metres.</p> <p>The minimum gap between multi-dwelling buildings is to be 4 metres. The development proposes a variation to this requirement with a minimum 2.89 metres provided for the length of the garage and the laundry.</p> <p>The variation of 1.11 metres is supported due to its position in the location of the proposed garages and a non-habitable room (laundry).</p>										

	Additionally, the design provides a larger separation 1.27 metres above the 4 metre requirement for the remainder of the length of each wall, which is considered an acceptable outcome.
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Earthworks	<p>1.5 metres maximum cut and fill.</p> <p>Proposed excavation and fill is within the maximum 1.5 metre limit.</p>
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4.15(1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

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*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

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

The proposed development will not have any significant negative impacts on the natural and built environment. The development will have an economic benefit by provide local employment through construction and a social benefit by providing further housing stock to the Queanbeyan and greater Canberra region.

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

The subject site is relatively unconstrained and 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

The application was notified in accordance with Section 1.8 of the QDCP 2012 from **21/01/2020 to 05/02/2020** with **one** submission received, raising the following concerns:

1. *Location of waste enclosure, location of car parking adjoining the southern boundary and privacy from the southern boundary.*

Assessing officer's comments:

In regard to privacy concerns raised in the submission. The development will be required to incorporate a 1.8m high balustrade to all rear balconies and terraces on the southern elevation (first and second floor) to ensure impacts are mitigated.

The southern elevation contains balconies and terraces on the first and second floor, which present overlooking opportunities to adjoining single dwellings and their associated private open space. The consent will include a condition that the upper level terraces and balconies incorporate a 1.8 metre high balustrade with the top 300mm able to have open elements to allow for adequate privacy, whilst still retaining some level of amenity to occupants.

Due to the location of the car parking spaces along the rear setback, which face adjoining single residential dwellings and the location of the waste enclosure to the south east directly adjacent the boundary. A condition of consent will be imposed requiring the developer to upgrade the fencing on the south eastern boundary to be constructed of a material which will reduce noise impacts on adjoining properties.

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.

SECTION 64 CONTRIBUTIONS

Section 64 of the *Local Government Act 1993* allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

Section 64 contributions are not applicable to the proposed development.

GOOGONG LOCAL PLANNING AGREEMENT (LPA)

The Googong Local Planning Agreement (LPA) applies to the development. A condition of consent will ensure the LPA is complied with. A cash contributions invoice is to be issued and paid prior to the release of the strata subdivision certificate or occupation certificate.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and is considered to be satisfactory for approval subject to the imposition of the recommended conditions of consent.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

ITEM 6.1 DA.2019.1284 - CONSTRUCTION OF SIXTEEN MULTI-DWELLING UNITS, PRIVATE LANEWAY & STRATA SUBDIVISION TO CREATE SIXTEEN LOTS AND COMMON PROPERTY - 174 GORMAN DRIVE, GOOGONG

ATTACHMENT 2 DA.2019.1284 - ARCHITECTURAL PLANS - 174 GORMAN DRIVE GOOGONG



PROPOSED GOOGONG PROJECTS
174 GORMAN DRIVE
LOT 1421, NSW

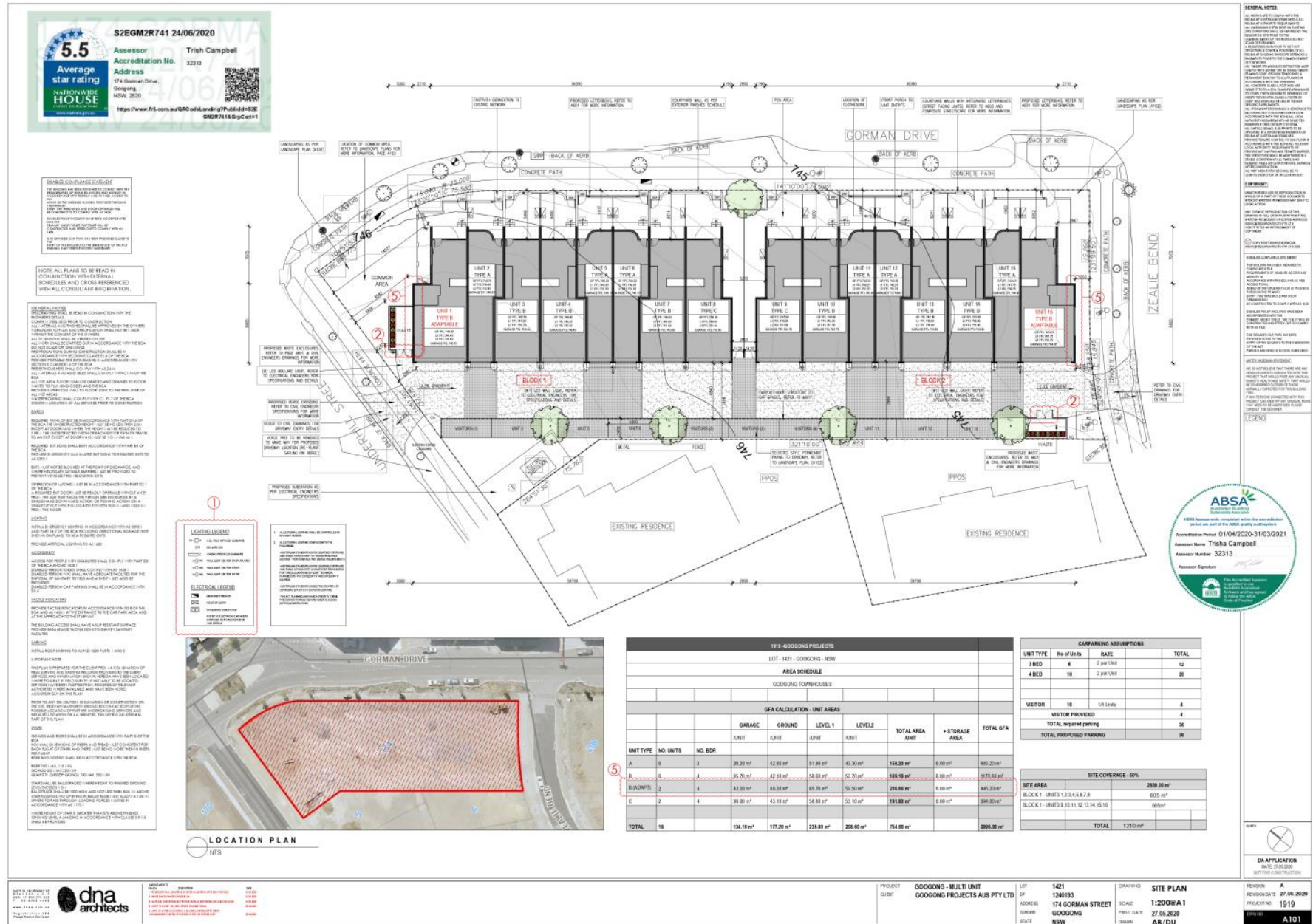


Drawing No	Drawing	Rev No	Revision Date
A001	COVER	---	---
A101	SITE PLAN	---	---
A102	LANDSCAPE PLAN	---	---
A201	GROUND FLOOR PLAN	---	---
A202	LEVEL 1 FLOOR PLAN	---	---
A203	LEVEL 2 FLOOR PLAN	---	---
A211	UNIT TYPE A & B PLANS	---	---
A212	UNIT TYPE C PLANS	---	---
A213	UNIT TYPE B - ADAPT PLANS	---	---
A214	SITE PLAN - ADAPTABLE	---	---
A301	ELEVATIONS 1 - BLOCK 1	---	---
A302	ELEVATIONS 2 - BLOCK 2	---	---
A303	COURTYARD WALL DETAILS	---	---
A401	SECTION A & B - INTERNAL COURTYARD ELEVATIONS	---	---
A601	EXTERIOR FINISHES SCHEDULE	---	---
A602	WASTE ENCLOSURE DETAILS	---	---
A603	LETTER BOX DETAIL	---	---
A801	PRESENTATION IMAGES 1	---	---
A802	PRESENTATION IMAGES 2	---	---
A803	PRESENTATION IMAGES 3	---	---
A804	SHADOW DIAGRAMS	---	---
A805	WASTE CARTING	---	---
A806	AREA DIAGRAM - GROUND FLOOR	---	---
A807	AREA DIAGRAM - LEVEL 1	---	---
A808	AREA DIAGRAM - LEVEL 2	---	---
A809	SITE OPEN SPACE	---	---
A901	PUBLIC NOTIFICATION GF	---	---
A902	PUBLIC NOTIFICATION L1	---	---
A903	PUBLIC NOTIFICATION L2	---	---

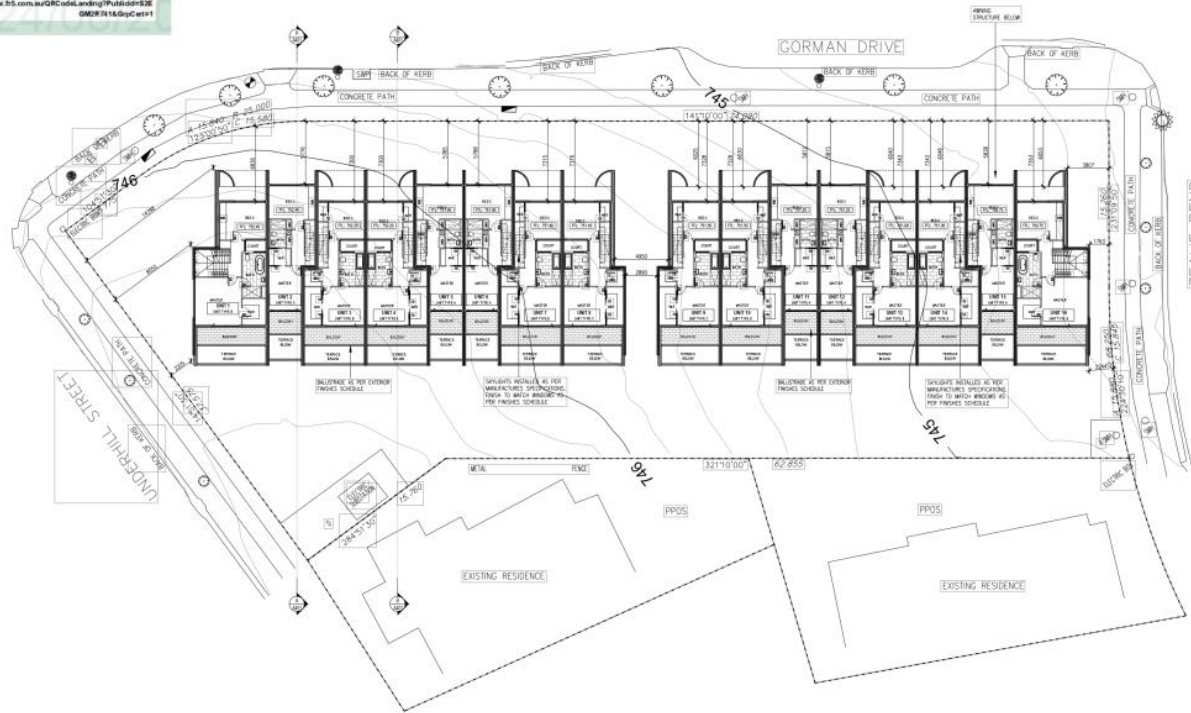
DA APPLICATION
26.05.2020
NOT FOR CONSTRUCTION



DATE OF VALUATION: 26.05.2020
VALUER: 17.000.000.000
7. 01.01.2020
WWW.DNA.COM.AU
REGISTRATION: 000
Project Number: 000.000







ABSA
Assessment Building
Sustainability Australia

HEQR Assessments completed within the accreditation period are part of the ABSA quality audit system.

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: Trisha Campbell

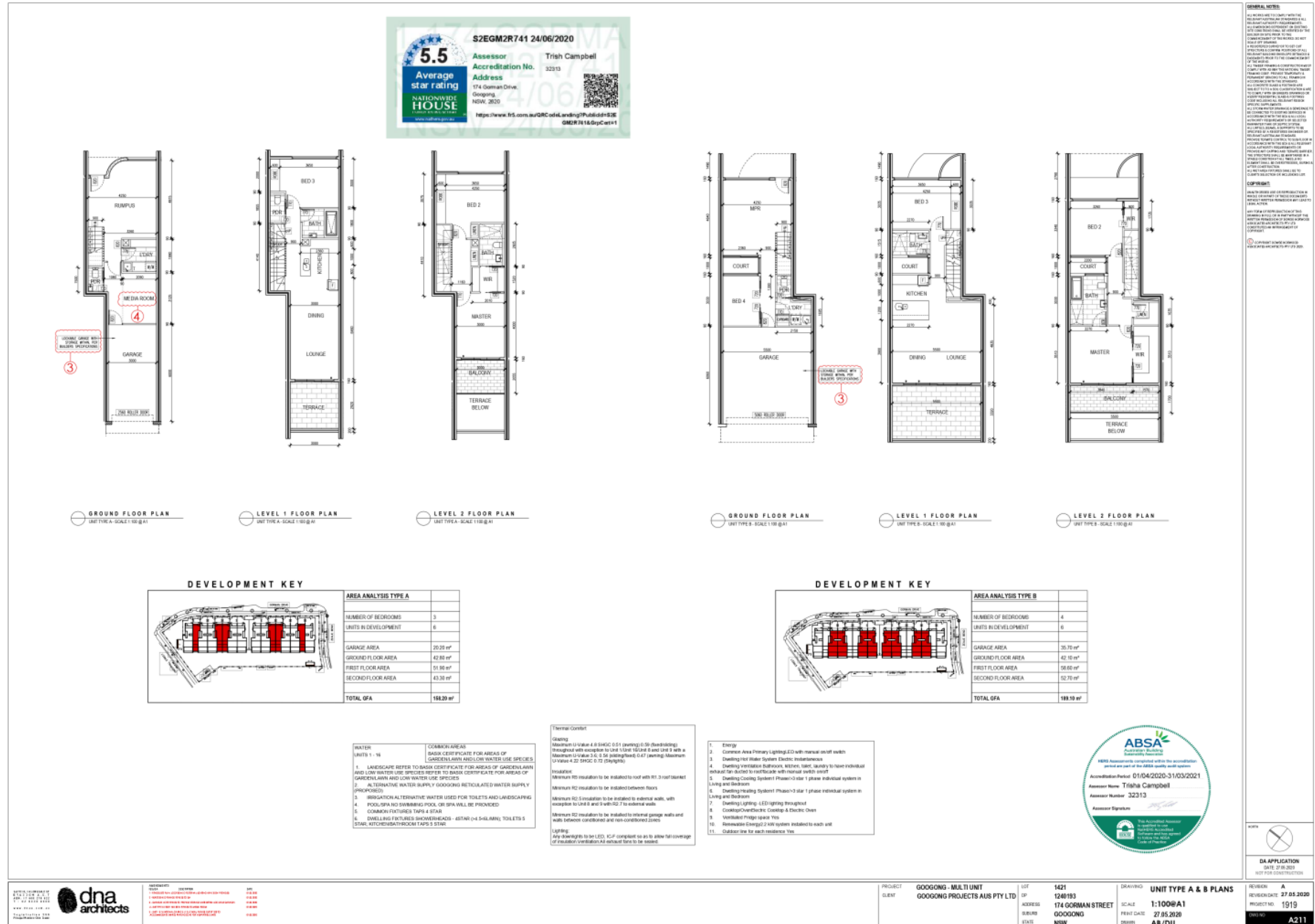
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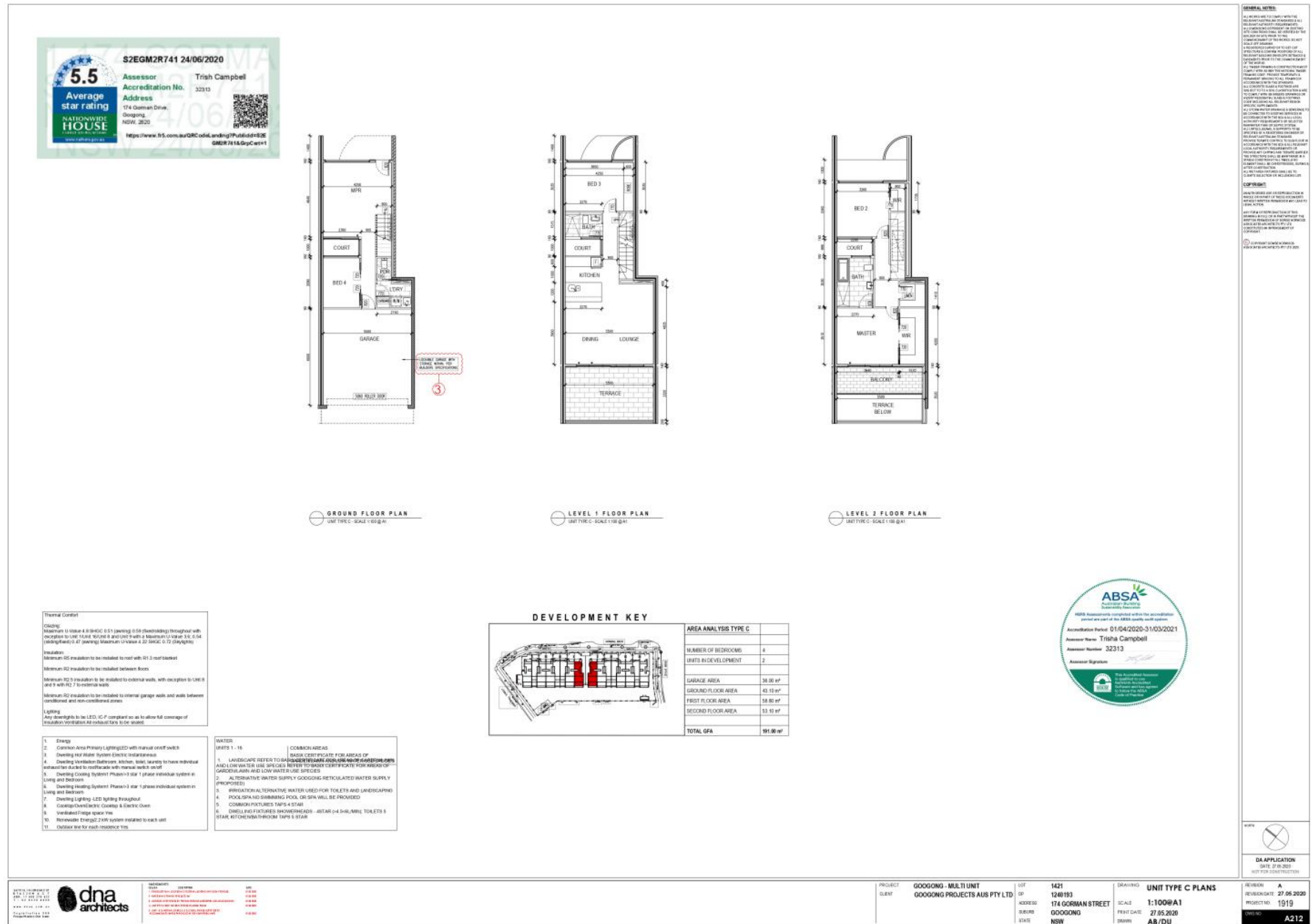
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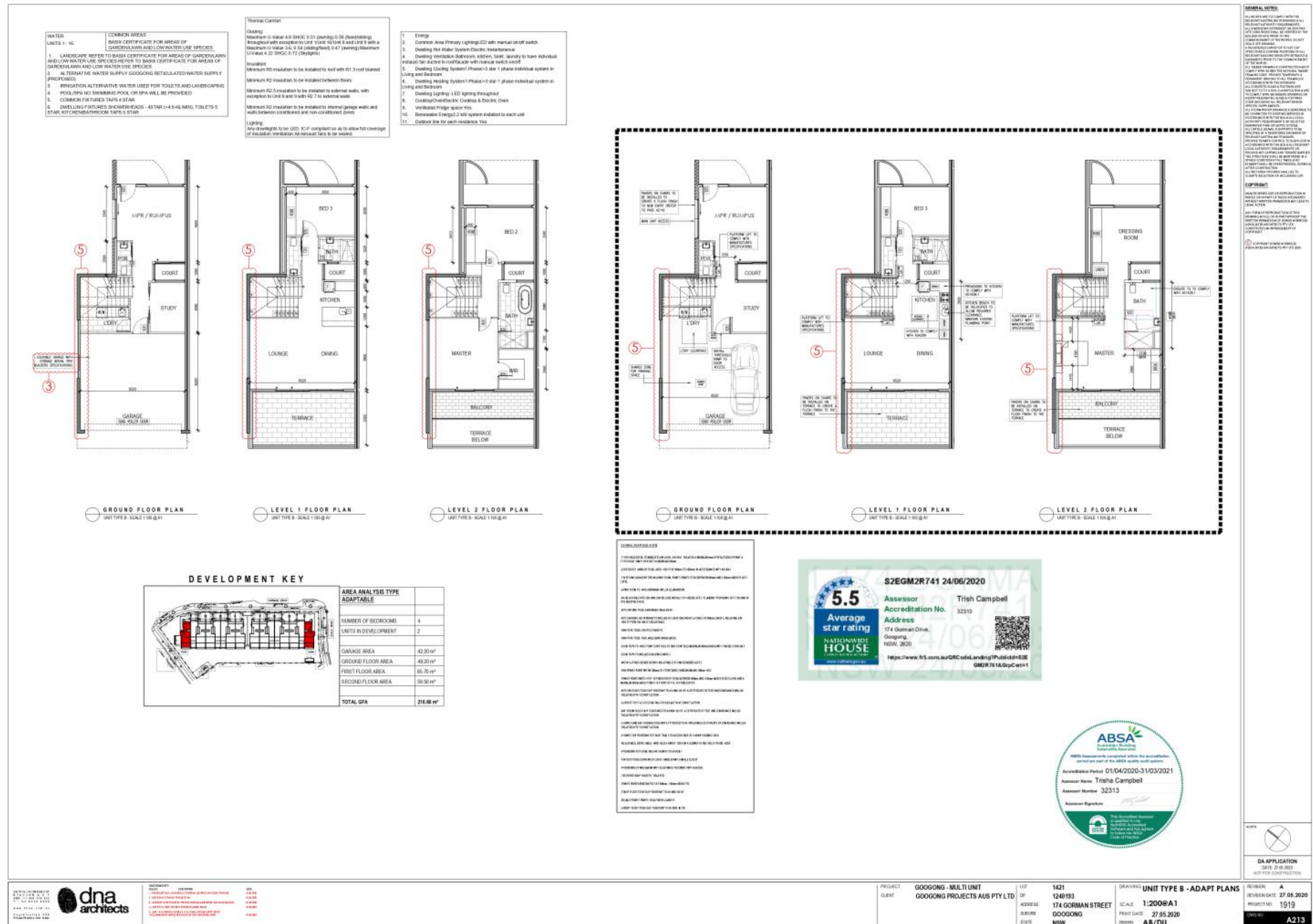
The Accredited Assessor is qualified to rate
this institution's RTO and is
not required to be signed
to have the ABSA
Code of Practice

[illegible]

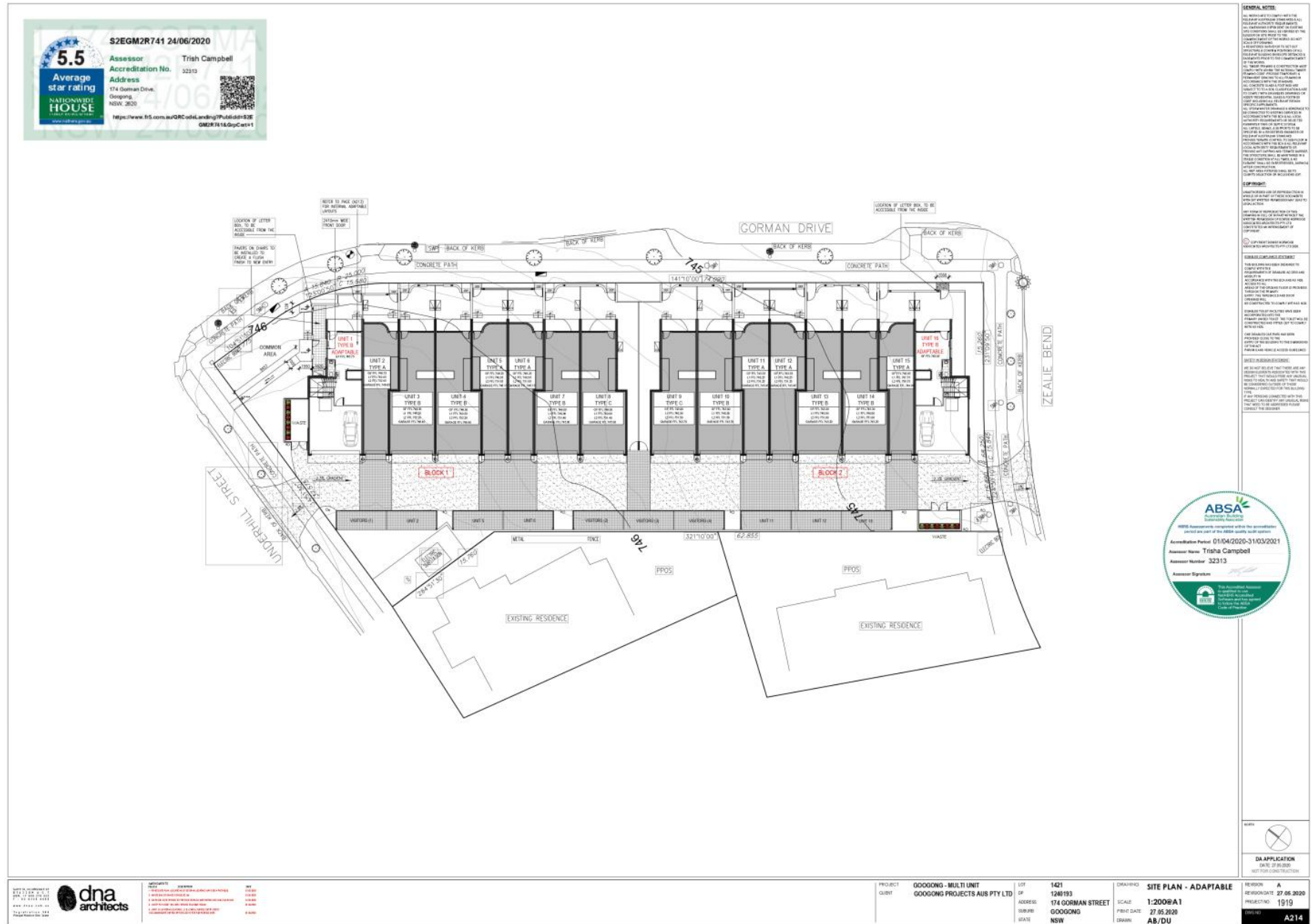
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27.05.2020
919
A201

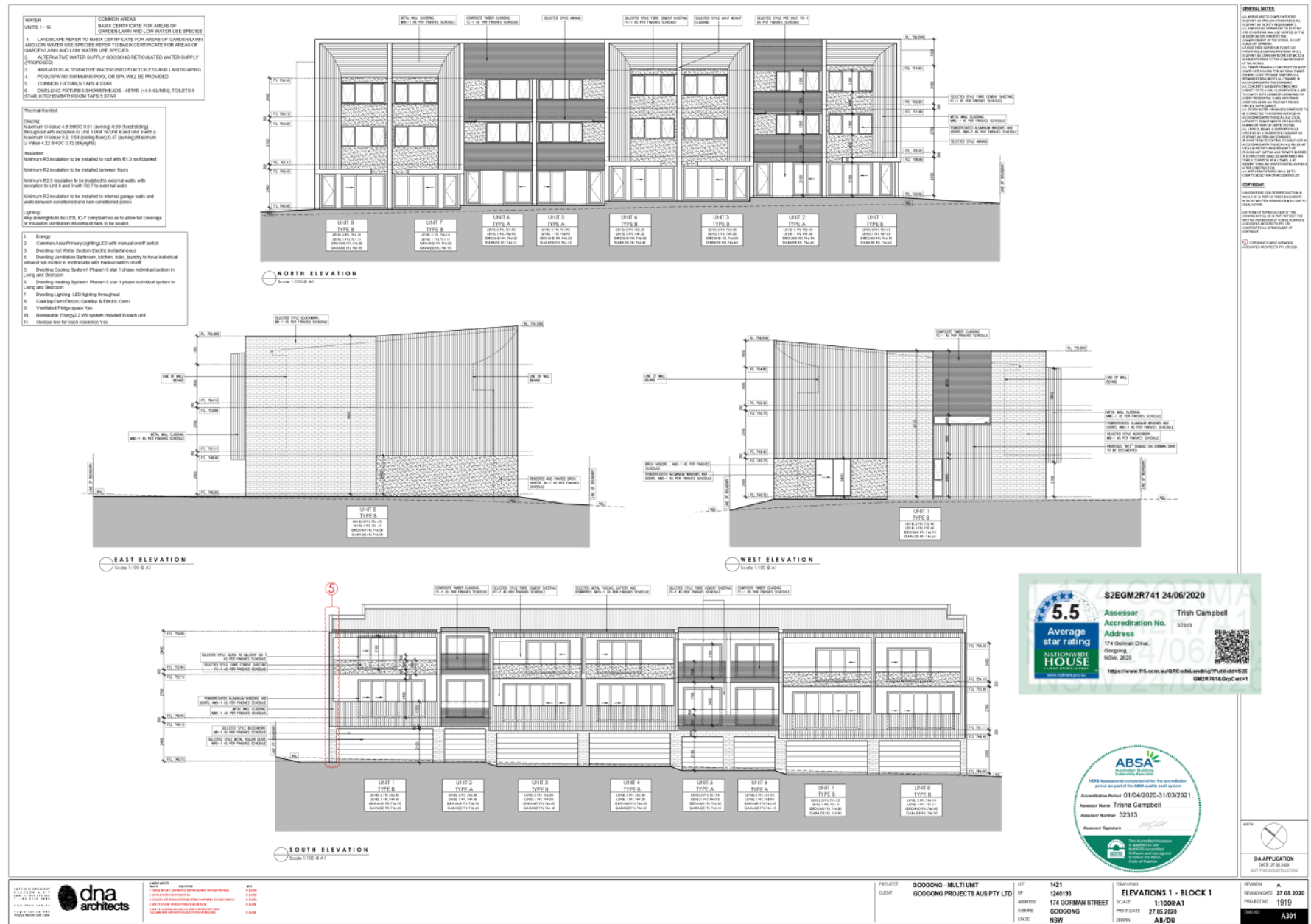


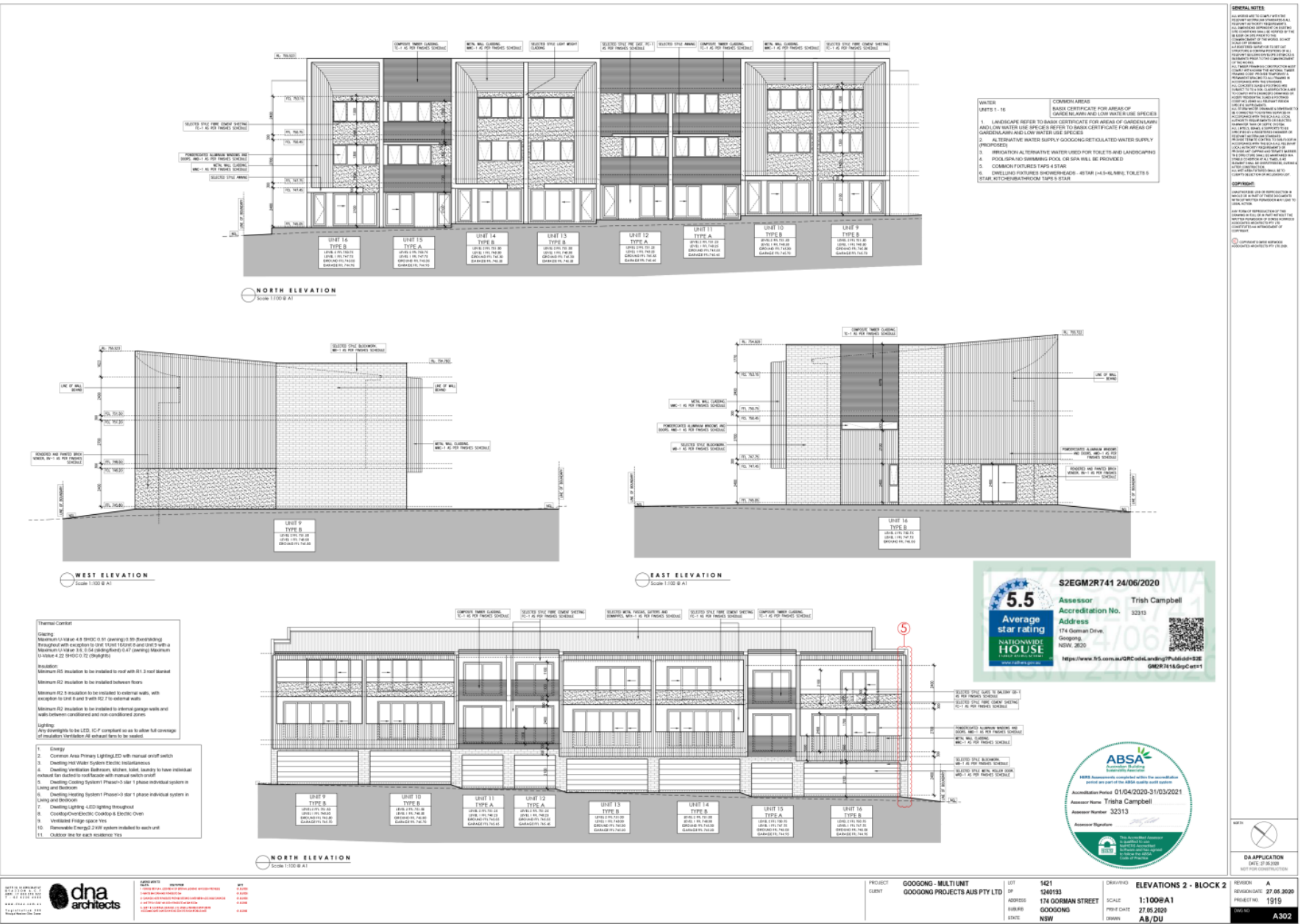




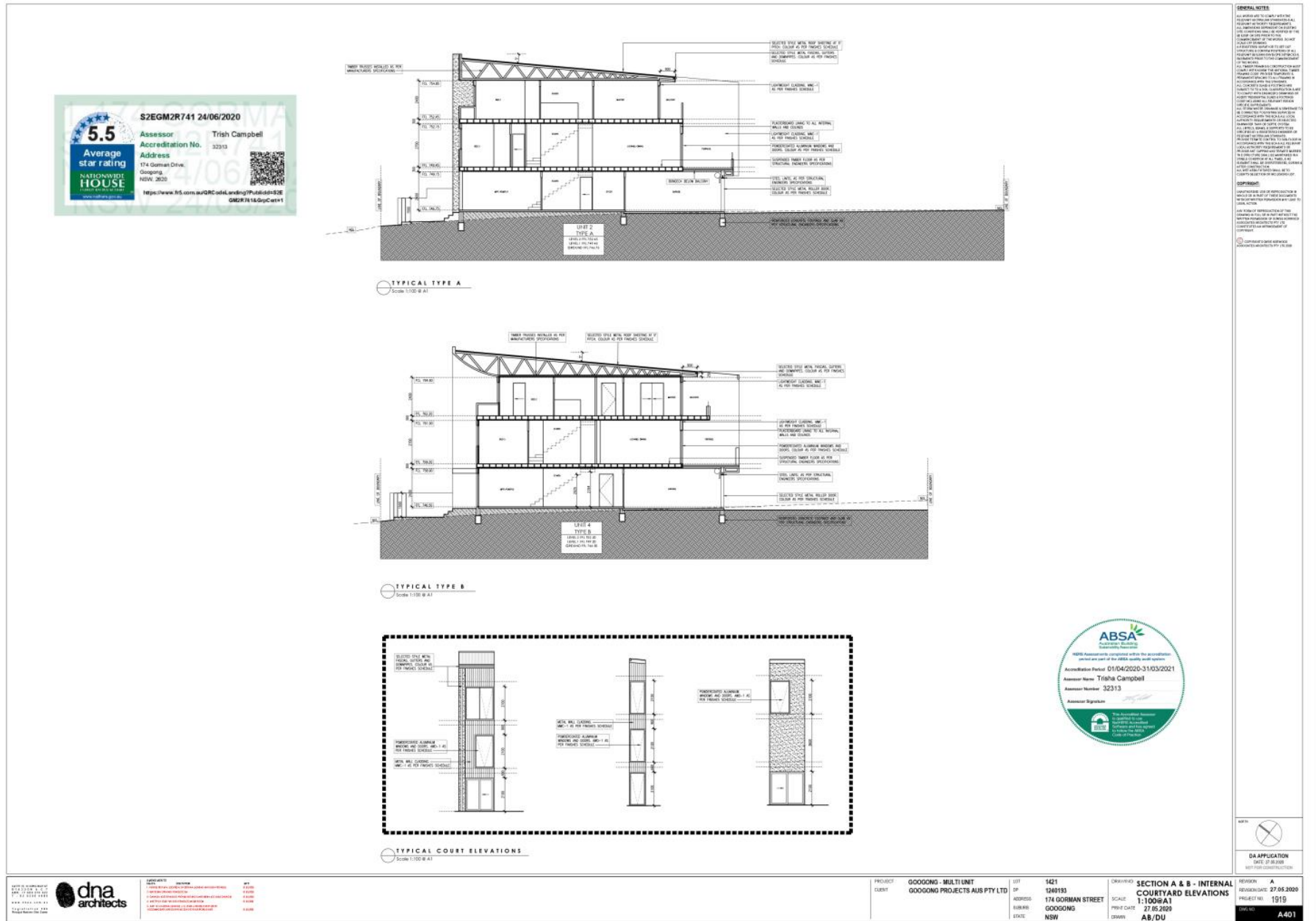
6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong
Attachment 2 - DA.2019.1284 - Architectural Plans - 174 Gorman Drive Googong (Continued)



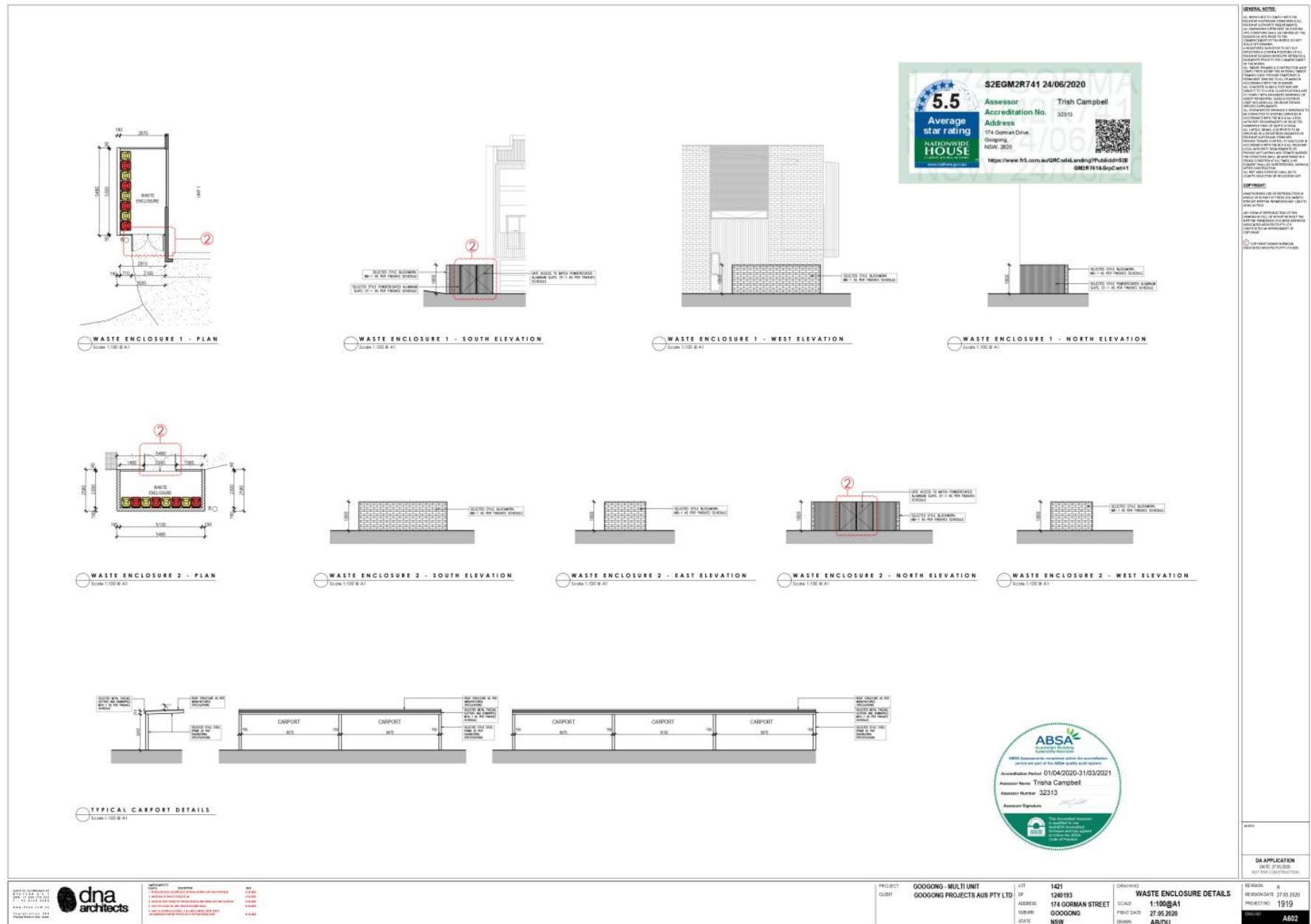




6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong
Attachment 2 - DA.2019.1284 - Architectural Plans - 174 Gorman Drive Googong (Continued)

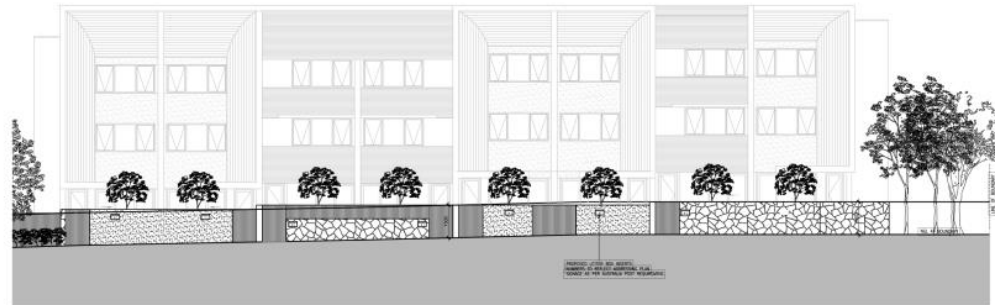








COURTYARD WALL DETAILS
Scale 1:100 @ A1



COURTYARD WALL DETAILS
Scale 1:100 @ A1

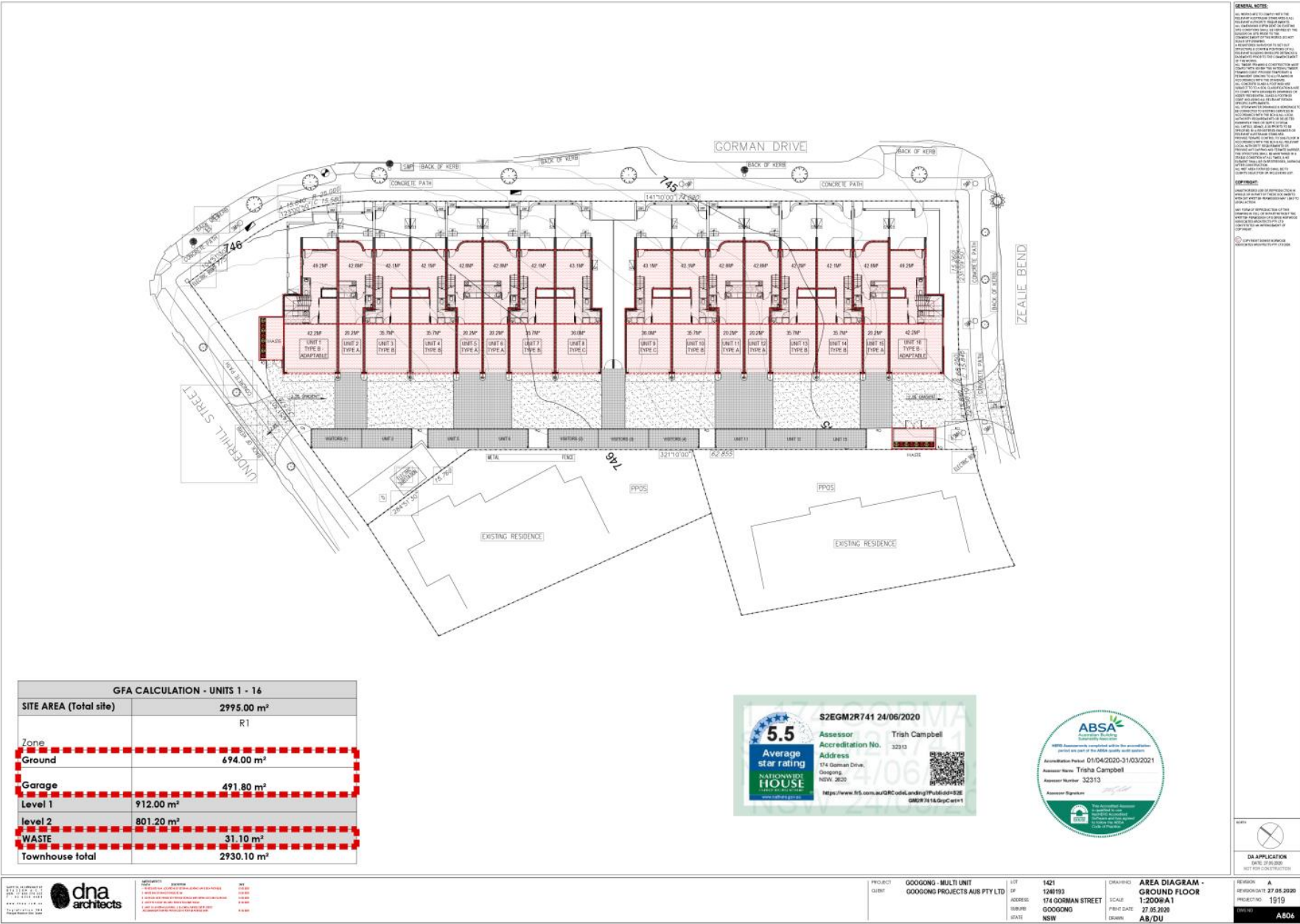


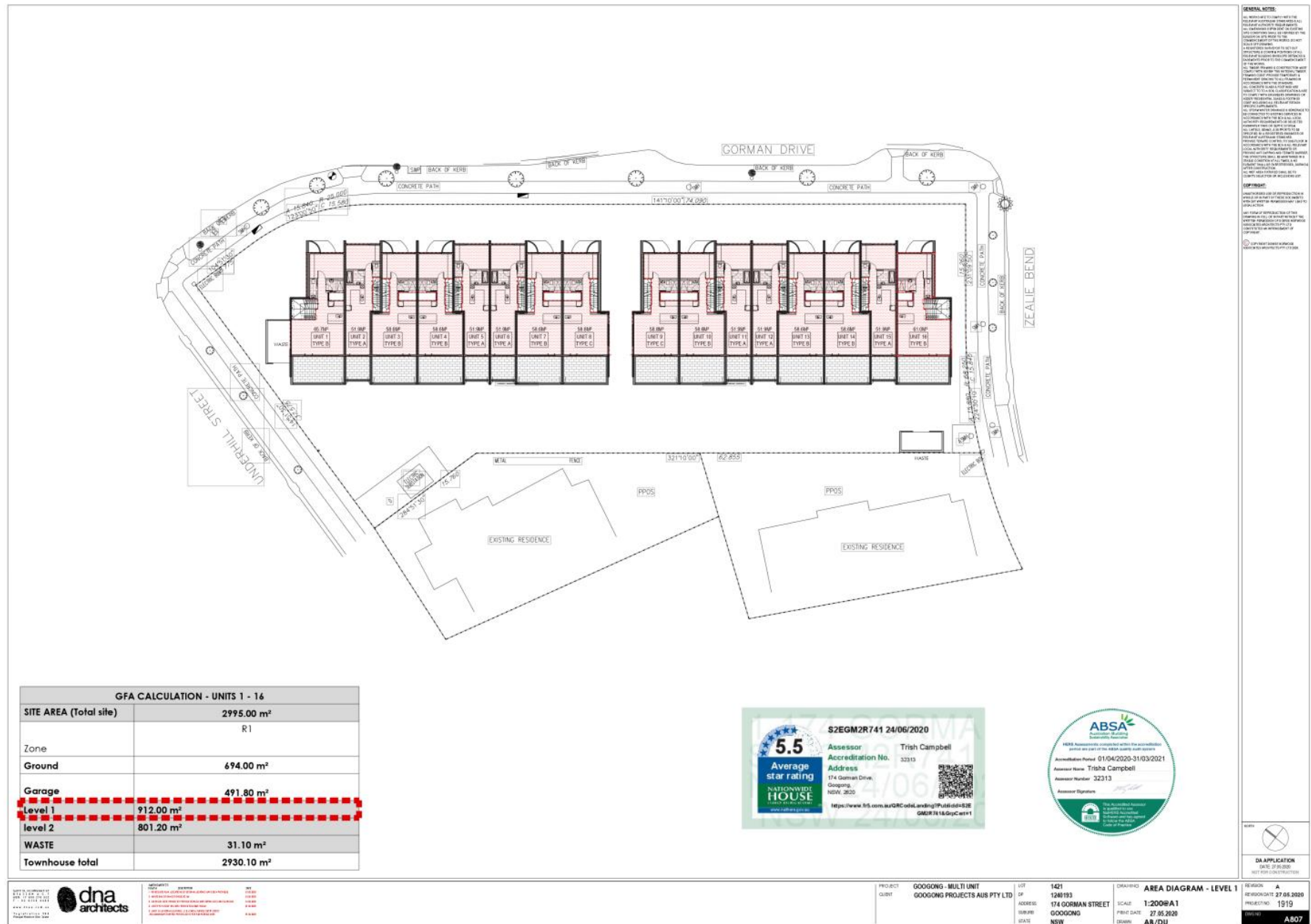
<p>dna architects</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>	<p>PROJECT</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>	<p>DATE</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>	<p>PROJECT</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>	<p>PROJECT</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>	<p>PROJECT</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>	<p>PROJECT</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>	<p>PROJECT</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>	<p>PROJECT</p> <p>174 GORMAN DRIVE GOOGONG NSW 2620 02 6352 1111 www.dnaarchitects.com.au</p>
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GENERAL NOTE:
The applicant is to comply with the provisions of the Building Act 2016 and the Building Regulation 2016. The applicant is to ensure that the building is constructed in accordance with the Building Code of Australia (BCA) and the relevant Australian Standards (AS).

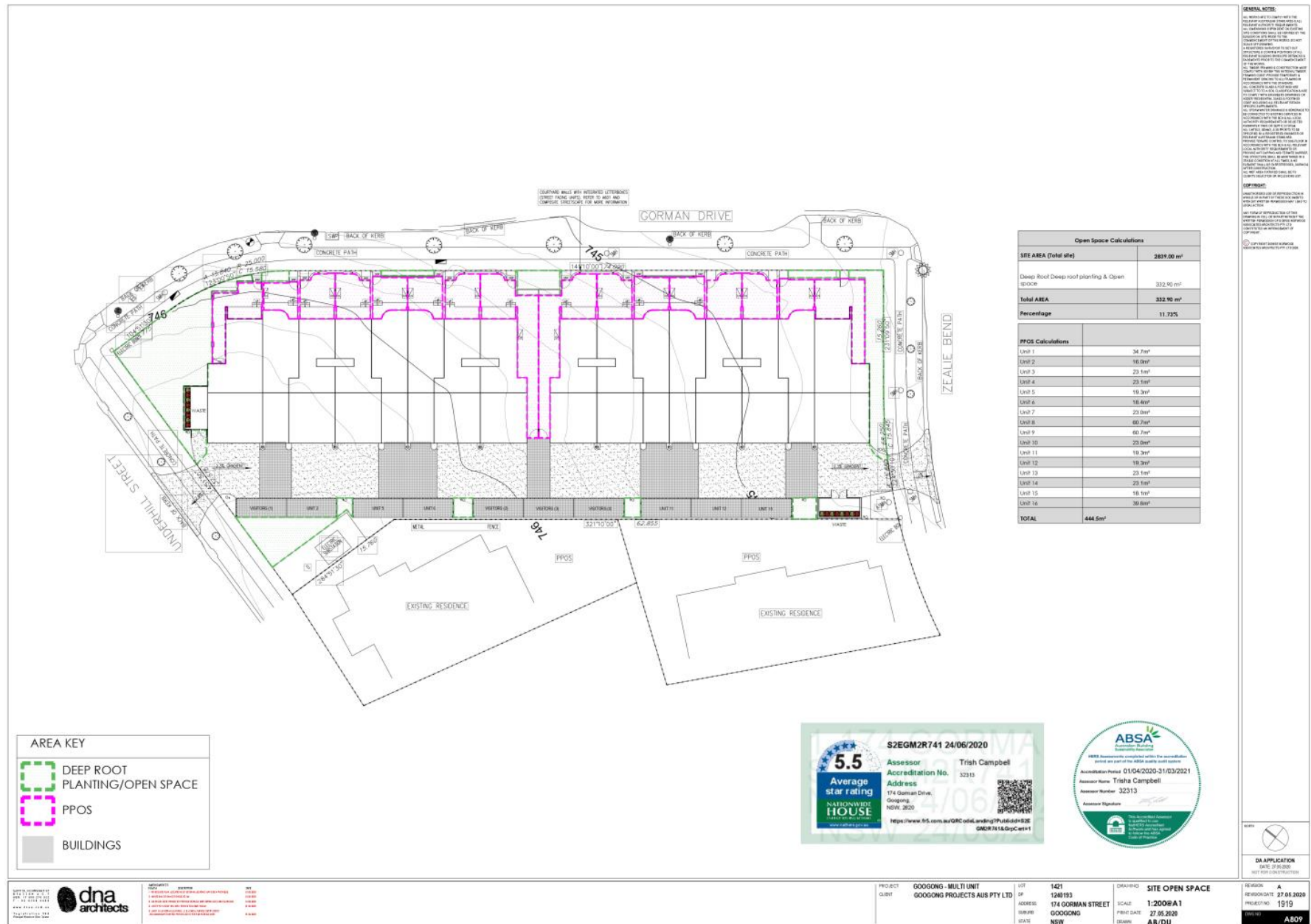
COMPLIANCE:
The applicant is to ensure that the building is constructed in accordance with the Building Code of Australia (BCA) and the relevant Australian Standards (AS).

DA APPLICATION
DATE: 27.05.2020
PROJECT: 1919
A003









QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

ITEM 6.1 DA.2019.1284 - CONSTRUCTION OF SIXTEEN MULTI-
 DWELLING UNITS, PRIVATE LANEWAY & STRATA
 SUBDIVISION TO CREATE SIXTEEN LOTS AND
 COMMON PROPERTY - 174 GORMAN DRIVE,
 GOOGONG

ATTACHMENT 3 DA.2019.1284 - SUBMISSION - 174 GORMAN DRIVE
 GOOGONG

Make a submission on a Development Application



Submission date: 2 February 2020, 1:44PM

Receipt number: 4

Related form version: 2

Question	Response
Development Application Number	DA.2019.1284
Your full name	
Submission	<p>I (and my partner) are currently the owner(s) of the [REDACTED] to the proposed development site and have a few concerns with the proposed development.</p> <p>1) The position of the waste disposal unit on the Zealie Bend side of the proposal is positioned within 5~ metres of our front porch. We believe that this is a poor placement of the unit as if any smell arises from the waste, our property will be adversely affected. This unit can also attract rodents and if not properly looked after, would allow these pests to infest nearby properties. We are objecting the positioning of this unit and request for it to be relocated to another location on the property.</p> <p>2) With the inclusion of the parallel car parking spaces along the southern boundary, we believe there might be the chance of damage occurring to the fence boundary between the adjacent properties and the development site. We would like to see the possibility of some sort of protective barrier/fence included with the design of the carport for the safety of the boundary fences.</p> <p>3) While the first story terrace and second story balcony fall within the legislation of required set back from the boundary. I personally believe there might still be an invasion of privacy to adjacent properties.</p> <p>Thank you for the opportunity to submit our concerns.</p>
Attach your submission	
Attach your Political Donations and Gifts Disclosure Statement	

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

ITEM 6.1 DA.2019.1284 - CONSTRUCTION OF SIXTEEN MULTI-DWELLING UNITS, PRIVATE LANEWAY & STRATA SUBDIVISION TO CREATE SIXTEEN LOTS AND COMMON PROPERTY - 174 GORMAN DRIVE, GOOGONG

ATTACHMENT 4 DA.2019.1284 - DRAFT CONDITIONS OF CONSENT - 174 GORMAN DRIVE, GOOGONG

CONDITIONS OF CONSENT
DA.2019.1284

APPROVED DEVELOPMENT AND PLANS

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
A001 – Cover	DNA Architects	27/05/2020	24/06/2020
A101 – Site Plan	DNA Architects	27/05/2020	24/06/2020
A102 – Landscape Plan	DNA Architects	27/05/2020	24/06/2020
A201 – Ground Floor Plan	DNA Architects	27/05/2020	24/06/2020
A202 – Level 1 Floor Plan	DNA Architects	27/05/2020	24/06/2020
A203 – Level 2 Floor Plan	DNA Architects	27/05/2020	24/06/2020
A211 – Unit Type A & B Plans	DNA Architects	27/05/2020	24/06/2020
A212 – Unit Type C Plans	DNA Architects	27/05/2020	24/06/2020
A213 – Unit Type B – Adapt Plans	DNA Architects	27/05/2020	24/06/2020
A214 – Site Plan – Adaptable	DNA Architects	27/05/2020	24/06/2020
A301 – Elevations 1 – Block 1	DNA Architects	27/05/2020	24/06/2020
A302 – Elevations 2 – Block 2	DNA Architects	27/05/2020	24/06/2020
A303 – Courtyard Wall Details	DNA Architects	27/05/2020	24/06/2020
A401 – Section A & B – Internal Courtyard Elevations	DNA Architects	27/05/2020	24/06/2020
A601 – Exterior Finishes Schedule	DNA Architects	27/05/2020	24/06/2020
A602 – Waste Enclosure Details	DNA Architects	27/05/2020	24/06/2020
A603 – Letter Box Detail	DNA Architects	27/05/2020	24/06/2020
A805 – Waste Carting	DNA Architects	27/05/2020	24/06/2020
A806 – Area Diagram – Ground Floor	DNA Architects	27/05/2020	24/06/2020
A807 – Area Diagram – Level 1	DNA Architects	27/05/2020	24/06/2020
A808 – Area Diagram – Level 2	DNA Architects	27/05/2020	24/06/2020
A809 – Site Open Space	DNA Architects	27/05/2020	24/06/2020
Strata Subdivision Plan	Andrew Blair Spain	14/05/2020	28/05/2020

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. Privacy Screening for Terraces and Balconies

All terraces and balconies facing the common driveway are to be fitted with a 1.8 metre high balustrade/privacy screen. The balustrade must be solid or translucent up to 1.5 metres in height with the remaining 300mm to incorporate open elements. The applicant may submit an alternative design for privacy screening for Council approval providing it is no less effective than the screening indicated above.

Reason: To ensure adequate privacy protection for adjoining single residential dwellings.

3. Mature Planting in Common Open Space

All planting proposed in common open space is to be semi-mature to mature.

Reason: to contribute to site and streetscape amenity.

4. Acoustic Fencing to South Western Boundary

The boundary fencing along the south western boundary of the site (adjoining Lot 1422 & 1434 DP 1240193) is to be replaced with an appropriate acoustic fencing solution to provide protection to adjoining single residential lots from the noise impacts associated with parking spaces and the waste enclosure abutting the boundary.

The acoustic wall treatment and design is to be submitted to and endorsed by Council prior to issue of a Construction Certificate.

Reason: To protect adjoining properties from noise impacts associated with car parking and waste enclosures abutting the boundary.

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

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

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

GENERAL CONDITIONS

6. Obtain Construction Certificate

Obtain a construction certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction 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.

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

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

12. Section 68 Development Works

The Section 68 Development Works Application and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works on Council infrastructure.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable -

- a) A Certification Report in accordance with Council's DQS Quality Assurance Design Specification, Clause DQS.04
- b) This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications
- c) Detailed engineering design of the stormwater relocation and connection

Reason: To provide design certification of the works.

13. 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 PRIOR TO COMMENCEMENT OF WORKS

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. Submit Survey Plan Showing Boundary Setbacks and Floor Levels

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

Reason: To ensure the building is sited and constructed in accordance with the approved plans.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION/COMPLETION CERTIFICATE

31. 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.

32. BASIX Commitments

Comply with all commitments listed on BASIX Certificate No. 1059421M, or any subsequent modifications, before occupying the premises.

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

33. Lighting In Private Laneway

Lighting is to be provided throughout the private laneway and car parking area and 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.

34. 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.

35. 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.

36. 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. Water quality controls shall be implemented to limit contamination of receiving waterways.

Reason: To provide a satisfactory standard of stormwater disposal.

37. Provide Water Service and Water Meter - 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.

Note: If separate water services are preferential, these are to be installed by Council at the applicant's cost. An additional service would be required for common areas.

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.

38. 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.

39. 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.

40. Street Numbering

Each unit within the development is to be numbered in accordance with the table below:

Unit Number	Address
1	1/174 Gorman Drive
2	2/174 Gorman Drive
3	3/174 Gorman Drive
4	4/174 Gorman Drive
5	5/174 Gorman Drive
6	6/174 Gorman Drive
7	7/174 Gorman Drive
8	8/174 Gorman Drive
9	9/174 Gorman Drive
10	10/174 Gorman Drive
11	11/174 Gorman Drive
12	12/174 Gorman Drive
13	13/174 Gorman Drive
14	14/174 Gorman Drive
15	15/174 Gorman Drive
16	16/174 Gorman Drive

Reason: To ensure that buildings are clearly identified.

41. 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.

42. 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.

43. Residential Crossover

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

This 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.

44. 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.

45. Landscaping Requirements

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

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

Reason: To ensure that areas to the street frontage provide an attractive urban landscape.

46. 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.

47. 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.

48. 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.

49. Replace Vehicle Kerb Crossing

Remove the existing vehicular kerb crossing. New vehicular kerb crossings are to be constructed to match the width and location of the new driveways as shown on the approved plans. All other affected areas are to be replaced with kerb and gutter. Work is to be undertaken by a Council approved contractor at no cost to the Council.

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

50. 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

51. Application and Final Survey

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

- a) A final survey plan of subdivision;
- 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.

52. 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.

53. 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.

54. Submission from Service Authority

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

Reason: To satisfy relevant utility authority requirements.

55. All Surfaces to Be Concrete or Bitumen Sealed

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

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

Visitor car parks must be clearly labelled prior to the occupation of the building.

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

56. 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.

57. 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.

58. Implementation of Traffic Control Devices Plan

Prior to the issue of an Occupation Certificate, a Traffic Control Devices Plan (TCD) must be prepared by a qualified consultant and implemented on site. It must include suitable line-marking and sign-posting at the entry and exit points to ensure that a one-way traffic arrangement is in place for ongoing use of the site.

Reason: To ensure that vehicle manoeuvring for the site functions adequately as designed.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

59. Maintain Car Parking Areas and Driveway Seals

All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition, including line/pavement marking.

Reason: To ensure car park areas are useable.

60. Car Parking Spaces to Be Kept Free At All Times

All car parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use at all times. The operator of the development must ensure that all vehicles associated with the development are parked within the site in the approved car parking area as line marked.

Reason: To ensure such areas are available for occupants and visitors of the site and parking on site is used for the development.

61. 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.

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.

62. 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.

63. 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.

64. 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.

65. 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.

**QUEANBEYAN-PALERANG REGIONAL
COUNCIL**

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

ITEM 6.2 DA.2020.1104 - ERECTION OF A DWELLING - 82
WICKERSLACK LANE, GOOGONG

ATTACHMENT 1 DA.2020.1104 - 4.15 ASSESSMENT REPORT - 82
WICKERSLACK LANE, GOOGONG



DELEGATED REPORT - DA.2020.1104

SUMMARY

Proposal:	Dwelling House - Two Storey
Address:	82 Wickerslack Lane GOOGONG NSW 2620
Property description:	Lot 10 DP 220189
Applicant:	Tunya Melissa Ryan
Owner:	Tunya Melissa Ryan
Date of lodgement:	24 March 2020
Notification period:	16 April 2020 to 30 April 2020
Submissions received:	One
Assessment officer:	Emily O'Halloran
Estimated cost of works:	\$895,315.00
Zoning:	E4 Environmental Living
Heritage:	Not applicable
Flood affected:	No
Bushfire prone:	Yes (partially)
Recommendation of officer:	Approval

EXECUTIVE SUMMARY

The subject development application seeks approval for the construction of a four bedroom dwelling with two attached double garages. The proposed development seeks to vary the front and side setbacks, due to the site constraints. Additionally, the floor plan includes a gymnasium, study, sewing room and bathroom adjoined to the double garage and separated by what appears to be a fire rated wall. These rooms appear to have the capacity to be used as a secondary dwelling, which is not permissible on the subject lot. Conditions will be placed on the consent that these rooms are not to be used as a secondary dwelling.

The application was notified in accordance with Part 3 of QPRC Community Engagement and Participation Plan, due to proposed variations. One submission was received which raised concerns in regard to separate compliance issues for the existing driveway and previous unauthorised works.

The proposed development is considered to be consistent with the objectives of the zone. The proposed variations are considered to be justifiable due to the size and constraints of the site. As such, the application is recommended for approval.

BACKGROUND

The subject site was created as part of a Council approved subdivision in 1963.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 10 DP 220189 and is commonly known as 82 Wickerslack Lane, Googong. The site is located on the southern side of Wickerslack Lane and has an area of 2.08Ha.

The subject site a long, thin rectangular shape, comprised predominately of grassland vegetation. The site contains a valley which bisects the property from east to west, with a gradual fall from the front and rear boundaries to the centre of the lot.

Existing development on the site comprises two small outbuildings. Vehicular access is provided to the site via an existing driveway from Wickerslack Lane.

Existing development within the locality consists of low density residential development and ancillary structures.



Figure 1 Locality Plan (subject site outlined in red).



Figure 2 Subject site looking south.

PROPERTY BURDENS AND CONSTRAINTS

A 4m wide easement for water supply runs along the front boundary.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for two storey dwelling (ground floor and habitable subfloor), with two attached double garages. The dwelling can be described with three portions; Western Wing, Eastern Wing and Habitable Subfloor.

The specific elements of the proposal are:

- Four (4) bedroom dwelling
- Two (2) double car garages, one on the western side and one on the eastern side
- Western Wing of the dwelling is comprised of a gymnasium, sewing room, study and bathroom. This wing also has direct access to a double garage and external access to the side of the dwelling. Additionally, the site plan indicates two (2) private open space areas. It is considered that this portion of the dwelling has the capability to be used as a secondary dwelling, which is not permissible on the subject lot.
- Eastern Wing of the dwelling contains the following:
 - Open plan living, kitchen and dining,
 - Sitting room with wet bar and water closet and balcony,
 - Theatre room,
 - Four bedrooms, master bedroom with ensuite,

- Laundry attached to eastern double garage
- Habitable Subfloor is accessed via external stairs comprised of the following:
 - Games room,
 - Bathroom,
 - Alfresco, and
 - Cellar/workshop.

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

Water:

There is no Council water service in the area. The development will rely on tank water.

Sewer:

There is no Council sewer infrastructure in the area. The development will include an on-site septic system.

Storm Water:

Rural stormwater condition to be applied for discharge of collected rain water.

Stormwater will be collected in an underground storage tank, with overflow and excess discharged to two absorption trenches at the rear of the property.

Access and Parking:

Access to the site exists via a 5.1m wide concrete crossover previously approved and inspected by Council's Development Engineers, with gated entry 7m inside the boundary. It is evident on site that the neighbouring residents likely also utilise the verge and crossover to enter and exit their lot. Two double garages have been proposed, with door openings and internal clearances in accordance with AS2890. Contrary to DCP requirements the parking areas are forward of the building line, however Council's planning team would ultimately decide whether this is an acceptable arrangement.

Plans have been updated for compliance with table 7.4a of Planning for Bushfire Protection 2019, with a secondary access proposed to enable forward exit from the site for RFS vehicles. With a street frontage of approx. 50m, two accesses are permissible, however the verge grade is steep at the proposed location and filling at the site boundary will be required for functional and safe access. D13 requires that the combined width of dual accesses does not exceed 8m, however RFS specifies a minimum width of 3.5m. Plans have been marked up for crossover width of 3.5m. The verge crossover should be constructed similarly to the existing, with verge grades not to exceed 10%. A long-section has been submitted, confirming these requirements. Garage FFLs have been raised to reduce driveway grades and long sections indicate a maximum of 15%. If driveway transitions are incorporated at time of construction, maximum grades of 15degrees could still be achieved.

Health & Building Comments

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

EXTERNAL REFERRALS

Nil.

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 assessment process under the EPBC Act can occur outside the NSW planning system and requires input from the Federal Department of Environment. Any EPBC Act requirements associated with this proposal are discussed later in this section.

The proposed development will be disturbing a total of 0.12Ha of vegetation, which is well below the threshold of 0.5ha under the *Biodiversity Conservation Act 2016*. Additionally, the vegetation proposed to be disturbed is exotic species, predominately comprised of weeds. As such, it is considered that the proposed development is unlikely to negatively impact upon endangered species or threatened ecological communities.

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 subject site has been partially mapped as containing bushfire prone land. The proposed development is located within the area mapped as bushfire prone land. An on-site bushfire assessment was undertaken with the below results. Conditions will be placed on the consent that the dwelling be constructed to the relevant standards.

Aspect	North	South	East	West
Vegetation	Woodland	Grassland	Grassland	Grassland
Slope	Upslope/Flat	Upslope/Flat	Upslope/Flat	Upslope/Flat
Distance	To the boundary	50m+	To the boundary	To the boundary

APZ	26m	22m	10m	10m
BAL	BAL 19	BAL 19	BAL 29	BAL 29

Note: The North and South elevations could be considered to be BAL 12.5. However, section A1.8 of *Planning for Bushfire Protection 2019* only allows for a BAL to be reduced to the next lowest BAL, i.e. BAL 29 to BAL 19.

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 No 55 – Remediation of Land

Clause 7(1) prescribes that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. There are no records of the site being previously used for any potentially contaminating purposes.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A valid BASIX Certificate (Certificate No. 1067419S_02), issued 18 February 2020) was submitted. The consent will include a condition of consent to comply with the BASIX Certificate.

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (QLEP) 2012

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

Cl. 1.2(2)	Aims	Complies
(a)	To facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles.	Yes
(b)	To provide for a diversity of housing throughout Queanbeyan.	Yes
(c)	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.	Yes
(d)	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.	Yes
(e)	To protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra.	Yes
(f)	To maintain the unique identity and country character of Queanbeyan.	Yes
(g)	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.	Yes

Comments: The proposed development is considered to be generally consistent with the relevant aims of the QLEP 2012. Specifically as it maintains the natural environment of the site through the design and material of the proposed dwelling.

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 E4 Environmental Living zone under Queanbeyan Local Environmental Plan 2012.

Development for the purposes of a dwelling house such as is proposed is permissible within the E4 Environmental Living zone with consent and is defined under QLEP 2012 as follows:

“dwelling house means a building containing only one dwelling.”

Zone Objectives

An assessment of the proposal against the objectives of the E4 Environmental Living zone is included below:

Objectives	Complies
➤ To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.	Yes
➤ To ensure that residential development does not have an adverse effect on those values.	Yes
➤ To encourage development that is designed to recognise the bushland character of the locality where appropriate and to minimise the impact of urban development, particularly on the edge of the urban area.	Yes
➤ To ensure that rural residential development provides for integrated rural residential communities in its design.	Yes

Comments: It is considered that the proposed development generally satisfies the objectives for the zone. The proposed dwelling is unlikely to have an adverse impact upon ecological, scientific or aesthetic values, and is considered to integrate well into the rural residential setting.

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.

Erection of dwelling houses on land in certain rural, residential and environmental protection zones

Clause 4.2A of the QLEP 2012 provides requirements for the erection of dwellings on rural land.

Comments: The proposed dwelling is consistent with clause 4.2A as the subject site is a lot resulting from a subdivision for which development consent was granted before this plan commenced and on which the construction of a dwelling house would have been permissible. As such, the development complies with clause 4.2A(3)(c).

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the QLEP 2012 are addressed below as part of this assessment:

5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

Clause 5.16 provides provisions for dwellings on certain rural land. The proposed development is considered to be consistent with the relevant controls, and is not incompatible with surrounding land uses.

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 establishes a number of matters requiring consideration for development involving earthworks. Earthworks associated with the development are proposed and form part of this application. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction, and for as long as necessary post construction.

7.3 Terrestrial biodiversity

Clause 7.3 of the QLEP 2012 makes for provision for developments that impact on terrestrial biodiversity. The subject is partially mapped as containing terrestrial biodiversity. The proposed development is located within the mapped area. However, it is considered that the existing vegetation on the site is not of a high biodiversity value. As such, it is considered that the proposed development is unlikely to result in adverse impact upon the condition, ecological value and significance of flora and fauna on the land.

7.5 Scenic protection

Clause 7.5 of the QLEP 2012 makes provisions for developments impacting on scenic protection land. This clause is relevant to the proposed development as the site is identified as "Scenic Protection Area" on the Scenic Protection Map. Subclause (3) of this clause is required to be assessed before the application is determined. The proposed development is considered to minimise the visual impact on the natural and visual environment of the land. The proposed development is consistent in location with existing development on Wickerslack Lane.

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.

Council's Development Engineer has assessed the proposed development and confirmed that the site does have suitable vehicle access and adequate services are available. Additionally, an On-site Effluent Management Report prepared by a Franklin Consulting Australia, dated 17 March 2020 was submitted with the subject application.

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

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

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 one (1) submission were received. The submission raised concerns regard previous compliance issues on the site. The compliance matters have been address by Council's Compliance Team and are considered to be a separate matter	Yes

	to the subject application.	
PART 2 – ALL ZONES		
2.2	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 in this instance.	Yes
2.3	Environmental Management A BASIX certificate has been submitted and the relevant commitments shown on the submitted plans. The proposed development will not result in any significant environmental impacts and is not located within the vicinity of arterial roads, entertainment venues or the like.	Yes
2.7	Erosion and Sediment Control Standard conditions relating to site management will be imposed should development consent be granted.	Yes
2.8	Guidelines for Bushfire Prone Areas The subject site is identified as bushfire prone land, which is assessed under Clause 4.14 of the <i>Environmental Planning and Assessment Act 1979</i> .	Yes
2.9	Safe Design The proposed development generally satisfies the relevant provisions of this clause.	Yes
2.12	Preservation of Trees and Vegetation The proposed development does not require the removal of any existing vegetation.	Yes

QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 5 – RURAL AND ENVIRONMENTAL ZONES		
5.2.2	On-Site Effluent Disposal <i>A site specific investigation of land capability and hydraulic/nutrient balance (undertaken by a person with qualifications satisfactory to the Council) indicating that the land has adequate capability for on-site effluent disposal without adversely affecting water quality or adjoining land through either surface or sub-surface flows is required. The report should detail geotechnical conditions, percolation rates of soils, hydraulic and nutrient balances (where treated effluent is proposed to be irrigated) and appropriate effluent disposal options for the proposed allotments. The report must be completed in accordance with the publication Environment and Health Protection Guidelines – On site Sewage management for Single Households. Proposed effluent disposal areas must be located away from</i>	Yes

	<p>significant native vegetation, natural springs or other waterways/bodies. The Biodiversity Study 2008 may provide initial guidance.</p> <p>Comment: A site and soil assessment report was prepared by Franklin Consulting, which identifies the area suitable for effluent disposal. Additionally, the effluent disposal area is marked on the site plan. The Certificate of Accreditation for the sewage management facility states that the system is an Envirocycle model 10NR AWTS.</p>																					
5.4	<p>Building Setbacks and Fencing</p> <p>Objectives</p> <p>1) <i>To provide setback guidelines which protect the character and amenity of the locality.</i></p> <p>2) <i>To provide specific provisions in respect of Greenleigh Estate, to ensure that adequate buffers are provided between build form to maintain the bushland character of the area and to ensure that fencing is rural in type.</i></p> <p>Controls</p> <p>a) <i>Setbacks which are prescribed as part of a building envelope prevail over any other controls set out below.</i></p> <p>b) <i>Building setbacks from the front boundary setback shall be a minimum of 50m. Where this cannot be achieved due to the physical dimensions or constraints of any property, the front setbacks shall be assessed on merit and having regard to the objectives of this clause.</i></p> <p>c) <i>Building setbacks from the side and rear boundaries shall have careful regard to the impact of proposed structures on adjoining landowners, and be consistent with the minimum setbacks set out below:</i></p> <p>Table 1 – Minimum Setback Requirements (not including Greenleigh Estate)</p> <table><tr><th>Lot Size</th><th>Setback</th></tr><tr><td>Less than 2ha</td><td>6m</td></tr><tr><td>Less than 4ha</td><td>15m</td></tr><tr><td>Between 4ha and 80ha</td><td>25m</td></tr><tr><td>Greater than 80ha</td><td>50m</td></tr></table> <p>Comment: The subject site is 2.08ha and as such, the minimum side boundary setback is 15m. However, the subject site has a total width of 52m. The proposed development seeks to vary the front and side setbacks as indicated below:</p> <table><tr><th>Elevation</th><th>Minimum</th><th>Proposed</th><th>Complies</th><th>Variation</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Lot Size	Setback	Less than 2ha	6m	Less than 4ha	15m	Between 4ha and 80ha	25m	Greater than 80ha	50m	Elevation	Minimum	Proposed	Complies	Variation						Yes
Lot Size	Setback																					
Less than 2ha	6m																					
Less than 4ha	15m																					
Between 4ha and 80ha	25m																					
Greater than 80ha	50m																					
Elevation	Minimum	Proposed	Complies	Variation																		

		Setback	Setback		
	North (front)	50m	35m	No	30%
	Side (East)	15m	11.2m	No	25.3%
	Side (West)	15m	11.9	No	20.6%
	<p>In regard to the variation, the applicant has provided the following justification:</p> <p><i>The applicant is seeking an exception to the minimum front setback on the grounds that the proposed dwelling setback a further 15m would have an impact on the existing vineyard and existing sheds where they grow and produce their own produce, not to mention a relocation of the dwelling and its construction and location of the proposed septic tanks could potentially pollute and contaminate the dam and soil within the 'middle block' area and also to avoid the removal of existing established trees located at the rear of the proposed dwelling. Regarding the 11m side setbacks, as the site is slightly over the 2ha lot size (only 3% over) we feel that 11m is justifiable given it is 5m greater than the setback requirement for a 2ha site, and does not impact on the visual amenity of neighbouring properties.</i></p> <p><i>The proposal displays a high standard of architectural design and is consistent with the scale, amenity and character of the area and adjoining neighbouring dwellings. The proposed development does not impact on the amenity of adjoining properties or its surrounding environment, which is demonstrated in the supporting documentation and plans supporting the application.</i></p> <p><i>We hope that Council will consider our application to vary the DCP and recommend approval based on its merits.</i></p> <p>The proposed variation is considered to be acceptable for the following reasons:</p> <ul style="list-style-type: none"> - The subject site is somewhat constrained due to lot width and existing development. - An 11m setback provides adequate distance to adjoining properties, and is unlikely to result in overlooking or privacy issues to neighbour development. - The proposed variation will not detract from the character and amenity of the locality, and will contribute positively to the prevailing streetscape. 				
5.5	Height Objectives				
		Yes			

	<p>1) To ensure that the height of buildings complement the character of the area in which buildings are located.</p> <p>Controls</p> <p>a) On any land not identified on the Height of Buildings Map in the Queanbeyan Local Environmental Plan (QLEP) 2012 the maximum height of any building shall not exceed 8.5m.</p> <p>Note: Building Height is measured according to the definition within the QLEP 2012.</p> <p>Comment: The proposed development is to be 8.5m in height, which does not exceed the maximum height of 8.5m.</p>	
5.6	<p>Material and Appearance</p> <p>Objectives</p> <p>1) To ensure the design of dwellings is of a high architectural standard that responds to and reinforces the positive aspects of the local environment and built form.</p> <p>Controls</p> <p>a) All structures should be designed so as to be compatible with the rural character and landscape of the locality. In this regard, particular attention should be given to building location, form, colour and materials used on construction.</p> <p>Council may require the use of certain colours or materials, if in Council's opinion their usage will provide the development with an appearance compatible with the landscape. Metal clad structures (including roof) shall not be highly-reflective unless well screened from view or in an appropriate location. The use of recycled materials is encouraged by Council. Applicants should use materials that are structurally sound and appropriate to the locality of the development.</p> <p>Comment: The proposed development is considered to be consistent with the objectives of this section. Conditions will be placed on the consent that the dwelling be clad in non-reflective materials that are sympathetic to, rather than stand out from, the natural environment.</p>	Yes
5.7	<p>Erosion and Sediment Control on Building Sites</p> <p>To ensure adequate erosion and sedimentation controls during construction applicants need to meet the requirements specified in Part 2.7 of this DCP.</p> <p>Comment: Conditions will be placed on the consent that erosion and sediment controls be in place prior to construction works commencing, during construction works and for as long as necessary post construction.</p>	Yes

5.8	<p>Water Supply</p> <p>Objectives</p> <p>1) To ensure each dwelling has adequate water supply to meet the needs of residents and for firefighting purposes.</p> <p>Controls</p> <p>a) Non-potable Water – Council considers that a suitable non-potable water supply is necessary for land management purposes. A suitable supply is one that provides a storage capacity of 0.75ML or that can deliver 0.75ML per annum at the rate of 0.5 litres per second.</p> <p>b) Potable Water – Minimum potable water supply storage of 90,000 litres shall be provided on site for each dwelling erected on an allotment. Above ground water tanks shall be sited, coloured, and suitably landscaped so as to minimise their visual impact.</p> <p>c) Fire Fighting Resources – With regards to firefighting reserves a minimum water supply of 20,000 litres should be maintained with an accessible location to fire vehicles. This can be in the form of:</p> <ul style="list-style-type: none"> i. Above or underground tanks; ii. Permanent dam; iii. Permanent creek,/river; and/or iv. Swimming pool <p>Above or underground tanks used for domestic supply shall provide for the refilling of fire tankers through an access hole at least 200mm diameter. An access hole of 200mm is required for underground tanks and 65mm storz fitting is to be provided to above ground tanks.</p> <p>Comment: The application proposes to install a 120,000L water tank underground. A condition will also be placed on the consent that a minimum of 90,000L water tank be provided for potable water supply and 20,000L for firefighting purposes.</p>	Yes
5.10	<p>Internal Driveways</p> <p>Objectives</p> <p>1) To ensure internal driveways comply with the Queanbeyan City Council Engineering Design Specifications and Queanbeyan City Council Construction Specifications.</p> <p>Controls</p> <p>a) Internal driveways shall be constructed in accordance with the Queanbeyan City Council Engineering Design Specifications and the Queanbeyan City Council Engineering Construction Specifications. A maximum grade of 1 in 10 (10 per cent) applies from the</p>	

	<p>intersection with the access road to the lot boundary. Development approval is required for constructed access tracks other than access tracks on holdings having an area of 80 ha or more. Approval for the internal access should be sought at the dwelling house development application stage, unless the access was approved when the lot was created. Council's Sustainability and Better Living Section should be consulted prior to any construction commencing on site.</p> <p>Comment: A condition will be placed on the consent to ensure all waste generated from the development will be disposed of appropriately.</p>	
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4.15(1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

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*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

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

The proposed location of the dwelling is in an established residential area which contains a variety of dwelling houses. The proposal is keeping in context with the rural residential character of the locality. It is considered that the impacts in relation to access, transport and traffic are acceptable. Additionally, the development does not require the removal of mature native vegetation, and as such is considered to have minimal impact on the natural environment.

A basic AHIMS was carried out and indicated that there were no known Aboriginal sites or places are recorded in or near the subject site. A condition will be placed on the consent that the development proceed with caution and should any Aboriginal objects be found works should stop and DECCW be notified.

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

The subject site is relatively unconstrained and 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

The application was notified in accordance with QPRC's Community Engagement and Participation Plan from 16 April 2020 to 30 April 2020, with one submission received. The submission raised concerns in regard to a previous compliance issue relating to the existing driveway stormwater flow. These matters have been raised through a separate compliance matter, and as such will be dealt with under separate cover. Additionally, a condition will be placed on the consent that erosion and sediment controls be installed during construction, and for as long as necessary after construction. A condition will also be placed on the consent that surface water is not to be redirected onto adjoining private land.

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.

SECTION 64 CONTRIBUTIONS

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

Section 64 Contributions are not applicable to the proposed development.

SECTION 7.11 CONTRIBUTIONS

Section 7.11 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

Section 7.11 Contributions are not applicable to the proposed development.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

CONDITIONS OF CONSENT

<insert conditions of consent or reasons for refusal>

Signed: _____

Date: <insert date>

Assessing Officer: <insert name>

Determination: <insert DA number> be **Approved/ Refused** under delegated authority pursuant to **Section 4.16(1) / 4.55(?)** of the Environmental Planning and Assessment Act 1979.

Signed: _____

Date: <insert date>

Delegated Authority: <insert name>

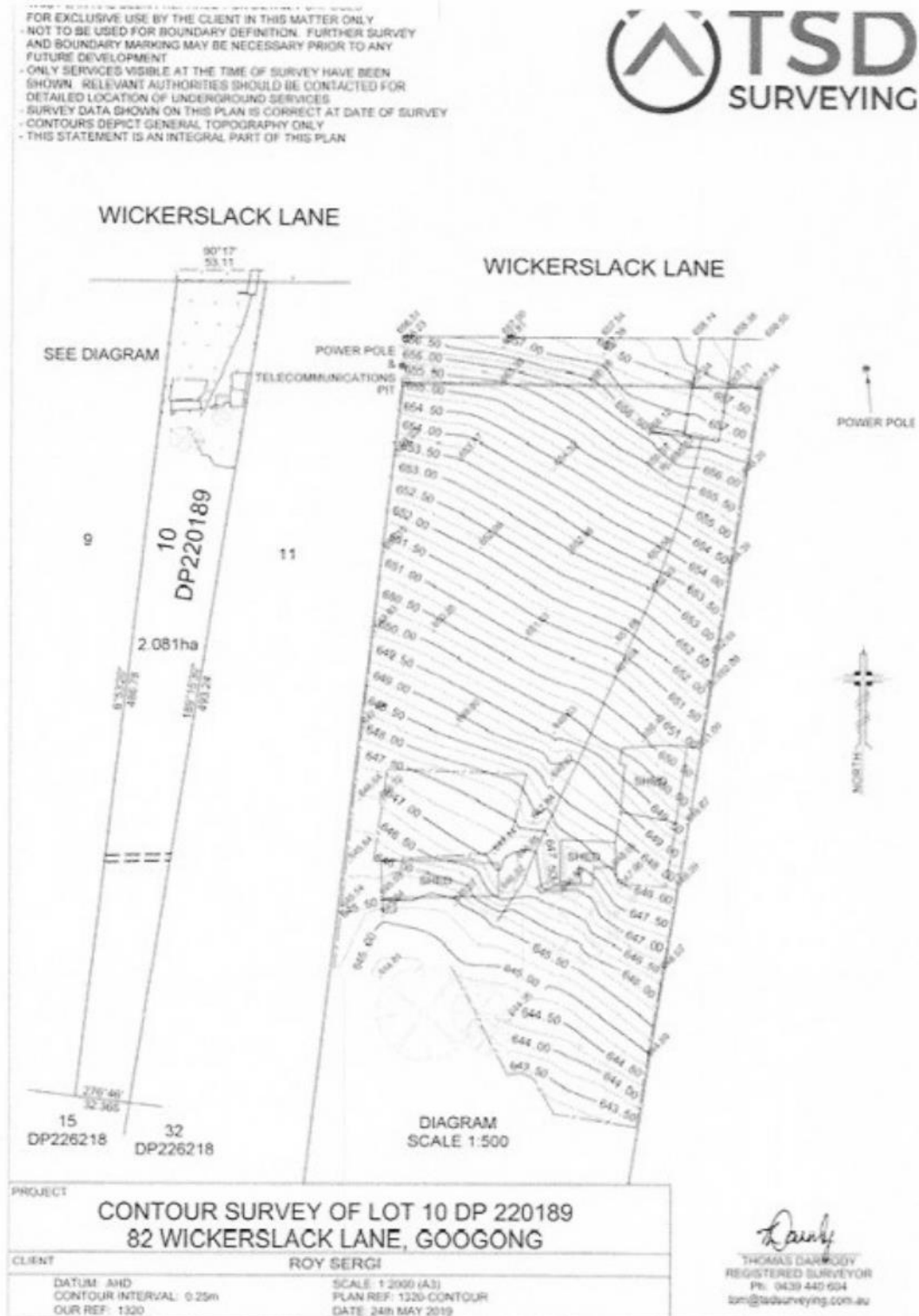
**QUEANBEYAN-PALERANG REGIONAL
COUNCIL**

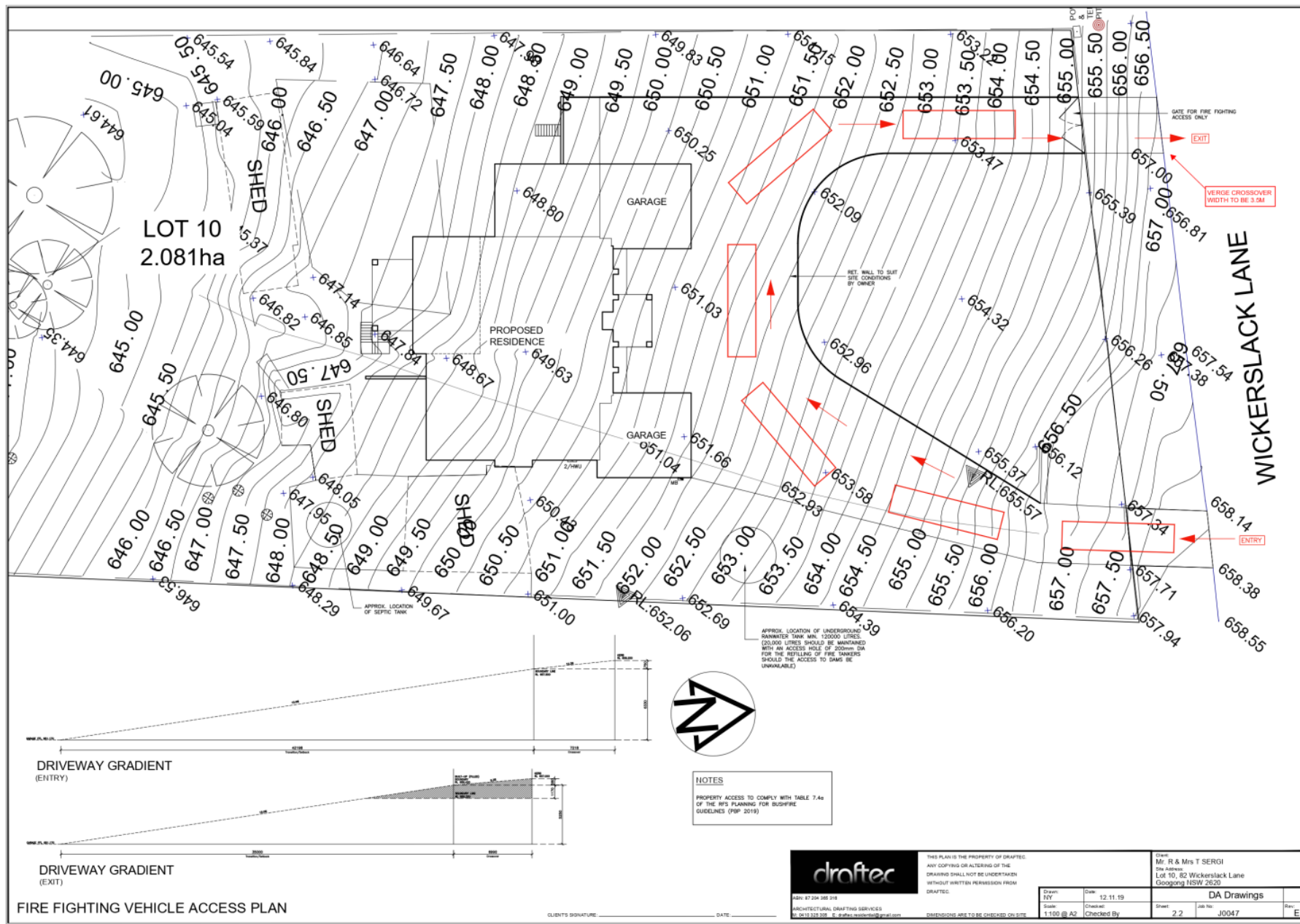
Planning and Strategy Committee of the Whole Meeting Attachment

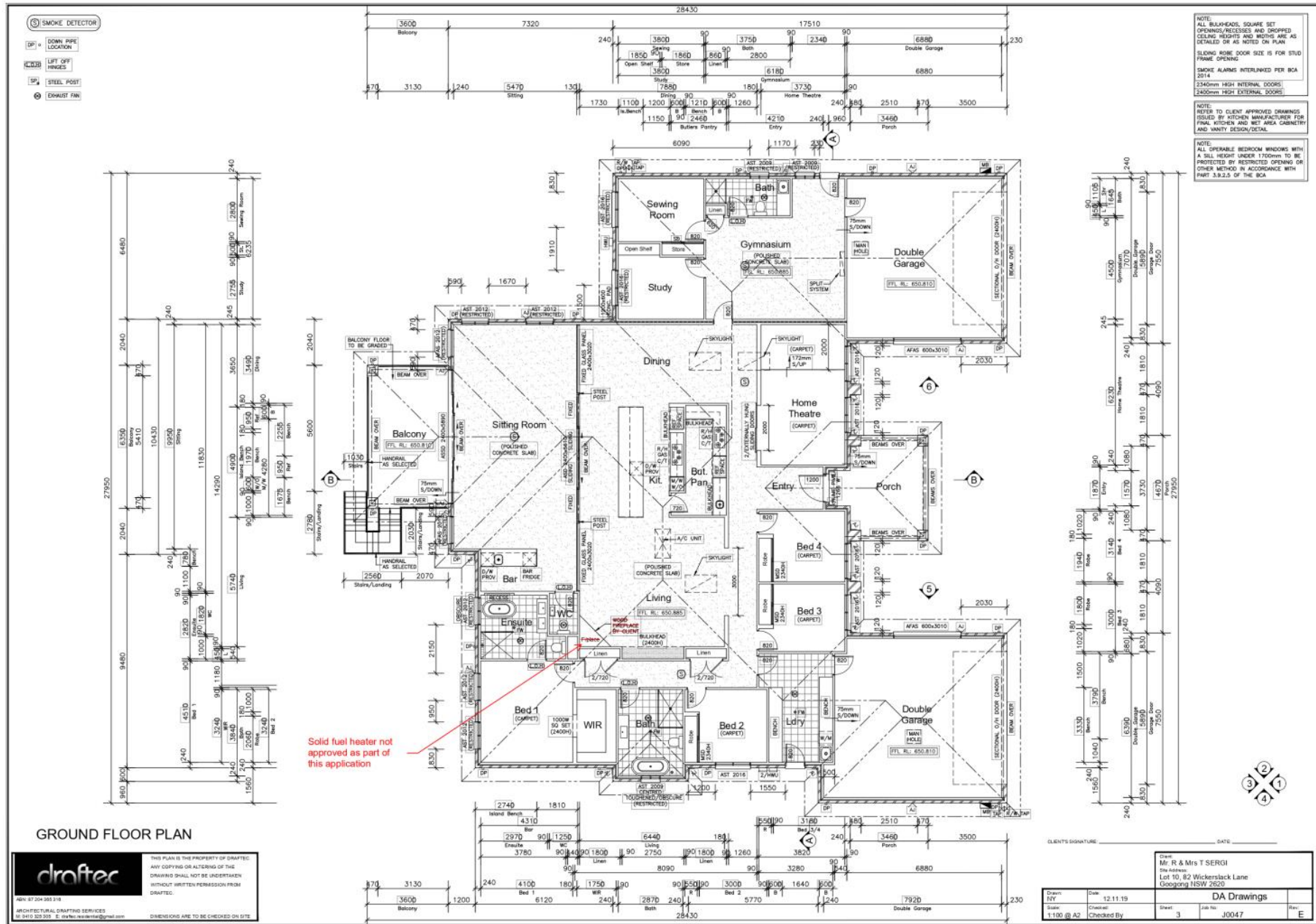
8 JULY 2020

ITEM 6.2 DA.2020.1104 - ERECTION OF A DWELLING - 82
WICKERSLACK LANE, GOOGONG

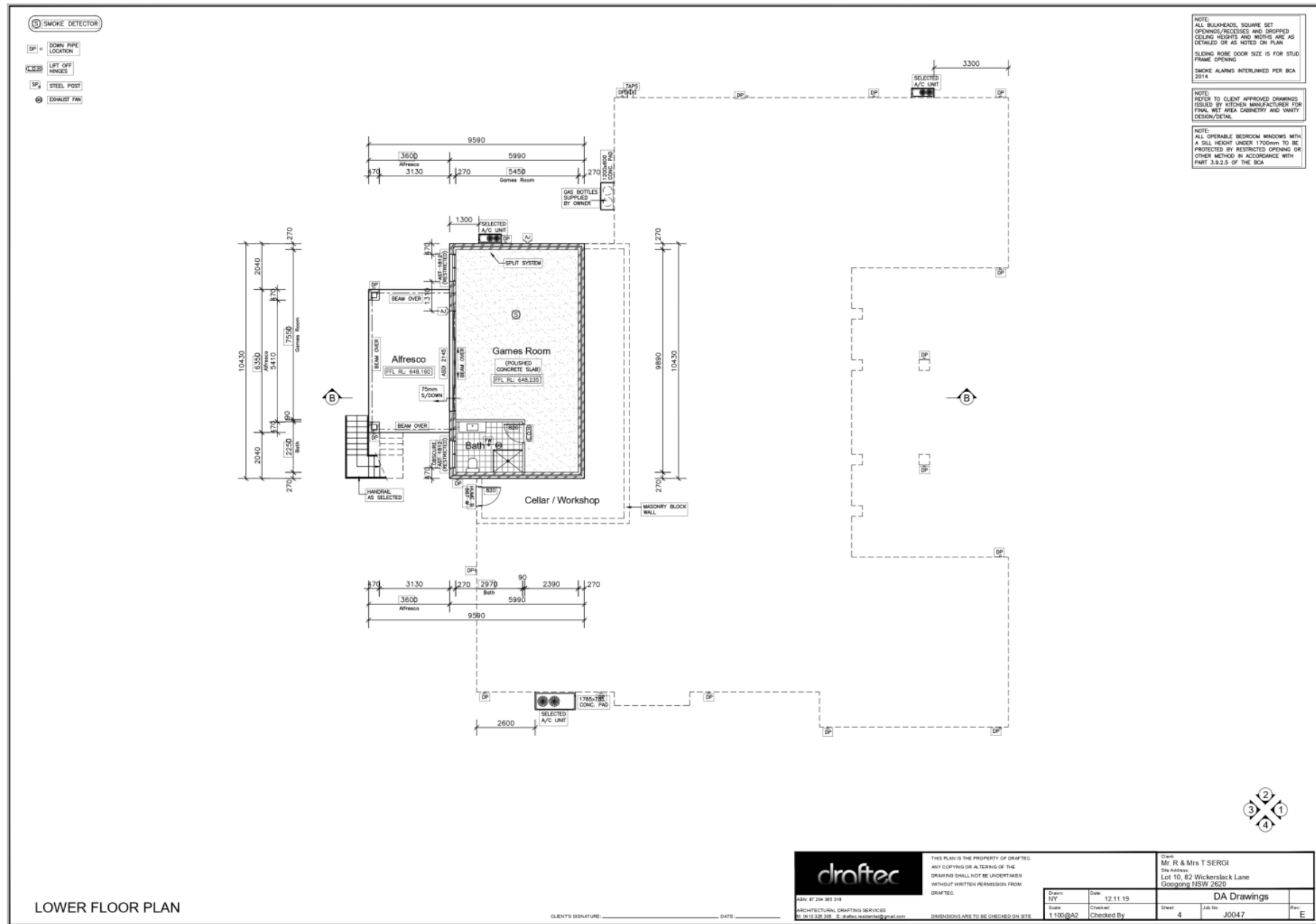
ATTACHMENT 2 DA.2020.1104 - PLANS - 82 WICKERSLACK LANE, GOOGONG

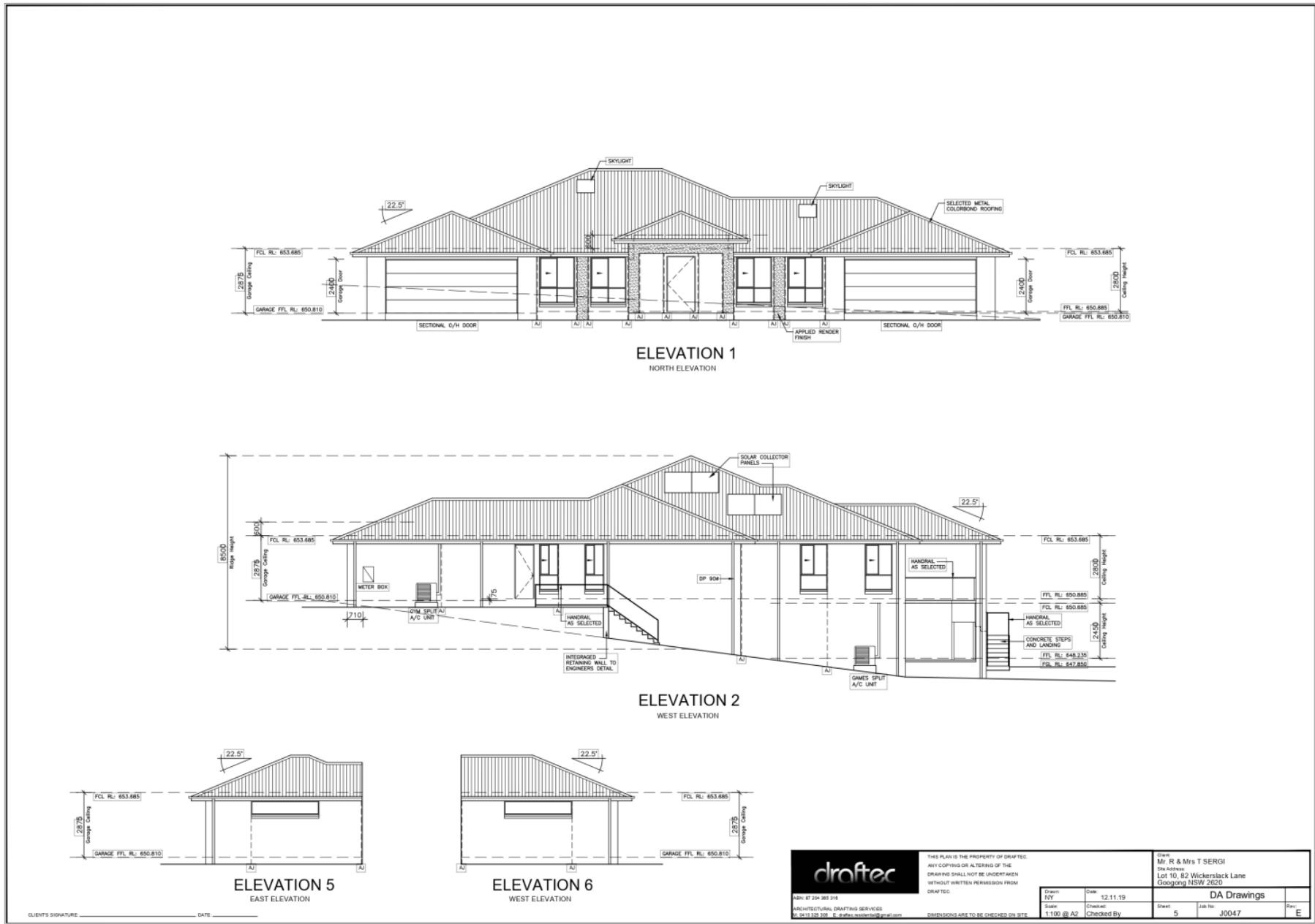






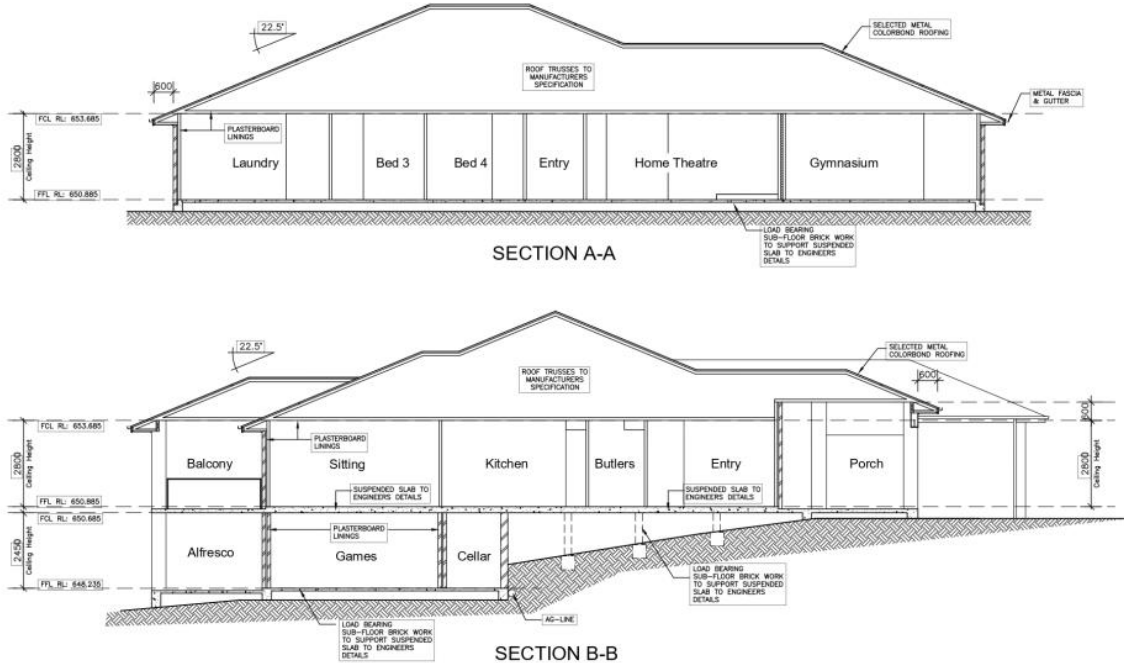
6.2 DA.2020.1104 - Erection of a Dwelling - 82 Wickerslack Lane, Googong
Attachment 2 - DA.2020.1104 - Plans - 82 Wickerslack Lane, Googong (Continued)







	THIS PLAN IS THE PROPERTY OF DRAFTER. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM DRAFTER.		Drawn: M & R's T SERGI Site Address: Lot 10, 82 Wickersham Lane Googong NSW 2623	
	AS/NZS 274: 2014	Drawn: NY Date: 12.11.19 Scale: 1:100 @ A2 Checked By:	DA Drawings Sheet: 6 Job No: J0047	Date: E
ARCHITECTURAL DRAFTING SERVICES 10/30 10/30 10/30 E: drafter.western@icloud.com		DIMENSIONS ARE TO BE CHECKED ON SITE		



EXTERNAL COLOUR SCHEDULE



- FACE BRICKWORK - 'BRONZE' - AUSTRAL BRICKS



- ALUMINIUM WINDOW FRAMES, ROOF AND GUTTERS - 'MONUMENT' - COLORBOND



- FASCIA & RENDER - 'DUNE' - COLORBOND

1WPHOTOVOLTAIC SYSTEM CONNECTED TO DWELLINGS ELECTRICAL SYSTEM
LED LIGHTING TO BEDROOMS, ALL BATHROOMS & WCs, KIT & LAUNDRY
INSTALL OUTDOOR CLOTHES LINE BY OWNER
GAS COOKTOP & ELECTRIC OVEN
3 PHASE AIR CONDITIONING FOR HEATING WITH EER RATING 3.0 - 3.5
3 PHASE AIR CONDITIONING FOR COOLING WITH EER RATING 3.0 - 3.5
INSTANTANEOUS GAS HOT WATER SYSTEM WITH 6 STAR RATING
MIN R2.0 WALL INSULATION TO INTERNAL WALLS OF LAUNDRY AND 2 BATHROOMS
MIN R1.5 UNDERFLOOR INSULATION TO SUSPENDED SLAB
MIN R2.0 WALL INSULATION, INCLUDING INTERNAL GARAGE WALL, EX. GARAGE
MIN R4.0 CEILING INSULATION, EX. GARAGE
WINDOWS MAXIMUM Uw 6.70 & SHGC 0.74
FOILSARKING TO U/S ROOFING
12000 LITRE WATER TANK, CONNECTED TO ALL TOILETS, 1 GARDEN TAP & LAUNDRY
4 STAR RATED BATH TAPS
4 STAR RATED KITCHEN TAP
4 STAR RATED TOILETS
3 STAR RATED SHOWERHEADS (≥7.5 but <= 9 L/min)
BASIX COMMITMENT SCHEDULE



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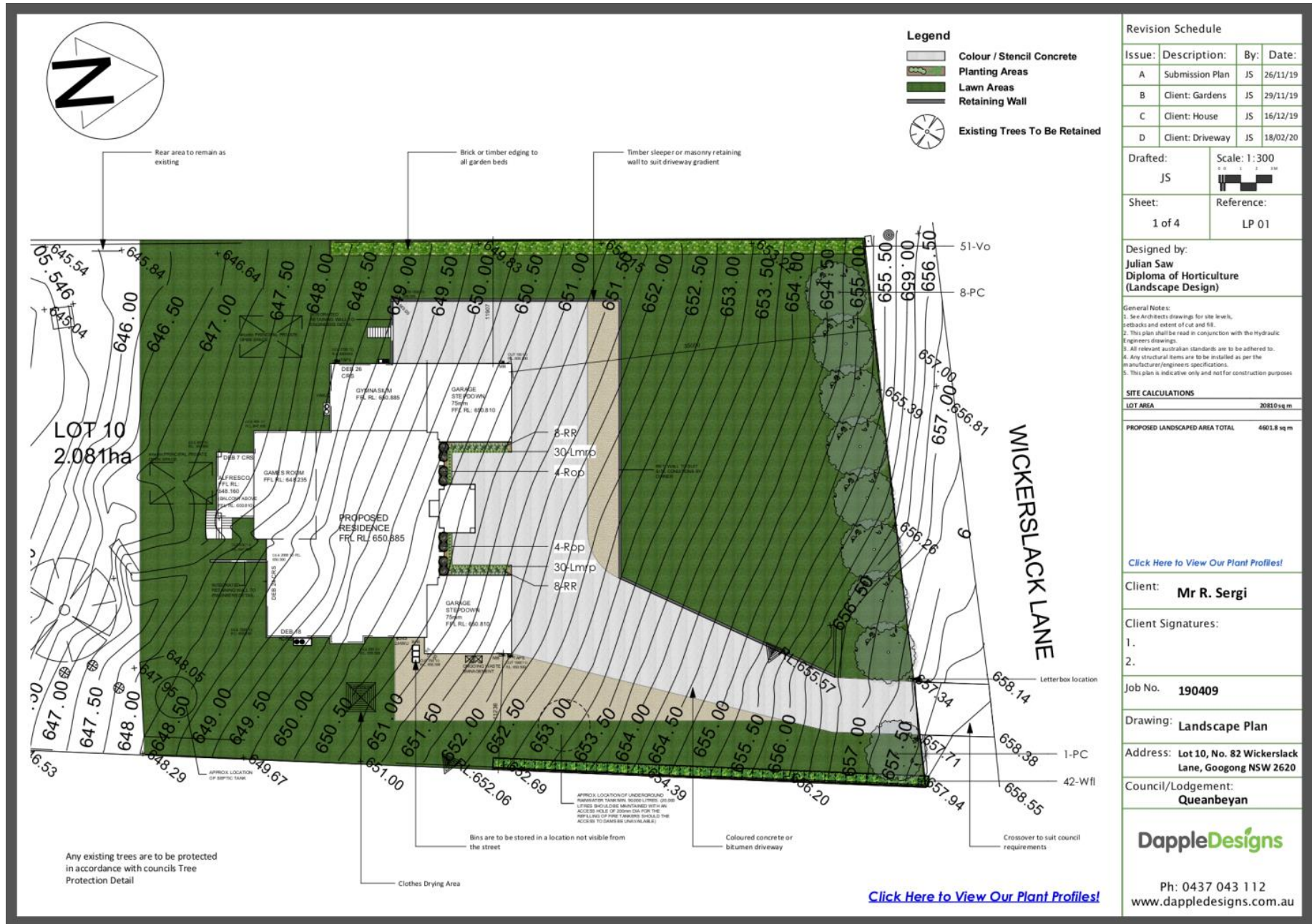
Arch: 87 204 383 318
ARCHITECTURAL DRAFTING SERVICES
P: 0213 335 335, E: info@drafters.com.au

Drawn: 11/00 @ A2
Date: 12.11.19
Checked: [blank]
Checked By: [blank]

Client: Mr. R & Mrs T SERGI
Site Address: Lot 10, 82 Wickerslack Lane
Googong NSW 2620.
Drawn: DA Drawings
Sheet: 7
Job No: J0047
Rev: E

CLIENT'S SIGNATURE: _____ DATE: _____

DIMENSIONS ARE TO BE CHECKED ON SITE



LANDSCAPE SPECIFICATION

SITE ESTABLISHMENT

ALL RUBBISH, DEBRIS, FALLEN BRANCHES SHALL BE CLEARED FROM LANDSCAPED AREAS AND DISPOSED OF USING SKIP BINS ON SITE OR BY TRANSPORTING TO THE LOCAL WASTE MANANAGEMENT FACILITY. ANY UNUSED BRICKS, CONCRETE BLOCKS OR TIMBER SHOULD BE EITHER RE-USED ONSITE WHERE POSSIBLE OR RECYCLED AT THE LOCAL WASTE MANANAGEMENT FACILITY.

TREE PROTECTION

TREES TO BE RETAINED SHALL BE PROTECTED DURING SITE WORKS AND TREE PROTECTION BARRIERS INSTALLED ACCORDING TO TREE PROTECTION DETAILS. NO EXCAVATION OR CHANGE IN SOIL LEVEL SHOULD TAKE PLACE AROUND THE BASE OF SUCH TREES. ANY ARBORIST REPORT MUST BE ADHERED TO AND TREE PROTECTION ZONES MAINTAINED WHERE APPLICABLE.

WEED ERADICATION

AREAS TO BE LANDSCAPED ARE TO BE SPRAYED WITH GLYPHOSATE AT THE RECOMMENDED RATE AT LEAST 1 WEEK PRIOR TO ANY LANDSCAPE WORKS TAKING PLACE IN ORDER TO ALLOW WEEDS TO DIE OFF. CARE IS TO BE TAKEN TO PROTECT REMAINING VEGETATION FROM THE HERBICIDE APPLICATION AND SHOULD ONLY BE UNDERTAKEN IN STILL WEATHER. ALL WEEDS ARE THEN TO BE DISPOSED OF APPROPRIATELY AT THE LOCAL WASTE MANANAGEMENT FACILITY.

GARDEN BED PREPERATION

ENSURE ALL GARDEN BEDS HAVE BEEN EXCAVATED TO 250MM BELOW FINISHED LEVELS. RIP THE SUBGRADE A FURTHER 100MM IN DEPTH. INSTALL PREMIUM GARDEN SOIL OR MIX NATURAL TOP SOIL WITH IMPORTED SOIL TO A DEPTH OF 250MM. INSTALL 75MM DEPTH OF LEAF LITTER MULCH FROM ANL LANDSCAPE SUPPLIES OR EQUIVALENT.

LAWN AREA PREPERATION

EXCAVATE LAWN AREAS TO A DEPTH OF 100MM BELOW REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITHIN WITHIN TREE PROTECTION ZONES WHERE APPLICABLE OR WITHIN 1500MM OF THE TRUNK OF ANY EXISTING TREES TO BE RETAINED. ENSURE THAT ALL SURFACE WATER IS DIRECTED TOWARD ANY DRAINAGE PITS, KERBS AND AWAY FROM ANY BUILDINGS. SUBGRADE IS TO BE RIPPED TO A DEPTH OF 150MM AND A 50MM DEEP LAYER OF TURF UNDERLAY INSTALLED ON TOP. LAWNS SHOULD HAVE AN EVEN GRADE SO THAT NO PONDING OR POOLING OCCURS. 'SIR LAUNCHER' FERTILISER OR EQUIVELANT SHOULD BE SPREAD OVER LAWN AREAS PRIOR TO LAYING TURF. LAY 'SIR WALTER BUFFALO' TURF ROLLS CLOSELY BUTTED ENSURING NO GAPS BETWEEN ARE PRESENT. ROLL AND WATER THOROUGHLY AFTER LAYING.

PLANTING

PLANTS ARE TO BE HEALTHY, FREE OF PEST/DISEASES AND TRUE TO TYPE & SPECIES. REFER TO LANDSCAPE PLAN FOR LOCATION AND SPACING. ALL PLANTS SHOULD BE PLACED IN A HOLE DUG TWICE THE SIZE OF THE POT. GENTLY TEESE THE ROOTS OF ANY POT BOUND PLANTS. THE BASE OF THE TRUNK SHOULD BE INSTALLED LEVEL WITH THE SURFACE OF THE GROUND AND DISH CREATED AROUND THE BASE OF EACH PLANT TO AID WITH WATER RETENTION. WATER THOROUGHLY AFTER PLANTING.

STAKING

ALL TREES AND TOP HEAVY SCREENING SHRUBS SHOULD BE STAKED WITH 2 X 25MM X 25MM LONG TIMBER STAKES PER PLANT. LENGTH OF STAKES IS DEPENDENT ON THE HEIGHT AND STABILITY OF THE TREE/SHRUB. STAKES SHOULD BE FIRMLY POSITIONED. HESSIAN TAPE IS TO BE PLACED AROUND THE TREE AND STAKES ALLOWING SOME MOVEMENT IN ORDER TO ALLOW THE TRUNK TO DEVELOP STRENGTH OVERTIME.

GARDEN EDGING

USE EITHER 'HAVEN' BRICK EDGING OR SIMILAR LAID ON A 50MM THICK BED OF MORTAR, OR TREATED TIMBER EDGING SECURED WITH INGROUND TIMBER STAKES. ALL GARDENS ARE TO HAVE EDGING INSTALLED AND BE INSTALLED AS PER PLAN.

RETAINING WALLS

REFER TO MANUFACTURERS INSTRUCTIONS FOR CONSTRUCTION OF RETAINING WALLS. DETAILS ON THIS PLAN ARE A GUIDE ONLY.

COMPLETION

SITE IS TO BE CLEARED OF ANY SURPLUS MATERIALS AND DEBRIS PRIOR TO PRACTICAL COMPLETION. WORK IS TO BE COMPLETED TO THE SATISFACTION OF COUNCILS GUIDELINES AND ANY DA CONDITIONS

MAINTENANCE PERIOD

A 12 MONTH MAINTENANCE PERIOD FROM THE DATE OF PRACTICAL COMPLETION WILL APPLY. DURING THIS TIME THE OWNER IS RESPONSIBLE FOR RECTIFYING ANY DEFECTIVE WORK. DURING THE MAINTENANCE PERIOD THE FOLLOWING ACTIVITIES ARE TO BE UNDERTAKEN.

a) REPLACEMENTS: ANY PLANTS/TREES THAT HAVE DIED SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE AS INDICATED ON THIS PLAN. THE SPECIMENS MUST BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES.

b) WATERING: REGULAR WATERING OF PLANTS IS REQUIRED. PLANTS SHOULD BE WATERED TWICE A WEEK WITHIN THE FIRST

2 MONTHS OF PLANTING AND DURING DRY PERIODS. LESS FREQUENT WATERING IS REQUIRED ONCE PLANTS ARE ESTABLISHED AND DURING PERIODS OF RAIN. THE CONTRACTOR/OWNER SHOULD USE THEIR DISCRETION.

c) GARDEN BEDS: GARDEN AREAS SHOULD BE REGULARLY WEEDED AND MULCH TOPPED UP IF REQUIRED. NO BARE SOIL IS TO BE PRESENT AND SPECIFIED DEPTHS MAINTAINED.

d) LAWN AREAS: LAWN AREAS SHALL BE MOWN REGULARLY (AT LEAST ONCE A WEEK IN GROWING SEASON) IN ORDER TO PROMOTE A THICK LAWN THAT OUTCOMPETES ANY WEEDS. LAWN CLIPPINGS ARE NOT TO BE SPREAD OVER GARDEN AREAS. ANY DEAD AREAS OF LAWN OCCURING THE MAINTENANCE PERIOD, ARE TO BE REPLACE WITH THE TURF VARIETY SPECIFIED IN THE PLAN.

e) PRUNING: ADEQUATE HORTICULTURAL PRUNING METHODS SHOULD BE USED ON PLANTS AS BECOMES NECESSARY. ANY HEDGES ARE TO BE TRIMMED REGULARLY. DEAD AND DANGEROUS TREE BRANCHES PRUNED AND LIGHT PRUNING OF SHRUBS TO PROMOTE THICK FOLIAGE COVER.

f) FERTILISING: 'ORGANIC LIFE' FERTILISER OR EQUIVELANT SHALL BE APPLIED AS PER MANUFACTURERS INSTRUCTIONS TO ALL GARDEN BEDS ONCE PER MONTH. DYNAMIC LIFTER OR SIMILAR SHOULD BE APPLIED TO ALL LAWN AREAS TWICE A YEAR, ONCE IN MID SPRING AND ONCE IN EARLY SUMMER. WATER THOROUGHLY AFTER EACH APPLICATION OF FERTILISER.

PLANT LIST

TYPE	SYMBOL	BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH	NATIVE?	QTY	POT SIZE
TREES							
	Pc	PYRUS CALLERYANA 'CLEVELAND SELECT'	ORNAMENTAL PEAR	11M X 6M	NO	9	25LTR
SHRUBS							
	Rop	RHAPHIOLEPIS 'ORIENTAL PEARL'	INDIAN HAWTHORN	1M X 1M	NO	8	200MM
	RR	ROSA SP.	WHITE SHRUB ROSE	1M X 1M	NO	16	200MM
HEDGES							
	Vo	VIBURNUM ODORATISSUM	SWEET VIBURNUM	TRIMMED UP TO 2M	NO	51	200MM
	Wfl	WATERHOUZIA FLORIBUNDA	LILY PILLY	TRIMMED UP TO 3M	YES	42	200MM

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	26/11/19
B	Client: Gardens	JS	29/11/19
C	Client: House	JS	16/12/19
D	Client: Driveway	JS	18/02/20

Drafted:	Scale: 1:200
JS	

Sheet:	Reference:
2 of 4	LP 01

Designed by:
Julian Saw
Diploma of Horticulture
(Landscape Design)

General Note:
1. See Architects drawings for site levels, setbacks and extent of cut and fill.
2. This plan shall be read in conjunction with the Hydraulic Engineers drawings.
3. All relevant Australian standards are to be adhered to.
4. Any structural items are to be installed as per the manufacturer/engineers specifications.
5. This plan is indicative only and not for construction purposes

SITE CALCULATIONS

LOT AREA 2081.0 sq m

PROPOSED LANDSCAPED AREA TOTAL 4601.8 sq m

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Client: **Mr R. Sergi**

Client Signatures:

- 1.
- 2.

Job No. **190409**

Drawing: **Plant List/Specification**

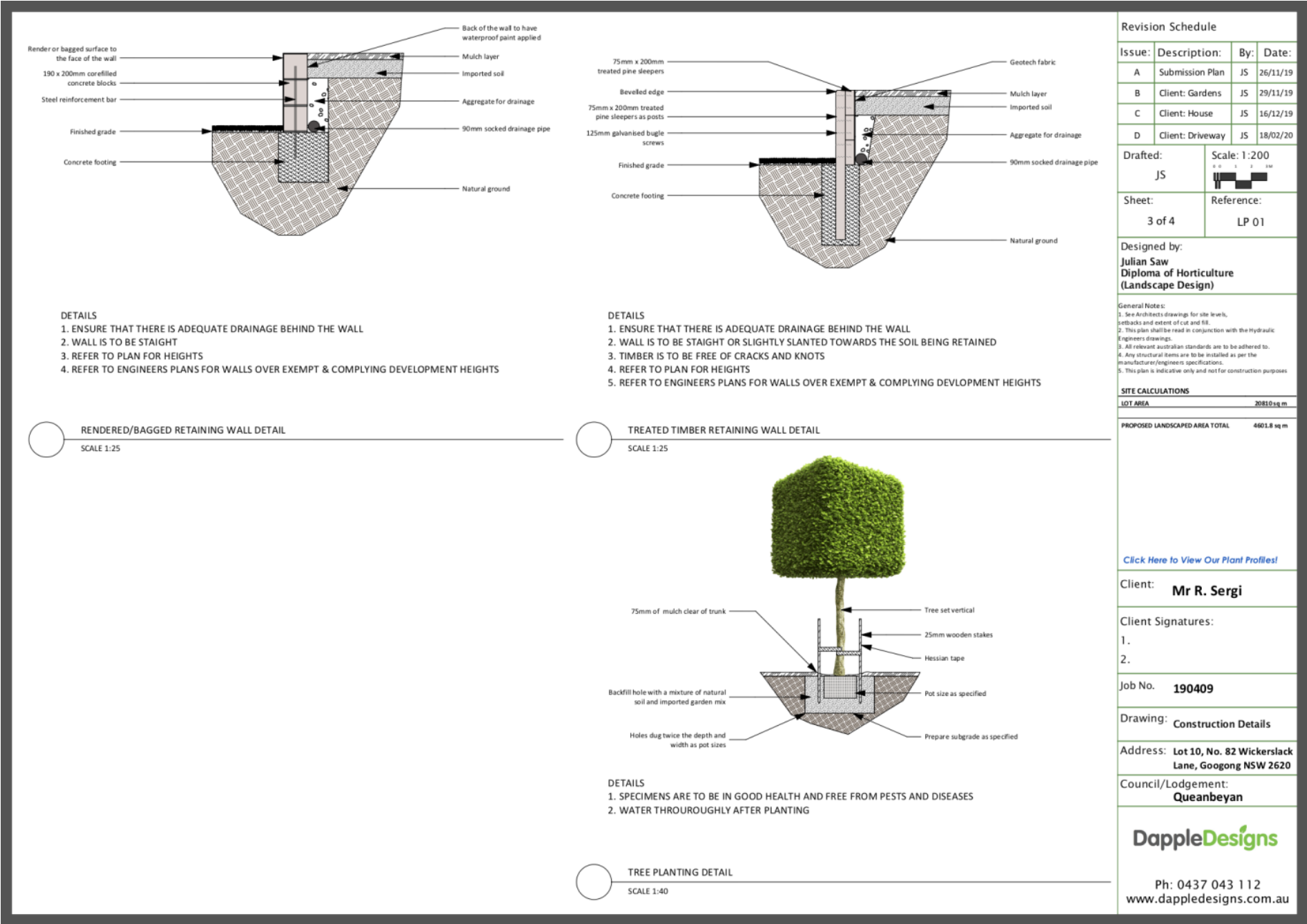
Address: **Lot 10, No. 82 Wickerslack Lane, Googong NSW 2620**

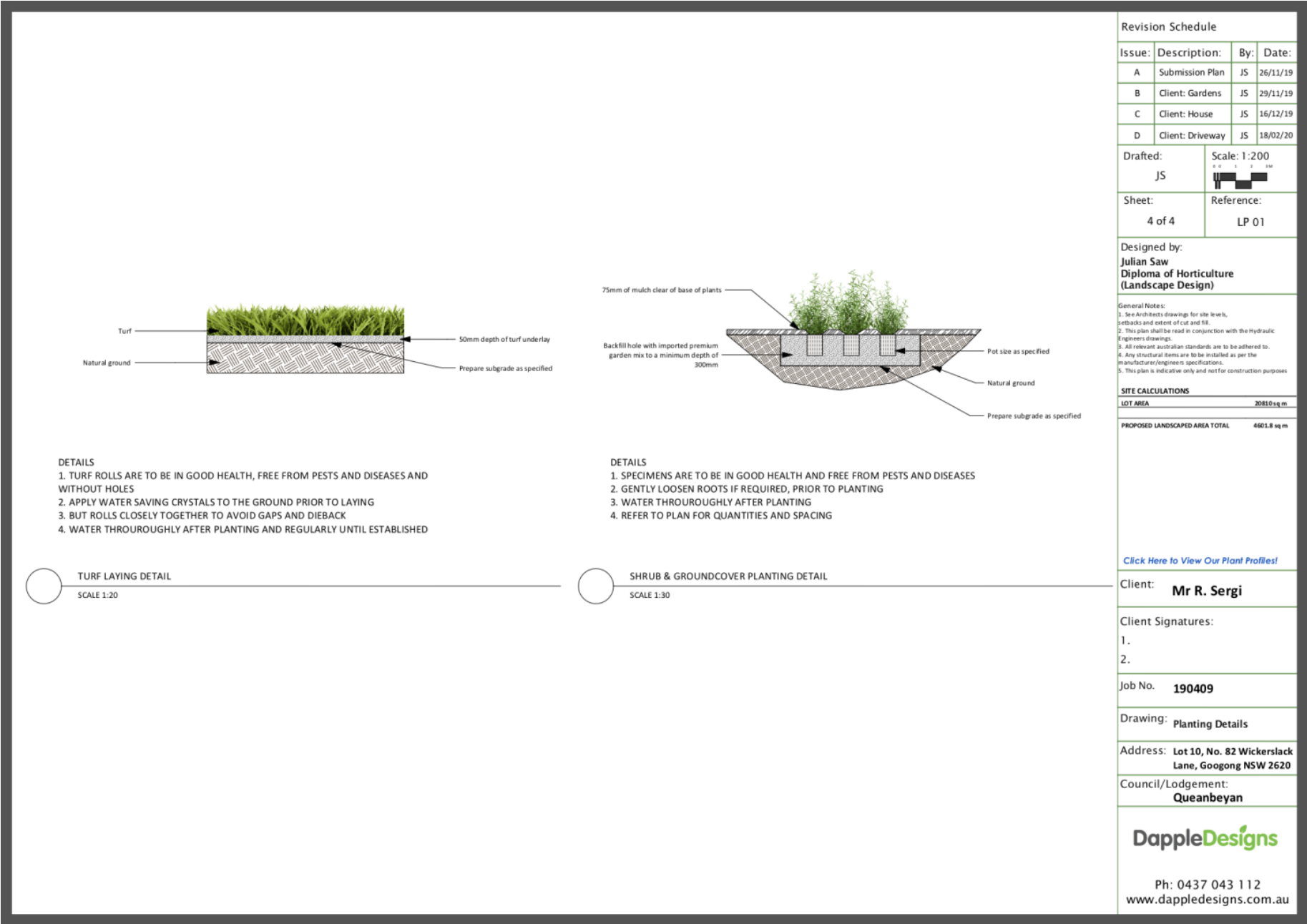
Council/Lodgement:
Queanbeyan

DappleDesigns

Ph: 0437 043 112
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**QUEANBEYAN-PALERANG REGIONAL
COUNCIL**

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

ITEM 6.2 DA.2020.1104 - ERECTION OF A DWELLING - 82
WICKERSLACK LANE, GOOGONG

ATTACHMENT 4 DA.2020.1104 - DRAFT CONDITIONS OF CONSENT - 82
WICKERSLACK LANE, GOOGONG

DRAFT CONDITIONS OF CONSENT
DA.2020.1104

APPROVED DEVELOPMENT AND PLANS

1. 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
Survey Plan	TSD Surveying	24 May 2019	24 March 2020
Site Plan (Sheet 2.2)	Architectural Drafting Services	12 November 2019	22 June 2020
Ground Floor Plan (Sheet 3)	Architectural Drafting Services	12 November 2019	24 March 2020
Lower Floor Plan (Sheet 4)	Architectural Drafting Services	12 November 2019	24 March 2020
Elevations 1, 2, 5 and 6 (Sheet 5)	Architectural Drafting Services	12 November 2019	24 March 2020
Elevations 3 and 4 and Colour Schedule (Sheet 6)	Architectural Drafting Services	12 November 2019	24 March 2020
Sections A-A and B-B (Sheet 7)	Architectural Drafting Services	12 November 2019	24 March 2020
Landscape Plan	Dapple Designs	18 February 2020	24 March 2020
BASIX Certificate No. 1067419S_02	Frys Energywise	18 February 2020	24 March 2020
On-Site Sewerage Management Report	Franklin Consulting Australia	17 March 2020	24 March 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. Use of Structure

Approval is granted to use the structure as one single dwelling. The Gymnasium, Study and Sewing Room are not to be used as a separate occupancy including a secondary dwelling.

Reason: Development is undertaken in accordance with this consent and is used for the approved purpose only, and to comply with the Building Code of Australia.

3. Solid Fuel Heater

Solid fuel heater was not granted approval as part of this application. A separate approval is required to be sought under section 68 of the *Local Government Act 1993* prior to installation of solid fuel heater.

Reason: To comply with Local Government Act 1993.

4. Secondary Access

Secondary access located on the west of the site is to be used for emergency fire fighting purposes only.

Reason: To maintain one principle entrance to the site.

GENERAL CONDITIONS

5. Obtain Construction Certificate

Obtain a construction 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. 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.

9. 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.

10. 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.

11. 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.

12. 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

13. 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.

14. 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.

15. 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.

16. Sediment and Erosion Controls

Install and maintain sediment and erosion controls, prior to and during construction activities, 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.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION/COMPLETION CERTIFICATE

26. 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.

27. BASIX Commitments

Comply with all commitments listed on BASIX Certificate No. 1067419S_02, or any subsequent modifications, before occupying the premises.

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

28. Colours and Material Finishes

The dwelling is 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.

29. Stormwater Management

Roof water that is not connected to a rain water storage tank, and any overflow from any storage tank, must be discharged into an absorption trench or through a stormwater outlet device with scour protection into an overland flow path, at least 3 metres clear of any building and the boundaries of the site.

Reason: Stormwater disposal does not impact on the building.

30. Potable Water Supply

The dwelling is to be provided with a water storage tank(s) with minimum capacity of 90 000 litres.

Reason: To ensure that a suitable water supply is available.

31. Power Supply

The building shall be connected to a suitable power supply.

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

32. Domestic Waste Management

Prior to the issue of an occupation certificate the owner shall apply to Queanbeyan-Palerang Regional Council for a domestic waste management kerbside service.

Reason: To ensure appropriate domestic waste removal from the premises.

33. 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.

34. 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.

35. Bushfire Protection - Asset Protection Zones

At the commencement of building works and in perpetuity the property around the building shall be managed as follows as outlined within section 4.1.3 and Appendix 5 of *Planning for Bush Fire Protection 2019* and the NSW Rural Fire Service's document *Standards for asset protection zones*:

- North for a distance of 26m metres as an asset protection zone;
- South for a distance of 22m metres as an asset protection zone;
- East for a distance of 10m metres as an asset protection zone; and
- West for a distance of 10m metres as an asset protection zone (APZ).

Reason: To provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.

36. Bushfire Protection

Water, electricity and gas are to comply with the following requirements of section 4.1.3 of *Planning for Bush Fire Protection 2019*:

- A dedicated water supply of 20,000 litres for firefighting purposes for each occupied building excluding drenching systems, is provided in accordance with Table 4.2.
- A suitable connection for firefighting purposes is made available and located within the IPA and away from the structure. A 65mm Storz outlet with a Gate or Ball valve is provided.
- Gate or Ball valve and pipes are adequate for water flow and are metal rather than plastic.
- Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank. A hardened ground surface for truck access is supplied within 4 metres of the access hole.
- Above ground tanks are manufactured of concrete or metal and raised tanks have their stands protected. Plastic tanks are not used. Tanks on the hazard side of a building are provided with adequate shielding for the protection of fire fighters.
- All above ground water pipes external to the building are metal including and up to any taps. Pumps are shielded.
- Where practicable, electrical transmission lines are underground.
- Where overhead electrical transmission lines are proposed:
 - lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in 'Vegetation Safety Clearances' issued by Energy Australia (NS179, April 2002).
- Reticulated or bottled gas is installed and maintained in accordance with AS 1596 and the requirements of relevant authorities. Metal piping is to be used.
- All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation.
- If gas cylinders need to be kept close to the building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion. Connections to and from gas cylinders are metal.
- Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not used.

Reason: To provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

37. Bushfire Protection - Access

Property access roads shall comply with section 4.1.3(2) of *Planning for Bush Fire Protection 2019*.

Reason: To provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation.

38. Bushfire Protection - BAL 19

New construction on the north and south elevation(s) shall comply with section 6 (BAL 19) Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2019*.

Reason: To ensure that buildings are designed and constructed to withstand the potential impacts of bush fire attack.

39. Bushfire Protection - BAL 29

New construction on the east and west elevation(s) shall comply with section 7 (BAL 29) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2019*.

Reason: To ensure that buildings are designed and constructed to withstand the potential impacts of bush fire attack.

40. Bushfire Protection - Landscaping

Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2019*.

Reason: To minimise the potential for bushfire attack on the building.

41. Street Numbering

The property must be clearly identified by a street number. The property address is 82 Wickerslack Lane, Googong.

Reason: To ensure that buildings are clearly identified.

42. Rural Driveway

A driveway must be constructed to the dwelling in accordance with QPRC's Vehicular Access Design Specification D13.

Longitudinal grading is to ensure ground clearance for standard passenger vehicles and in accordance with QPRC's Geometric Road Design Specification D1.

The access is to comply in perpetuity with the performance criteria and acceptable solutions set out in Rural Fire Service NSW document *Planning for Bushfire Protection 2019*.

Reason: To ensure safe entry and exit to the lot from the road.

43. Residential Crossover

The development must include the construction of one (1) residential type driveway(s) over the verge at the location shown on the approved plans in accordance with QPRC's Vehicular Access Design Specification D13.

The width of the verge crossover shall be 3.5m and the joint between the concrete driveway and bitumen seal is to be saw cut and finished neatly.

This driveway vehicle kerb crossing 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.

44. 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.

45. 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 DURING THE ONGOING USE OF THE PREMISES

46. 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.

47. 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,
- Installation of the on-site sewage management system and disposal area,
- 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.

48. 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.

49. 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.

50. 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.

All heated water installation for any accessible facility must deliver hot water at a temperature not exceeding 45° Celsius.

Reason: To prevent accidental scalding.

ACTIVITY APPROVAL - SECTION 68 OF LOCAL GOVERNMENT ACT 1993

51. Local Approval - On-Site Sewage Management System

The wastewater management system is to be designed, installed and maintained in accordance with the principles of 'On-site Sewage Management for Single Households', AS/NZS 1547-2012 'On-site Domestic Wastewater Management' and the site report prepared by Franklin Consulting Australian (dated 17 March 2020) except with the following amendments;

Reason: To ensure that the on-site effluent management system will have a neutral or beneficial effect on water quality, that it will be sustainable over the long term and will not have detrimental impacts on the health of occupants of the land.

All effluent is to be assimilated within the boundaries of the property.

No effluent management areas are to be located within 100 m of any creek, watercourse or bore whether perennial or intermittent, or within 40 m of a drainage depression.

All stormwater collected from roofs and other hard surface areas is to be diverted away from any effluent management area, with provision for energy dissipation at the outlet to prevent scouring or erosion.

Reason: To ensure that the on-site effluent management system will have a neutral or beneficial effect on water quality and that it will be sustainable over the long term.

All wastewater (black and grey) is to be directed to the on-site sewage management system for treatment.

Fence off the effluent management area prior to any construction work commencing and maintain in fencing in perpetuity to prevent human, vehicle and stock access.

No water supply or any source of water supply to be used for drinking, domestic purposes or for stock is to be polluted or rendered unwholesome by the land application of the effluent from the proposed on-site sewage system.

Reason: Compliance with AS1547-2012 On-site Domestic Wastewater Management.

52. Aerated Water Treatment System

All irrigation pipe work and fittings must comply with AS 2698 *Plastic pipes and fittings for irrigation and rural applications*, and

- standard household hose fittings must not be used,
- the irrigation system must not be capable of being connected to the mains water supply.

If the land application is by spray irrigation, the land application area should not be used for passive or active recreational purposes.

The land application area must not be used to grow vegetables or fruit for human consumption.

Within the effluent irrigation area there must be at least two warning signs that comply with AS 1319 and have:

- a green background
- 20 mm high capital lettering in black or white, and
- the words 'RECLAIMED EFFLUENT - NOT FOR DRINKING - AVOID CONTACT'.

The AWTS unit shall be maintained and inspected by an approved service agent every 3 months. An application for the renewal of the approval to operate shall be made at least 3 months prior to the end of the period of the approval.

Reason: To ensure compliance with AS1547-2012 On-site Domestic Wastewater Management.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

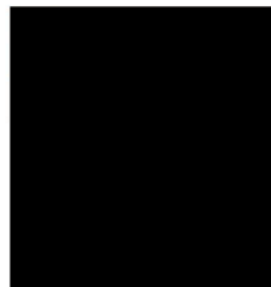
ITEM 6.3 BUNGENDORE EAST PLANNING PROPOSAL - OPTIONS FOR
A RANGE OF LOT SIZES

ATTACHMENT 1 17 JUNE - PROPONENTS/CONSULTANTS SUBMISSION

Our Ref: BLPBDMGT/200617 L QPRC

17 June 2020

The General Manager
Queanbeyan-Palerang Regional Council
10 Majara Street
BUNGENDORE NSW 2621



ATTENTION: [REDACTED] – STRATEGIC PLANNER

Dear Tanja

RE: EAST BUNGENDORE – QUEANBEYAN-PALERANG REGIONAL COUNCIL LOT SIZE SUBMISSION

1. Introduction

This memorandum has been prepared in response to the Queanbeyan-Palerang Regional Council Planning and Strategy Committee of the Whole of the Queanbeyan-Palerang Regional Council held on the 10 June 2020, in particular Agenda Item 6.3 in relation to the Planning Proposal for 4610 Kings Highway Bungendore (Bungendore East).

At the meeting the Council resolved that:

1. Council support the Bungendore East planning proposal to rezone Lot 1 DP 747767, Lots 275, 279 and 273 DP 754915 and Lot 1 DP 193988, No. 4610 Kings Highway Bungendore, from RU1 Primary Production to R2 Low Density Residential and RE1 Public Recreation, subject to the following actions being completed before the Planning Proposal is forwarded to the NSW Department of Planning, Industry and Environment requesting a Gateway Determination:
 - a. Amend the planning proposal to remove the Crown land Lots 7301 and 7302 DP 1168137.
 - b. Amend the Planning Proposal to remove the SP2 Infrastructure zone and R1 General Residential zone.
 - c. Present a further report to Council on options for a range of lots sizes to specify in the Planning Proposal.
 - d. Amend the Planning Proposal to specify that the height of buildings shall be a maximum of 8.5m.
 - e. Include in the Planning Proposal a Stage 2 Site Contamination report prepared in accordance with the NSW EPA's Guidelines for Consultants Reporting on Contaminated Sites that provides a clear statement that the land is suitable for the uses proposed by the Proposal or, if necessary, includes the detail on the remediation required to make the site suitable for the uses proposed by the planning proposal.
 - f. The applicant pays the fees for the processing of the planning proposal that would have applied under the former Palerang Council Fees and Charges, indexed to the current financial year.
2. Subject to a Gateway Determination being issued for the Bungendore East Planning Proposal (4610 Kings Highway Bungendore) and prior to the notification of the plan, Council require the landowners to enter into an undertaking that should remediation of the land be required, it will be carried out prior to the commencement of any work, to make it suitable for the land uses permitted by the Planning Proposal.

[REDACTED]

[REDACTED]

[REDACTED]

This submission relates to Point 1.f. of the resolution relating to options for the application of a range of lot sizes for the Bungendore East Planning Proposal area.

2. Lot Sizes Promoted in Planning Proposal

The yield analysis work undertaken to support the Planning Proposal had a lot mix as outlined in Table 1 below:

Table 1: Planning Proposal Lot Mix Proposition

	Area (Ha)	% of NDA			
Net Residential Area	57.51	72%	Avg	Yield	% Yield
R1 – General Residential					
450 sqm	5.35	7%	450	119	16%
Multi Unit	4.40	5%	300	147	19%
Independent Seniors Living	2.56	3%	0	60	8%
R2 – Low Density Residential					
850 sqm	15.01	19%	850	177	23%
1000 sqm	16.48	21%	1000	165	22%
>1000 sqm	13.49	17%	1500	90	12%
Total Yield (Approximate)				757	100%

The above mix relied on parts of the subject land being zoned R1-General Residential rather than the R2-Low Density Residential zone now required by Council's resolution of the 10 June 2020 (Point 1.b.).

3. Proposed Lot Size for Bungendore East

The outcome of the Council meeting and the requirement for a report to be put back to Council outlining options for a range of lot sizes to be specified in the Planning Proposal. To this end I refer to your email of the 12 June 2020 which outlines that you require information on the following points:

1. justification against the Bungendore Structure Plan for a proposal to include a minimum lot size of less than 850m²
2. proposed number of lots to be less than 850m²
3. the proposed minimum lot size for the lots less than 850m²
4. percentage of residential area to have a minimum lot size less than 850m²

We have responded to each of the points in the following commentary, with Table 2 illustrating the comparison between a standard 850 sqm outcome and a finer grain mix with a small proportion of 450 sqm lots.

The Draft Bungendore Structure Plan was placed on public exhibition from the 9 July 2019 to the 30 August 2019. The Document identifies several areas in Bungendore for development and calculations have been undertaken on each area to determine a likely yield and population expectation.

Like most strategic documents relating to growth, it is difficult to determine the sequence of development and the yield expectation at the scale of a strategic structure planning exercise. The ultimate development outcome is reliant on the ability for land to be developed which can be subject to a raft of reasons for development not proceeding and therefore the yield anticipated may not be realised in the lifetime of the strategic document.

The work undertaken to determine the growth scenario for Bungendore as part of the Structure Planning exercise provides good and sound planning direction for management of growth within Bungendore. The basis of the yield calculations is understood to be reasonably broad as a consequence of not being at a detailed Structure Planning

exercise on a site-by-site basis. The use of a 850 sqm lot size for yield purposes as undertaken for the Draft Bungendore Structure Plan level does not preclude the ability to demonstrate an alternative mix where lot sizes less than 850 sqm can be planned in a meaningful way that enables a range of housing product of varying pricing to be achieved.

The basis of seeking a variety of lot sizes is to enable first home buyers, single parents, lower income key workers and downsizers to enter the Bungendore market and enjoy the lifestyle that the area offers its existing residents. It also provides a broader socio-economic mix, which is a positive contribution to the character of the local area. Of consideration is the proximity Bungendore enjoys to employment and higher order goods and services offered within Queanbeyan and Canberra, and short travel times to centres such as Goulburn and the Sydney metropolitan area.

A mix of 15-16% of the lot produce being 450 sqm provides the opportunity to achieve similar figures to the yield based on 850 sqm, however providing a far greater diversity in housing product for the market and ensuring that the character of Bungendore is maintained through proper and considered master planning outcomes.

Table 2 below illustrates the comparison between a homogenous 850 sqm development outcome compared with a finer grain lot mix that demonstrates that the inclusion of a small proportion of smaller produce allows a diversity of product and occupant, with a majority of the lots being 850 sqm in size.

Table 2: Lot Mix Comparison Table

	Area (Ha)			
Net Residential Area	50.4	Avg	Yield	% Yield
Standard Approach				
R2 – Low Density Residential				
850 sqm	50.4	850	592	100%
Total Yield (Approximate)			592	100%
Finer-Grain Lot Mix Approach				
R2 – Low Density Residential				
450 sqm	4.54	450	100	16%
850 sqm	40.82	850	480	76%
1000 sqm	5.04	1000	50	8%
Total Yield (Approximate)			630	100%

The delivery of a residential community with a minimum lot size of 850 sqm equates to a land and housing consideration in the order of \$700,000+, which stretches the first homebuyer, single parent and key workers budget and also prevents downsizers from being able to realise a net gain from downsizing to live prosperously during retirement.

Downsizers would most probably derive from Wamboin and Bywong, as they do not want to move to Canberra or even Queanbeyan. Their preference is most likely to age in proximity to their family and friend network and within an area which is highly familiar to them, while also not needing to maintain a large house and yard. To this end, the Draft Bungendore Structure Plan acknowledges this point on page 43.

4. Implementation

To ensure flexibility to deliver lots within a Master Planned community and avoid prescriptive maps that can restrict good urban design outcomes from being achieved, we suggest that a mechanism to achieve the desired minimum lot size outcome could be to represent a minimum lot size of 850 sqm on the Local Environmental Plan Lot Size Maps, with the inclusion of wording into Clause 4.1C of the Palerang LEP 2014 which reads as follows:

"(4) Despite clause 4.1, development consent may be granted for the subdivision of a lot on which development for the purposes of an attached dwelling is proposed to be carried out if the area of each resulting lot will be at least 450 square metres to land at Kings Highway, Bungendore, being Lot 1 DP747767 and does not result in a percentage greater than 20% of the total yield."

This would provide certainty that the prescription of the minimum lot size only applies to the Bungendore East development.

5. Summary & Conclusion

The inclusion of a smaller proportion of the housing mix to be 450 sqm lots allows a diversity of housing choice for a wider section of the community to live in a new house in Bungendore. Controls can be incorporated to limit the maximum total floor area and ensure they remain a small footprint house.

The proposition being promoted allows entry level turnover where residents can buy a smaller and more affordable entry level house and then move to a larger house when equity permits. This in turn allows a new entry level buyer to then purchase and the process continues another cycle. By a diversity of lot sizes multi generation housing opportunities exist in a similar way to inner urban areas of established settlements across Australia.

Accordingly, we seek Council officer support for the inclusion of 15-20% of the lot yield to be a minimum lot size of 450 sqm as promoted within the content of this submission.

Should you wish to discuss this submission, please feel free to contact the undersigned at either [REDACTED] or on mobile [REDACTED]

Yours faithfully

[REDACTED]

DIRECTOR

[REDACTED]

[REDACTED]

[REDACTED]

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

ITEM 6.3 BUNGENDORE EAST PLANNING PROPOSAL - OPTIONS FOR
A RANGE OF LOT SIZES

ATTACHMENT 2 26 JUNE - PROPONENTS/CONSULTANTS SUBMISSION

Our Ref: BLPBDMGT/200626 L QPRC

26 June 2020

The General Manager
Queanbeyan-Palerang Regional Council
10 Majara Street
BUNGENDORE NSW 2621

ATTENTION: [REDACTED] – STRATEGIC PLANNER

Dear [REDACTED]

RE: EAST BUNGENDORE – QUEANBEYAN-PALERANG REGIONAL COUNCIL LOT SIZE SUBMISSION

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At the meeting the Council resolved that:

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4. Proportion and Local Principles for Smaller Lots

At our meeting on the 19 June 2020, it was discussed that there were other options for the delivery of a range of lots sizes for Bungendore East. While several alternative options were explored, our preference is for a percentage (i.e. 15 – 20%) of the overall lot yield be allowed to be a minimum of 450 sqm. We would not be expecting the lot yield for smaller lots down to 450 sqm would be greater than 100 – 130 lots of the total overall yield (i.e. 15 – 20%).

In support of the minimum lot size sought, research into lot sizes around Australia reveals the following :

- The national average for new lots is 450 – 500m² is the average lot size and the most constructed new house nationally is 4 bedroom and two-bathroom dwelling. ABS data shows the average existing Australian house has three bedrooms and the average block size is 474sqm, according to the National Land Survey Program.
- Domain Group economist Trent Wiltshire is quoted as saying "the smaller blocks were a way to keep prices down for buyers". "Smaller block sizes in new developments enable developers to keep new house and land packages affordable". UDIA Executive Director Kirk Coningham is quoted as saying "There's also some influence from the buyers' side as well as they seem happy to have smaller blocks as it's more affordable,"

The determination of the minimum lot size of 450 sqm is based on the following considerations:

1. A 450 sqm lot allows a single storey 3 - 4 bedroom, 2 bathroom house to be constructed on the site which allows a single family, first homebuyer or downsizer to comfortably be accommodated with a sufficiently large yard that is able to be easily managed.
2. A 450 sqm lot will allow the development to maintain a 15m to 20m lot frontage and therefore not detracting from the streetscape when combined with larger lots (an 850m lot will be around a 20m to 25m frontage). Through good urban design and lot location the 450 sqm lots will not look out of place with larger lots in a streetscape.
3. 450 sqm will allow lots to be sold for around \$200,000 - \$240,000 versus the current \$350,000. This will allow an entry level buyer into the market (noting council contributions will remain the same per lot).
4. Covenants could be placed to limit building size to around 200 sqm.
5. A 450 sqm lot would achieve a minimum lot frontage of 15 metres, which is a sufficiently wide enough lot to provide a good house and garage proportion and overall presentation to the streetscape.
6. Smaller lot sizes as promoted will fulfil a lot size that is not widely available in the urban fabric within Bungedore (Refer Attachment 1).

The location of the minimum 450 sqm lots within Bungendore East would be based on the following locational principles:

1. Immediately adjacent to or within close proximity of:
 - a. Local open space (50 metres).
 - b. Active open space (100 metres).
 - c. Riparian and natural amenity areas (100 metres).
2. No less than three small lots would be permitted to be adjacent to one another within any one street.
3. Smaller lots are not to be located on street corners.

When taking into consideration the lot size minimum and locational considerations, this would overcome concerns that the development outcome would have a feel of being an inner urban subdivision, rather a comfortable mix of diversity to allow a good socio-economic mix that adds vibrancy and opportunity within Bungendore.

5. Implementation

To ensure flexibility to deliver lots within a Master Planned community and avoid prescriptive maps that can restrict good urban design outcomes from being achieved, we suggest that a mechanism to achieve the desired minimum lot size outcome could be to represent a minimum lot size of 850 sqm on the Local Environmental Plan Lot Size Maps, with the inclusion of wording into Clause 4.1C of the Palerang LEP 2014 which reads as follows:

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The proposition being promoted allows entry level turnover where residents can buy a smaller and more affordable entry level house and then move to a larger house when equity permits. This in turn allows a new entry level buyer to then purchase and the process continues another cycle. By a diversity of lot sizes multi generation housing opportunities exist in a similar way to inner urban areas of established settlements across Australia.

Accordingly, we seek Council officer support for the inclusion of 15-20% of the lot yield to be a minimum lot size of 450 sqm as promoted within the content of this submission.

Should you wish to discuss this submission, please feel free to contact the undersigned at either [REDACTED] or on mobile [REDACTED]

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]

DIRECTOR

[REDACTED]

[REDACTED]

[REDACTED]

Attachment 1 – [REDACTED] Advice

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: FW: QPRC Bungendore East Lot Size Supporting Information

From: [REDACTED]
Sent: Thursday, 25 June 2020 5:27 PM
To: [REDACTED]
Subject: Re: QPRC Bungendore East Lot Size Supporting Information

Hi [REDACTED]

Question: Why 450 sqm product was chosen as a minimum lot size – evidence based demand and affordability information. More information on people wanting to downsize and first home buyers priced out of the market due to larger lots and therefore larger house and land outcome.

The advantage of having the smaller blocks available are:

Not every buyer wants or has the money for 850-1000m2 blocks.

The 450-500m2 block offers first home buyers the chance to get in to the market.

The other advantage of the 450-500m2 blocks are down sizer and people over 60 wanting a smaller low maintenance piece of land.

We see a lot of the Deniston Circuit properties move often because it allows first home buyers get in to the market or down sizer to have something manageable in size. It also lends itself to the first home buyer keeping as an investment. In the last 18 months there has been 12 of these sell/transact in Deniston Circuit only showing they are a popular size for above reasons suggested.

The first home buyer has advantages up to \$650,000 to get the full rebate/grant.

When 850-1000m2 blocks selling for \$300-\$350,000 you wont get much of a house to stay under the \$650,000

If they can get a 450-500m2 block for \$220-\$250,000 there is a much better chance of achieving this.

I think another point of the blocks being of different variable sizes is diversity!

Investors look for diverse options on their portfolio and don't want all large blocks because if the market drops out of the larger blocks they are bitten harder.

Same if they bought/invested in all units and the unit market dropped.

Kind Regards,

[REDACTED]

[REDACTED]

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 JULY 2020

ITEM 6.4 PROPOSED NEW STREET NAMES - LANEWAYS AT SOUTH
JERRABOMBERRA URBAN RELEASE AREA

ATTACHMENT 1 LOCATION OF NEW LANEWAYS TO BE NAMED WITHIN THE
SOUTH JERRABOMBERRA URBAN RELEASE AREA

