



# **Ordinary Meeting of Council**

**24 May 2023**

**UNDER SEPARATE COVER  
ATTACHMENTS**

**ITEMS 9.3 TO 9.6**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL  
ORDINARY MEETING OF COUNCIL**

**ATTACHMENTS – 24 May 2023 Page i**

Item 9.3	Amendment to Googong Development Control Plan 2010	
	<i>Attachment 1</i>	<i>Googong DCP Part 10 Town Centre and Neighbourhood Centres.....2</i>
	<i>Attachment 2</i>	<i>Submission GTPL GDCP Part 10 .....31</i>
	<i>Attachment 3</i>	<i>Summary and Assessment of Submissions GCDP Part 10.....34</i>
Item 9.4	Amendments to Queanbeyan Development Control Plan 2012, Part 3A and Part 5: Jumping Creek Estate	
	<i>Attachment 1</i>	<i>Queanbeyan Development Control Plan 2012 Part 3A Single Dwelling Residential Development.....41</i>
	<i>Attachment 2</i>	<i>Queanbeyan Development Control Plan 2012 Part 5 Rural and Environmental Zones and R5 Large Lot Residential Zones.....60</i>
Item 9.5	Road Naming at Elm Grove Bungendore	
	<i>Attachment 1</i>	<i>Updated Map Elm Grove.....86</i>
	<i>Attachment 2</i>	<i>Ngambri LALC Approval to use.....88</i>
Item 9.6	Road Naming Newington Road Subdivision	
	<i>Attachment 1</i>	<i>Map .....92</i>

**QUEANBEYAN-PALERANG REGIONAL  
COUNCIL**

# Council Meeting Attachment

24 MAY 2023

ITEM 9.3 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL  
PLAN 2010

**ATTACHMENT 1    GOOGONG DCP PART 10 TOWN CENTRE AND  
NEIGHBOURHOOD CENTRES**



# **Googong DCP**

## **Part 10**

### **Town Centre and Neighbourhood Centres**

Principal Plan adopted by Council:	13 October 2010
Document:	

## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

# **PART 10 - GOOGONG TOWN CENTRE AND NEIGHBOURHOOD CENTRE CONTROLS AND PRINCIPLES**

### **10.1. Introduction**

There will be two types of commercial/civic centres in Googong; a Town Centre and four Neighbourhood Centres; all to be readily accessible by public transport as shown in the Googong Master Plan Map at Appendix 2 of this *Development Control Plan (DCP)*.

This section outlines the objectives, key controls and design principles relating to areas that require further design attention within the Town Centre and the Neighbourhood Centres.

Before most types of development can be undertaken within these areas, more detailed planning and design controls will be required to be implemented in the form of an amendment to this DCP. Neighbourhood structure plans will be required to be developed and submitted for the Town Centre and each Neighbourhood Centre. The requirement for neighbourhood structure plans are set out in Part 3 of this *DCP*.

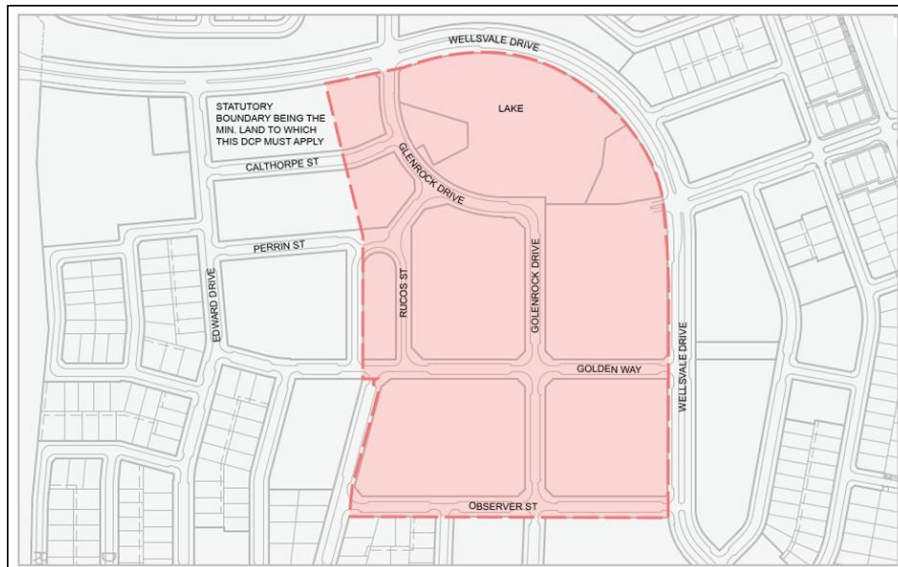
### **10.2. Googong Town Centre Controls and Structure Plans**

This Section contains the applicable planning controls and structure plans for the Googong Town Centre. Development applications for the Town Centre must consider the following objectives and controls and be consistent with the respective structure plans.

#### **10.2.1 Googong Town Centre Location**

The Town Centre precinct is approximately 16.5ha and will form the civic, commercial and cultural heart of the new community. The Town Centre is located within Neighbourhood 2 (NH2) of the Googong Township and is bounded by Wellsville Drive to the north and east, Observer Street to the south and James Street to the south-west, as shown on **Structure Plan Map 1 below**.

**Structure Plan Map 1: Land to which this DCP applies**



## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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### **Desired Future Character**

In line with the overall vision for the township, Googong Town Centre is to reflect and interpret its rural past and natural setting and take on the character of a modern township.

Googong Town Centre needs to be designed with the community in mind. It should be influenced by and respond positively to:

- environmental considerations;
- natural site attributes;
- the growth and social needs of the surrounding community; and
- the needs of key commercial tenants.

Googong Town Centre is to form the civic, commercial and cultural heart of the new Googong Township. A civic open space is to be located within the centre to create township identity and allow for active and passive recreation and/or 'spill-out zone' from adjoining retail, commercial and service uses.

The design of Googong Town Centre should reflect a 'village approach' rather than a static shopping mall approach. This can be achieved through building design and placement and the juxtaposition of building forms to create a variety of 'people-places' in and around the Town Centre. This should result in creating a dynamic experience, and a series of:

- 'places' that cater for different sections of the Googong community at different times of the day and during different times of the year; and
- activated spaces that are valued by the Googong community and relate to the surrounding open space with a series of pedestrian focused laneways.

Googong Town Centre should seek to benefit from its proximity to the existing lake - a unique feature that provides connectivity to Bunyip Park. A variety of spaces for the community to gather (including urban parks, seating, footpaths, cafes and food outlets) should be provided to help animate this important edge.

Googong Town Centre should also envelop around – and focus on - a 'main street' (Glenrock Drive) running north-south that links the key open spaces and civic areas adjacent to the lake in the north to the residential areas and educational facilities in the south.

A secondary east-west road (Golden Way) will connect the Wellsvale Drive in the east with Rucos Street in the west and help define the four quadrants that comprise the Town Centre. Enabling a high degree of walkability and dedicated bicycle infrastructure around the Town Centre, is critical for promoting activation of the public domain and a vibrant main street environment, creating linkages to key nodes of activity both within and out-with the centre.

At its core, Googong Town Centre should provide for higher order retail and commercial, community and entertainment uses for residents and visitors. There is to be a broad variety of convenience retailing for customers, with access to sufficient car parking; click and collect pick-up points; electrical vehicle charging points; as well as public and active transport options and facilities.

Service areas and loading docks should be covered or screened, and all surface level 'at grade' parking areas should seek to create an open landscape environment. Major car parking areas should be conveniently located for Town Centre visitors and staff, but not be directly visible from the lake or civic public spaces.

The village approach to urban design and architecture should be reinforced by the integration of a variety of two storey building forms, each promoting their own character and providing a human scale and activity to the building edge. Vertical elements should be incorporated into the

## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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design to provide a visual marker for the Town Centre when entering Googong, reinforced through signage and wayfinding.

Higher density development and a greater range of allotment sizes with and around the Town Centre will assist in creating a sense of arrival. This finer urban grain of development within 200m around the Town Centre core will support greater population density, social activity and provide passive surveillance of the public realm.

Landscaping should be a foundation element, not just in terms of creating an attractive streetscape but taking a biophilic approach to integration with built form and public spaces to provide shade, to direct air movement and to soften the 'urban' feel of the Town Centre and encourage the community to dwell and make Googong Town Centre their own. Landscape embellishments to Old Cooma Road will also add to the broader framework and sense of arrival into the Town Centre.

Development in the Town Centre is to create interest, vitality and variety. Special attention is to be paid to the various entrances and 'gateways' into Town Centre; the transition with the surrounding residential areas; visual and physical links with the broader township; hill tops and Googong Common. The design of the Town Centre is to retain and utilise significant views of the lake and to the hill tops and Googong Common (as identified in Part 5 of the *DCP*).

The total maximum Gross Floor Area for the Town Centre will be between 15,000sqm and 35,000sqm, with the final area be confirmed and agreed by Council prior to determining the long-term preferred landuses for those areas shown as 'Future Uses' on Structure Plan Map 2.

### **10.2.2 Sustainable Development**

#### **Objectives**

- 1) To establish best-practice environmentally sustainable practices within new developments to minimise the environmental footprint.
- 2) To provide energy efficiency, water efficiency and waste management in all buildings.
- 3) To provide development that supports a vibrant and resilient community.
- 4) To ensure development applications incorporate opportunities for renewable energy where practicable.

#### **Controls**

- a) All buildings or substantial alterations to existing buildings must achieve a minimum Green Star certification rating of 5 or equivalent recognised rating tools. Development applications are to include an assessment report prepared by a suitably qualified person demonstrating that the building is capable of achieving a minimum green star certification rating of 5 star rating.
- b) All new development must connect into the Googong Township recycled water reticulation network for non-potable uses such as irrigation and toilet flushing.
- c) Development applications that include car parking should include provision of electric vehicle charging consistent with Council's *Public Electric Vehicle Charging Infrastructure Policy*.
- d) All new Council buildings are to implement the performance standards set out in Council's *Sustainable Design for Council Building Policy*.



## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

### 10.2.3 Land Use and Indicative Layout

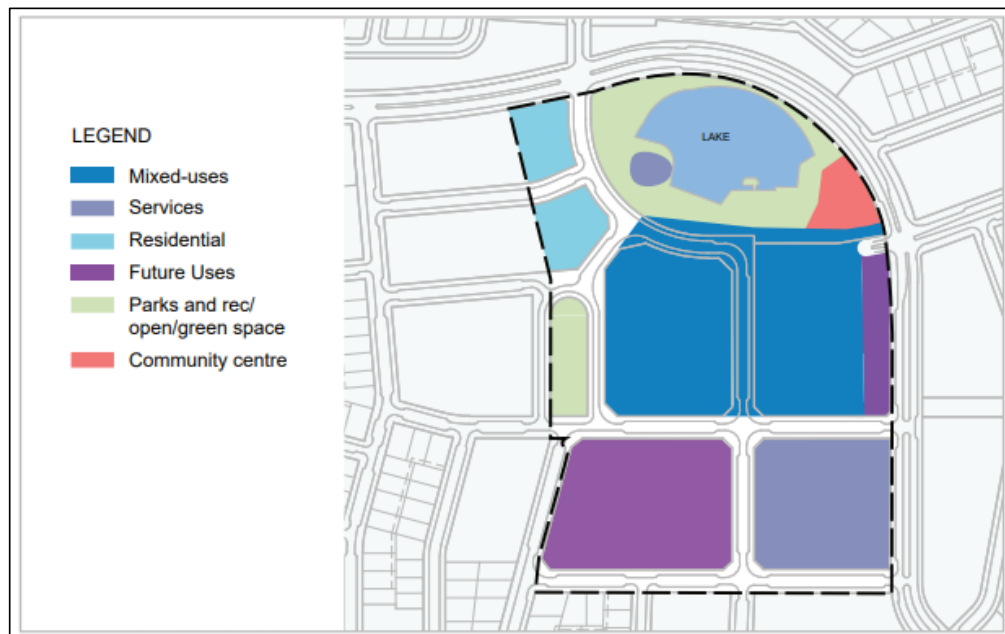
#### Objectives

- 1) To provide a mixture of compatible land uses that provide services and facilities to meet the day-to-day needs of local residents.
- 2) To provide for a range of uses within the B2 Local Centre Zone that ensure the Town Centre delivers a vibrant and safe village feel to the future residents and visitors.
- 3) To provide public open space that will act as a focal point for community gatherings and activities.
- 4) To maximise the exposure of the Town Centre to the surrounding street network to reinforce its purpose as a focal point for the community and its prominent, elevated position within the Googong Township.

#### Controls

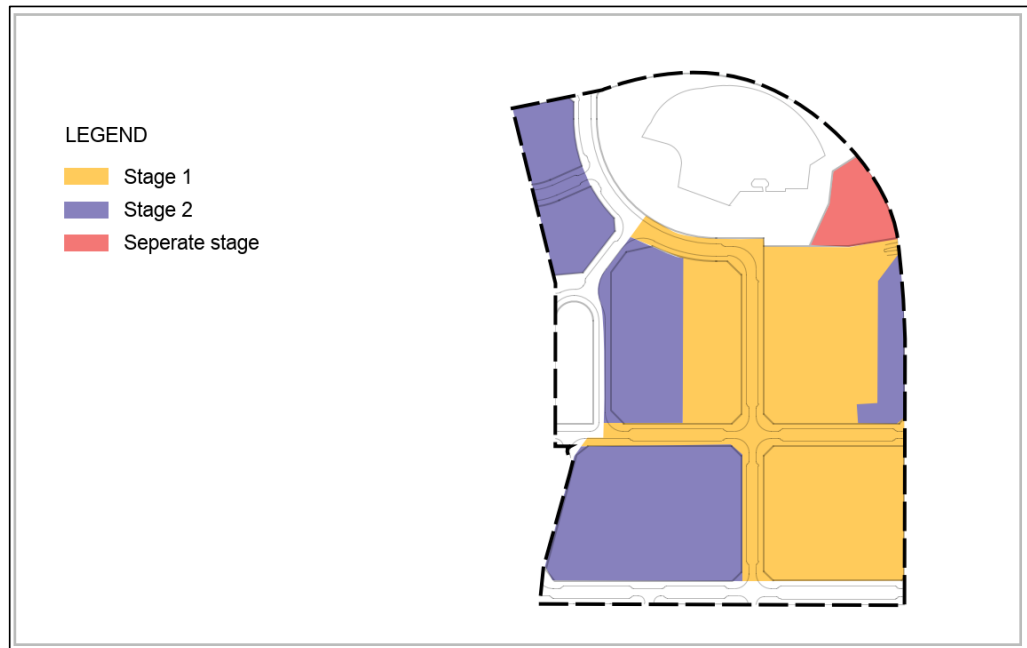
- a) Development is to be generally consistent with the indicative land uses and street layouts shown in **Structure Plan Map 2, Structure Plan Map 4.**
- b) The development of land identified as “Future Uses” in **Structure Plan Map 2** are to be the subject of further consideration by Council in the future. This *DCP* is to be updated to confirm those uses, and include any additional controls, when agreed.
- c) Development of Googong Town Centre is to be undertaken in stages as shown in **Structure Plan Map 3.**

#### Structure Plan Map 2: Indicative Land Uses



## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

### Structure Plan Map 3: Development Staging



#### 10.2.4 Access and Movement

##### Objectives

- 1) To provide a hierarchy of interconnected streets that give safe, convenient, and legible access within and beyond the Googong Town Centre.
- 2) To ensure the hierarchy of the street network is clearly discernible through variations in carriageway width, on street parking, incorporation of water sensitive urban design measures, street tree planting and pedestrian amenities.
- 3) To provide a safe and convenient public transport, pedestrian, and cycleway network.
- 4) To ensure a high quality, functional, safe, legible, and visually attractive public domain.
- 5) Establish a clear hierarchy of different road types which cater for different types of traffic movement.

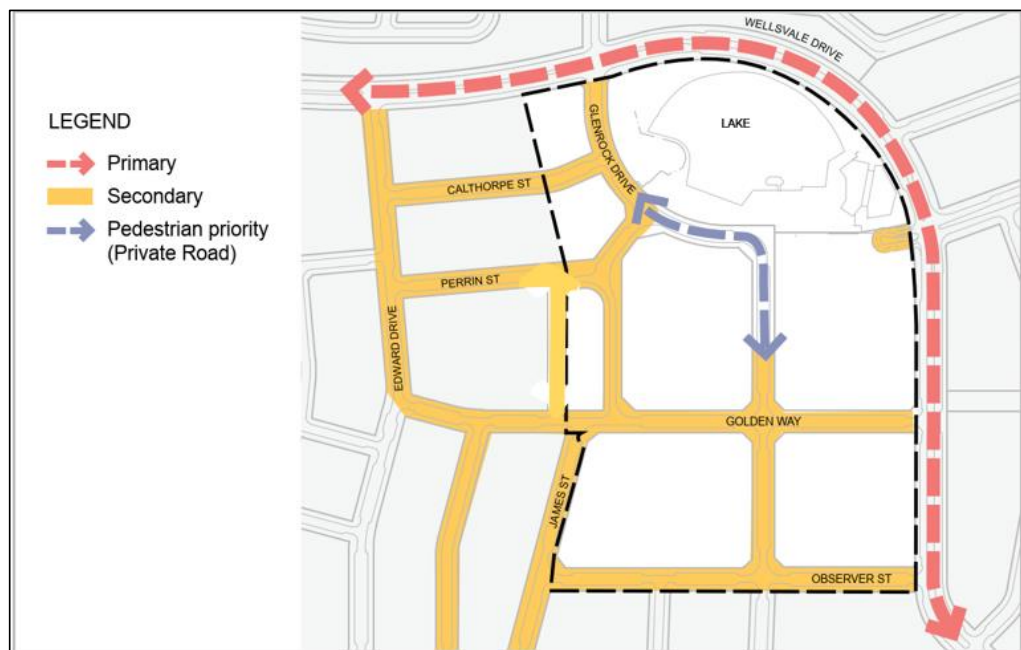
##### Controls

- a) The street network is to be provided generally in accordance with **Structure Plan Map 4**. Where any variation to the street network indicated in **Structure Plan Map 4** is proposed, the alternative street network is to be designed to achieve the following principles:
  - (i) Establish a permeable network that is based on a modified grid system,
  - (ii) Encourage walking and cycling and reduce travel distances,
  - (iii) Maximise connectivity between community facilities and open space,
  - (iv) Take account of topography
  - (v) Provide frontage to and maximise surveillance of open space and public domain,
  - (vi) Provide views and vistas to landscape features and visual connections to nodal points and centres,
  - (vii) Maximise the use of water sensitive urban design measures, and
  - (viii) Minimise the use of cul-de-sacs.

## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

- b) Public streets are to be designed and constructed in accordance with the *QPRC Engineering Design Specifications*.
- c) All development applications are to be supported by a Traffic Impact Assessment confirming anticipated traffic movements and parking requirements can be accommodated at the proposed site for the proposed use.
- d) All streets and roundabouts are to be designed and constructed in accordance with the minimum requirements set out in *QPRC's Engineering Design Specification*.
- e) For all local streets and access ways, traffic calming treatments are to be used to produce a low-speed traffic environment not exceeding 40km. Such traffic management devices are to be identified at the development application stage.
- f) Intersection spacing and design should be consistent with the following best practice guidelines:
  - (i) Direct vehicular access from commercial sites to Arterial/Sub-Arterial roads will not be permitted where alternate access is available except where agreed to by Council.
  - (ii) In commercial areas, service lanes should be designed so as to discourage their use as short-cut routes. Ensure service lanes include measures to calm traffic. Provide special paving to designate safe pedestrian linkages between parking and shopping areas.
- g) An acoustic report prepared by a suitably qualified consultant is to be submitted with all residential development applications for land adjacent to existing or proposed Arterial/Sub-Arterial roads or public transport corridors and should comply with the *NSW Road Policy (2011)*.

Structure Plan Map 4: Road Layout and Hierarchy Map

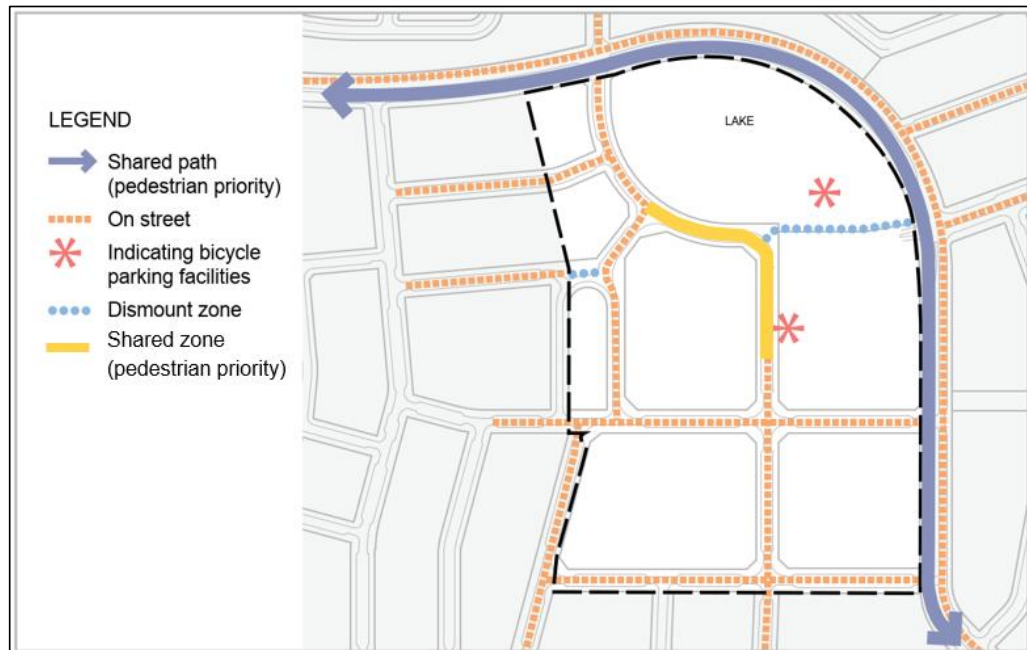




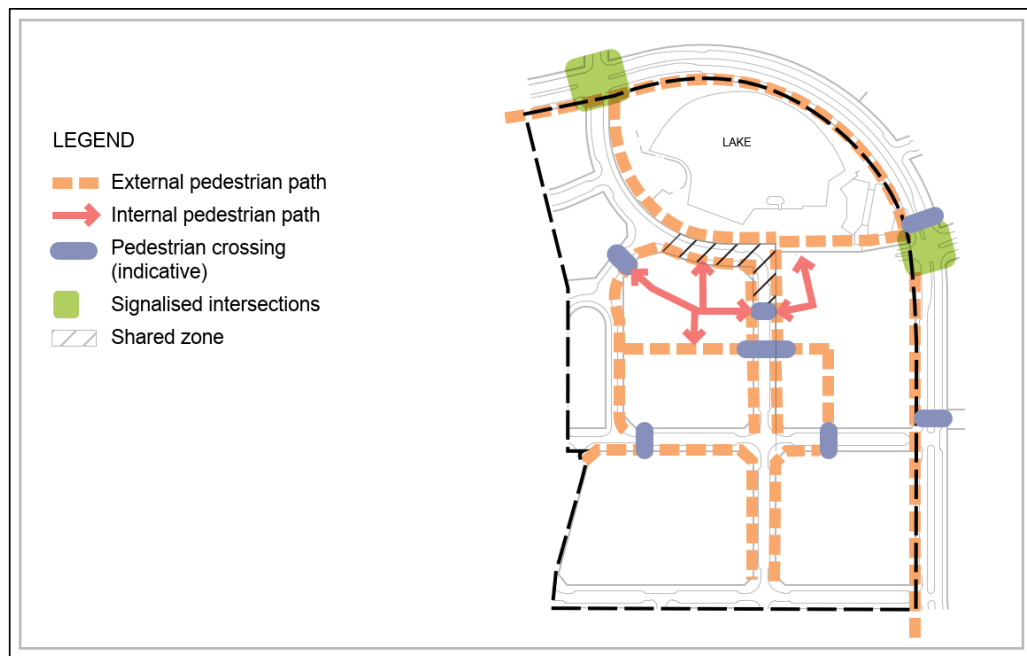
## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

- c) All pedestrian paths, crossings and intersections are to be provided in accordance with **Structure Plan Map 7** (noting the pedestrian crossings are indicative and will be informed by detailed design).

### Structure Plan Map 6: Active Transport - Cycling



### Structure Plan Map 7: Active Transport - Pedestrian



## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

### 10.2.4.3 Parking and Loading

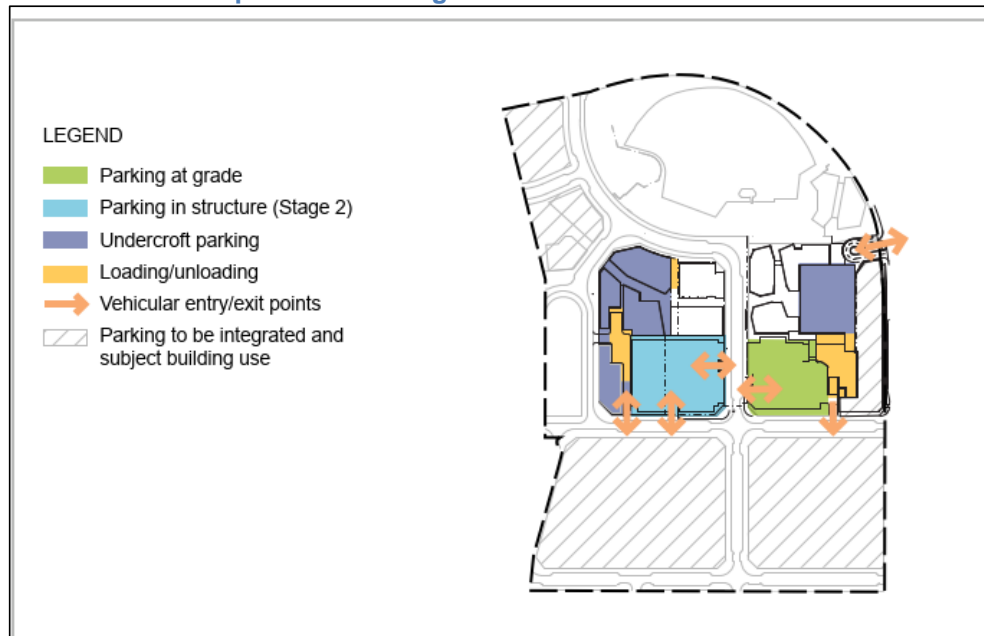
#### Objectives

- 1) To ensure parking requirements comply with the relevant objectives of Part 2 of the *Queanbeyan Development Control Plan 2012*.
- 2) To ensure appropriate and sufficient vehicular access is provided to service the Town Centre.
- 3) To ensure sufficient car parking is provided within the Town Centre to cater for the demand generated by its development.
- 4) To minimise the impact of car parking areas on the appearance and amenity of the Town Centre.
- 5) To ensure site servicing and loading facilities have minimal visual impact on the public domain, and any nearby sensitive uses.

#### Controls

- a) Parking is to be provided consistent with the relevant controls at Part 2 of the *Queanbeyan Development Control Plan 2012*.
- b) All development applications are to be supported by a Traffic Impact Assessment justifying parking rates associated with the proposed use.
- c) Vehicular access points and loading services associated with the Town Centre are to be provided from the locations shown in **Structure Plan Map 8**.
- d) Vehicular access points are to be minimised to limit pedestrian/vehicle conflicts.
- e) A mix of at grade and in structure parking is to be provided in accordance with **Structure Plan Map 8**.
- f) Loading/unloading areas is to be provided in accordance with **Structure Plan Map 8**.
- g) On-street car parking should be provided for convenience, and to contribute to street life and surveillance.
- h) Lanes should be used to provide access to parking areas and loading docks.

#### Structure Plan Map 8: Car Parking and Vehicle Access Plan



## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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### **10.2.5 Built Form**

#### **Objectives**

- 1) To ensure development in the Googong Town Centre is of high quality and energy efficient built form.
- 2) To create safe and lively streets which encourage pedestrian movement, and services to meet the needs of residents.
- 3) To ensure development responds to the local context and environmental conditions.
- 4) To ensure development proposals respond to the local context and environmental conditions.
- 5) To allow for outlook and surveillance towards the street and public realm.
- 6) To provide planning controls for the Town Centre that maximise employment generation and economic prosperity.

#### **Controls**

##### **10.2.5.1 Design Considerations**

- a) Buildings should have a similar mass and scale to create a sense of consistency. Generally there will be a graduation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zone and symmetry to the building.
- b) Building wall planes must contain variations and architectural design features in their front façades in order to provide visual interest.
- c) Site facilities such as loading, waste storage, servicing and other infrastructure must be designed to minimise visual impact on the public domain and impacts on neighbours.
- d) Development is to incorporate appropriate measures for convenient, weather sheltered access for pedestrians. Consideration is to be given to the interface where the building and awning abuts an adjoining development to ensure compatibility.
- e) Where a building addresses a public space, buildings must always address that public and landscaped open space.
- f) New development must not detract from significant existing views or vistas to and from the Googong Town Centre.
- g) Buildings fronting streets are to have a consistent street wall height with a minimum height of 2 storeys.
- h) Roofs shall be an integral part of the building design and not appear as an 'ad hoc' addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs. Flat roofs or parapets will not achieve visual interest and are not acceptable.
- i) Service infrastructure such as air conditioning and other plant equipment must be screened from public view and must be incorporated into the design of the building.
- j) The setbacks required are to be measured from the lot boundary fronting the public roads created by future subdivision and development.
- k) Buildings shall generally be located on the front property boundary to provide for a continuous façade along retail and commercial streets.
- l) Residences are to have a high level of amenity, with privacy matters addressed within building design. Such measures may include screening, a minimum separation of 12m offsetting/staggering of windows to provide oblique views only, or highest windows.
- m) Rear boundary setbacks result from building design that takes account of cross ventilation, privacy, and solar access, both to the development itself and to adjoining buildings.



## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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### **10.2.5.2 Materials Selection**

#### **Objectives**

- 1) To provide a configuration that reinforces the objectives and desired future character of the Googong Town Centre.
- 2) To provide an amenity and landscape setting for development within the Googong Town Centre.

#### **Controls**

- a) All development applications for the construction of new buildings are to include a proposed schedule of materials and finishes. Any schedule of materials and finishes is to demonstrate that the following concepts are achieved:
  - (i) Tripartite satisfaction of building elements (e.g., base, middle, top-roof); and
  - (ii) Distinct identities for retail/community uses as compared with residential uses.
- b) Large expanses of unarticulated walls should be avoided or treated in a sympathetic way to add value to the town centre.
- c) Highly reflective materials are to be avoided.
- d) Lighting and signage to be sensitively integrated with the building form and not unreasonably impact on adjoining land uses.

### **10.2.5.3 Solar Access**

#### **Objectives**

- 1) To ensure public and private open spaces in the Town Centre enjoy suitable solar access.
- 2) To provide adequate solar access to key pedestrian streets.
- 3) To ensure buildings within the Town Centre do not significantly over-shadow public open spaces or the private open spaces of any residential dwellings, or the north-facing windows of the living areas of any residential dwellings.
- 4) To ensure residential dwellings have adequate solar access.

#### **Controls**

- a) Buildings adjacent to potential future residential areas are to be designed in a manner that ensures future development on that adjacent land can comply with the over-shadowing controls for residential development contained within Sections 6 and 7 of this DCP.
- b) Shadow diagrams are to be submitted with any development application for buildings that are two storeys or greater in height.
- c) Residential dwellings within the Town Centre should be provided with the following solar access between 9.00 am and 3.00 pm at the winter solstice (21 June):
  - (i) 50% of private open space areas should have a minimum of 3 hours solar access;
  - (ii) At least 70% of dwellings should have living room windows which receive a minimum of 3 hours direct sunlight into primary window surfaces; and,
  - (iii) The living room windows and private open space areas of neighbouring properties should have a minimum of 3 hours solar access.

### **10.2.6 Waste Management**

#### **Objectives**

- 1) To minimise waste generation and disposal to landfill with careful source separation, reuse and recycling.
- 2) To minimise the generation of waste through design, material selection, building and best waste management practices.
- 3) To ensure efficient storage and collection of waste and quality design of facilities.





## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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### **Controls**

- a) A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site during the construction phase of the build. This should include details of an onsite Manager. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection using best practice waste diversion and reuse.
  - i) For residential and mixed-use developments (MUDs) refer to the NSW guidelines at: <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/warrlocal/19p1559-resource-recovery-in-residential-developments.pdf>
  - ii) The WMP must show how bin storage areas in mixed use developments (residential and commercial) are separated and serviced separately. For residential MUDS details are to be provided showing space within each unit for each waste type (garbage, recycling, organics).
  - iii) If using chutes for residential developments, separate chutes for each waste stream are required.
  - iv) Appropriate signage is required in each waste area as well as in common areas.
- b) For commercial developments provision is to be made for food and garden organic collection.
- c) Development must include designated communal general waste and recycling storage area/s.
- d) Onsite collection must be provided for commercial development. The development must be designed:
  - i) To provide safe access and manoeuvrability for a Heavy Rigid Vehicle in accordance with *AS2890.2 Parking facilities: Off-street commercial vehicle facilities*.
  - ii) Allow waste collection vehicles to enter and exit the site in a forward direction, without impeding access for other users. Reversing onsite must only be done in the vicinity of a turning bay as private driveways or car parks are not permitted to be used as turning areas.
- e) In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.

### **10.2.7 Landscaping**

#### **Objectives**

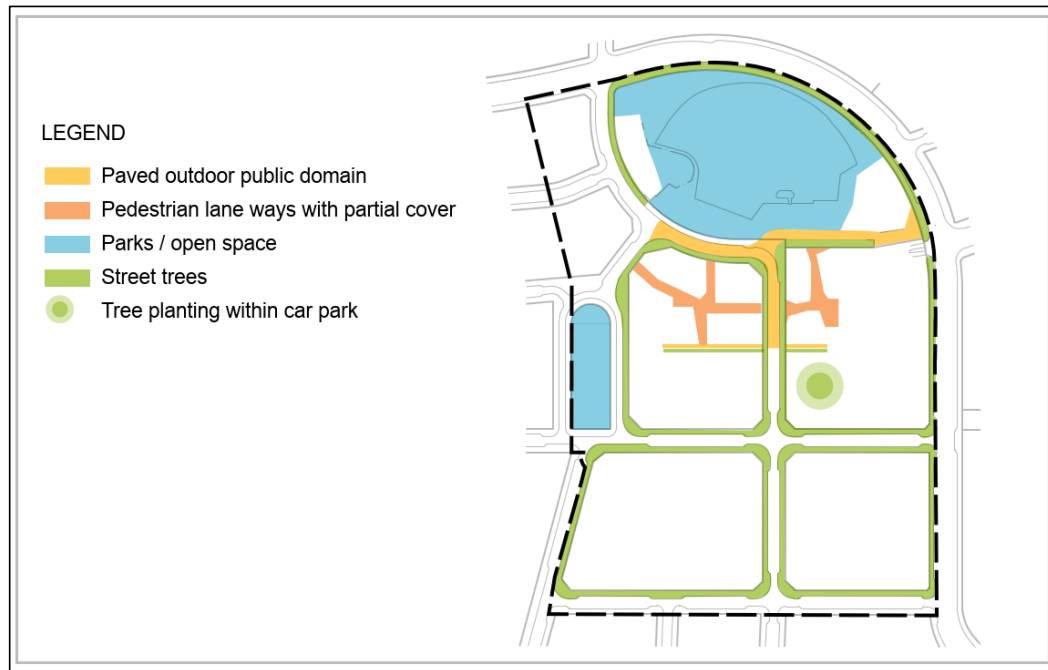
- 1) Landscaping within the Googong Town centre should reinforce the hierarchy of street and provide for attractive and vibrant streetscapes.
- 2) To provide a suite of structures, furniture, materials, planting and lighting to enhance local character and support the offering of enticing experiences, community events.
- 3) To provide landscaping in accordance with the QPRC *Urban Forest Cooling Strategy*.

#### **Controls**

- a) Provide a high-quality landscape design, including a co-ordinated palette of street furniture, paving, lighting and planting that enhances the character of Googong Town Centre in accordance with **Structure Plan Map 9**.
- b) A Landscape Plan prepared by a suitably accredited landscape consultant is to be submitted with any development application which meets the intent of the QPRC Urban Forest Cooling Strategy. This Landscape Plan is to provide details of proposed street tree and open space planting, seating, shade structures, any art work and landscaping of car parks.

## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

### Structure Plan Map 9: Open Space and Landscaping



#### 10.2.8 Public Domain and Active Frontages

##### Objectives

- 1) To provide attractive streetscapes with a high-level of pedestrian amenity within the Town Centre.
- 2) To ensure areas within the Town Centre are designed in a way that minimise opportunities for crime.
- 3) To provide active frontages to all retail, commercial and mixed use buildings facing the public domain in order to maintain and enhance the vibrancy of local businesses.
- 4) To ensure ground floor retail or business premises provide direct access to/from the streets with direct visual sights into each premise.

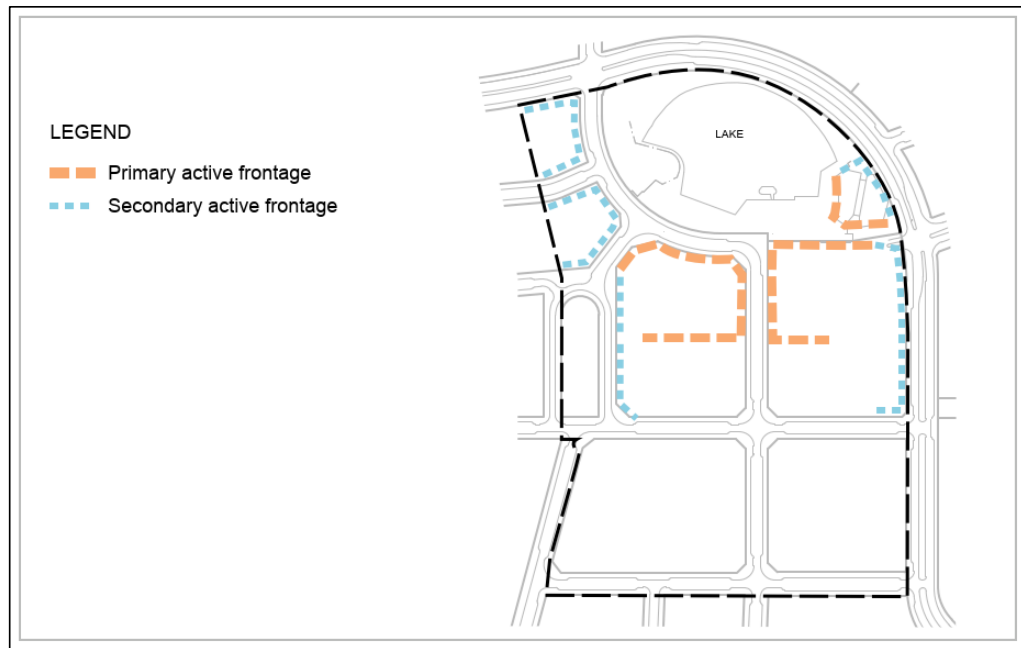
##### Controls

- a) A Landscape Plan prepared by a suitably accredited landscape consultant is to be submitted with any development application which meets the intent of the *QPRC Urban Forest Cooling Strategy*. This Landscape Plan is to provide details of proposed street tree and open space planting, seating, shade structures, any art work and landscaping of car parks.
- b) Active frontages should be provided in accordance with **Structure Plan Map 10** (where: 'primary frontages' are locations where active frontages are expected; and 'secondary frontages' are locations where active frontages are encouraged).
- c) Development at ground level should maximise at grade access points to the surrounding streets.
- d) Entry points to buildings shall be visible from the public domain.

## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

- e) Provide meeting areas, 'break out' spaces, outdoor cafes and the like at ground level to encourage pedestrian activity.
- f) Building facades at ground level are to consist mostly of glass or similar transparent or translucent material and should incorporate a variety of architectural features.
- g) Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.
- h) Residential buildings with minimal ground floor activity should maximise pedestrian entries, preferably to individual ground floor residence, or encourage casual surveillance through semi-transparent fencing and landscaping, or carefully located windows.

### Structure Plan Map 10: Active Street Frontages



#### 10.2.9 Safety and Security

##### Objectives

- 1) To ensure development is designed in a way which minimises opportunities for crime.
- 2) To ensure development is designed in a way that creates a feeling of safety.
- 3) To provide safe ground-level access to buildings at all times of the day and night.
- 4) To provide opportunities for casual surveillance of the public domain.

##### Controls

- a) Buildings and public open space areas, including landscaping, shall be designed in accordance with the principles of *Crime Prevention Through Environmental Design* (CPTED).
- b) A CPTED statement detailing how the design of a development addresses safety and crime prevention is to be submitted with any development application.

## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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### **10.2.10 Stormwater Strategy**

#### **Objectives**

- 1) To incorporate best practice stormwater management principles and strategies in development proposals.
- 2) To mitigate the impacts of urban development on stormwater quality.
- 3) To prevent stormwater damage to properties.
- 4) To contain nuisance flows to a level which is acceptable to the community and ensure street system operated adequately during and after major storm events.

#### **Controls**

- a) All development in Googong Town Centre is to comply with Part 8 Environmental Management of *Googong Development Control Plan 2010* in relation to stormwater and flooding.
- b) All pipes to be dedicated to Council are to be located within public land or in easements in Council's favour.
- c) Water quality
  - (i) Soil erosion and sediment control measures are to be provided for all developments in accordance with the Department of Housing manual 'Managing Urban Stormwater: Soils and Construction'.
  - (ii) Soil and Water Management Plans are to be submitted with all residential subdivisions and are to be designed in accordance with the Department of Housing manual, 'Managing Urban Stormwater: Soils and Construction'.
- d) All development is to incorporate water sensitive urban design (WSUD). A WSUD Strategy is to be submitted as part of any development application.

### **10.2.11 Signage and Advertising**

#### **Objectives**

- 1) Signage shall be discrete, not dominate the building and not create an over-crowded visual appearance and shall convey clear messages.
- 2) Signage shall be of high quality in terms of its relationship to the building and streetscape.

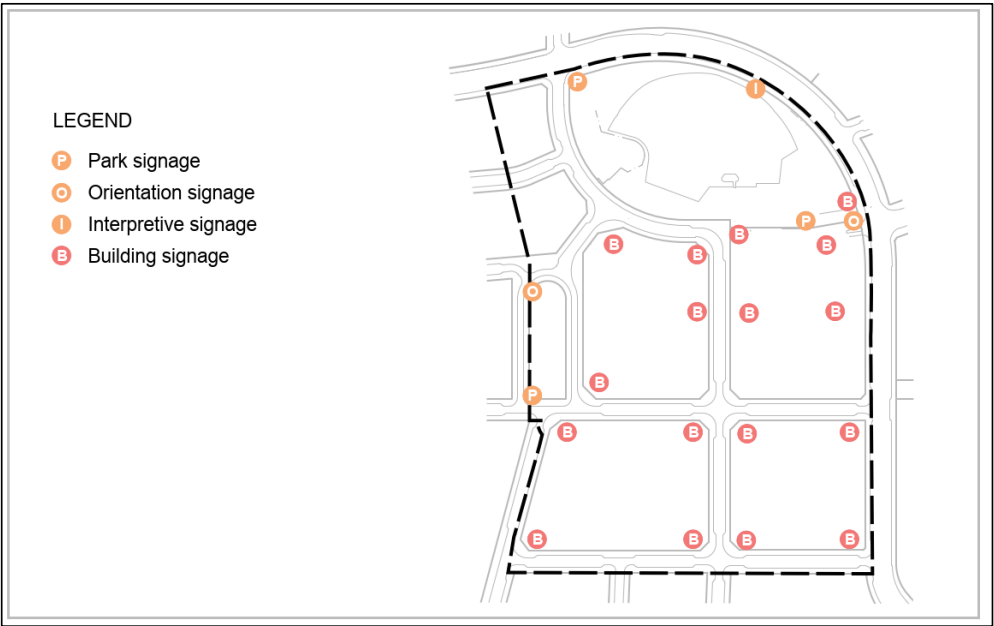
#### **Controls**

- a) The location of signage within the centres shall be positioned generally in accordance with **Structure Plan Map 11**.
- b) Fascia signs or under-awning signs are preferred.
- c) Signage shall relate directly to the uses within the building or nearby buildings.
- d) Signs must not be placed on prominent architectural features of buildings gables, the roofs of awnings or on structures extending above the awning.
- e) Flashing neon signs, billboards, and above awning signs are not appropriate within Googong Town Centre.
- f) Where sites contain multiple occupancies, directory boards must be utilised to reduce the number of signs.
- g) Details of signage are to be submitted with any development application.

**Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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Structure Plan Map 11: Signage Location



## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

### **10.3. Neighbourhood Centres**

This section contains controls for the Neighbourhood Centres at Googong. Development applications for the Neighbourhood Centres must consider the following objectives and controls.

#### **10.3.1 Desired Future Character**

The desired future character is of a low scale node of activity that meets the daily needs of the surrounding residential catchment, reflective of the rural location of the place. (Refer to Table 1).

The neighbourhood centre will provide for convenience retailing, and other accessible convenient shopping, community and business services to meet the daily needs of local residents. Above shop apartments will be encouraged, and will reflect the dominant scale and height of the surrounding residential area.

Development within the local centre shall be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The built form in the neighbourhood centre shall be of a scale which supports the integration of appropriate retail and commercial uses with residential uses. Shops shall address the street in order to create a sense of place. Facades shall be clearly identifiable from the street and internal shop facades or mall style developments are not encouraged. Centres will be designed as walkable neighbourhoods which are attractive to pedestrians.

Public spaces shall be landscaped and articulated with street furniture and lighting.





## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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### **Objectives:**

- 1) To create vibrant, mixed use neighbourhood centres that provide a range of retail and community facilities that serve the local population as well as higher density housing options.
- 2) To ensure that the detailed design of the neighbourhood centres is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.

### **Controls:**

- a) The neighbourhood centres are to be located generally in accordance with the Googong Master Plan and relevant Neighbourhood Structure Plans. Council shall not grant consent for any development other than development for the purposes of remediation, subdivision, site preparation, infrastructure and road works and environmental landscape works within the neighbourhood centres unless it is satisfied that more detailed development controls are in force in the form of a DCP Amendment –“Neighbourhood Structure Plan”.

Such Neighbourhood Structure Plans are to be consistent with the following design principles:

- b) Function and Uses:
  - i. Provide for a maximum GFA of retail premises within each neighbourhood centre to cater for the needs of the local population as follows:
    - Neighbourhood Centre 1 – 3,000m<sup>2</sup>
    - Neighbourhood Centre 2 – 2,500m<sup>2</sup>
    - Neighbourhood Centre 3 – 1,000m<sup>2</sup>
    - Neighbourhood Centre 4 – 1,000m<sup>2</sup>
  - ii. Incorporate a range of local convenience retail, commercial, childcare and community uses to serve the needs of the local community.
  - iii. Incorporate transport interchanges which accommodate bicycle parking and park and ride facilities.
  - iv. Provide for the daily needs of residents with active uses at street level.
  - v. Incorporate residential and shop top housing adjacent to public open space areas or the main street.
  - vi. Medium density dwellings such as attached and small lot housing will be clustered around neighbourhood centres and apartments and shop top dwellings are to be developed within the centres.
- c) Layout:
  - i. Maximise exposure of the centres whilst incorporating a vibrant and active focal point in the form of a civic square, plaza or main street.
- d) Built Form:

## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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- i. Allow a range of building heights (up to a maximum of 3 storeys and 12m) with a transition in heights to surrounding residential areas.
  - ii. Buildings at street level to be a maximum 2 storeys with a 3m setback for the 3rd storey.
  - iii. Buildings are to define the entry to the residential areas and the open spaces adjacent to the neighbourhood centres and to be generally built to the street edge.
  - iv. All larger retail premises are to provide active uses to the street frontages. Blank walls visible from the public domain are not acceptable.
  - v. Footpaths shall be wide enough to encourage bicycle storage, outdoor dining and other community activities.
  - vi. Residential and mixed-use development within the neighbourhood is to be consistent with the guidelines and principles outlined in *SEPP 65 – Design Quality of Residential Apartment Development*.
  - vii. Establish a high-quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the neighbourhood centres.
- e) Pedestrian Amenity:
- i. Provide high amenity pedestrian streetscapes to and within the neighbourhood centres.
  - ii. Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
  - iii. Provide continuous weather protection for pedestrians on all commercial and mixed-use buildings and in key locations.
  - iv. Provide adequate solar access to key pedestrian streets.
  - v. Design site servicing and loading facilities, waste storage and other infrastructure so as to minimise visual impact on the public domain and impacts on neighbours.
- f) Public Domain:
- i. Incorporate the principles of *Crime Prevention Through Environmental Design* (CPTED) and the *Safer by Design* (NSW Police) into all development within the neighbourhood centres.
  - ii. Security measures such as roller doors, security grills and other similar devices which close down shopfronts on street frontages are not acceptable as they deactivate the street frontage.
  - iii. Provide a high-quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centres.
  - iv. Provide street tree and open space planting to provide generous shade for pedestrians.
  - v. Provide bicycle storage at convenient and appropriate locations.
- g) Pedestrian Amenity:
- i. Provide high amenity pedestrian streetscapes to and within the neighbourhood centres.
  - ii. Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
  - iii. Provide continuous weather protection for pedestrians on all commercial and mixed-use buildings and in key locations.
  - iv. Provide adequate solar access to key pedestrian streets.
  - v. Design site servicing and loading facilities, waste storage and other infrastructure so as to minimise visual impact on the public domain and impacts on neighbours.



## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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- h) Public Domain:
  - i. Incorporate the principles of *Crime Prevention Through Environmental Design* (CPTED) and the *Safer by Design* (NSW Police) into all development within the neighbourhood centres.
  - ii. Security measures such as roller doors, security grills and other similar devices which close down shopfronts on street frontages are not acceptable as they deactivate the street frontage.
  - iii. Provide a high quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centres.
  - iv. Provide street tree and open space planting to provide generous shade for pedestrians.
  - v. Provide bicycle storage at convenient and appropriate locations.

### **10.3.2 Built Form**

Development in the centres shall be of high architectural quality and shall ensure that massing, scale, colours and materials used for buildings result in harmonious and high quality urban design outcomes.

The built form character of centres shall promote development that supports the function of the centre in terms of the centres hierarchy and that creates a diverse, lively and attractive character.

#### **Objectives:**

- 1) To create safe and lively streets which encourage pedestrian movement, and services to meet the needs of residents.
- 2) To ensure that developments have facades which define and enhance the public domain and desired street character.
- 3) Development shall respond to the local context and environmental conditions.
- 4) To ensure that shop top housing provides for residential amenity and compatibility of land uses.
- 5) To allow for outlook and surveillance towards the street and public realm.

#### **Controls:**

- a) Development should feature highly articulated facades in order to add visual interest to a building. Such architectural treatment may be provided through stepping built form, emphasized entries, separation of the façade into separate sections by means of columns, windows and other vertical elements, or other similar architectural treatments.
- b) Building heights will be highest in the centre of the town and neighbourhood centres and tapering down towards residential areas adjoining.
- c) Horizontal elements shall be incorporated into the design of each level to give a sense of legible scale to the building.
- d) Openings such as windows shall be recessed rather than being on the same plane as the main façade.
- e) Glazing areas shall be maximized for retail uses, but shall be broken into sections to avoid large expanses of glass.
- f) Roofs shall be an integral part of the building design and not appear as an 'ad hoc' addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs. Flat roofs or parapets will not achieve visual interest and are not acceptable.

## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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- g) Plant equipment and other rooftop necessities are disguised within the rooftop structure and/or are not visible from the street.
- h) Blank and opaque walls of greater than 10m or 30% of the site frontage, whichever is lesser are not acceptable in retail streets.
- i) Unsightly streetscape elements such as garage doors and other service infrastructure should generally not be visible from the street/footpath.

### **10.3.3 Setbacks**

Buildings shall be designed to provide a sense of scale comfortable to pedestrians and not be visually dominant while having an inherent legibility and contributing to people's understanding of the centres. Buildings shall not overshadow civic spaces or residential development for long periods of time, or intrude upon residential privacy.

#### **Objectives:**

- 1) Development shall be compact and maximise opportunities of the site and so minimise the need to unnecessarily project beyond the site.
- 2) The public domain shall be framed by strong building lines that frame the street. A continuous and cohesive building façade is provided along the street.
- 3) Corner sites shall be clearly defined, with architectural features or design elements such as verandahs, awnings or colonnades that wrap around the corner and address the street on all frontages.

#### **Controls:**

- a) To define the spatial proportions of the street and define the street edge.
- b) To provide a transition between the public and private domain.
- c) Buildings shall be located on the front property boundary to provide for a continuous façade along retail and commercial streets.
- d) At ground level buildings are generally built-to-boundary at side boundaries to provide a compact and urban frame to the street without gaps in the alignment. Where buildings (generally residential buildings) are not built to the side and front boundaries, these setbacks are used for deep planting and landscaping.
- e) Residences are to have a high level of amenity, with privacy matters addressed within building design. Such measures may include screening, a minimum separation of 12m offsetting/staggering of windows to provide oblique views only, or highest windows.
- f) Rear boundary setbacks result from building design that takes account of cross-ventilation, privacy, and solar access, both to the development itself and to adjoining buildings.

## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

Typical Australian rural market town centre scenes



### 10.3.4 Active Street Frontages

It is important that the centre design facilitate the development of a vibrant, safe and enjoyable focal point for community life.

#### **Objectives:**

- 1) To provide active street frontages to all retail, commercial and mixed use buildings in order to maintain or enhance the vibrancy of local businesses.
- 2) To ensure ground floor level retail or business premises provide direct access to/from the streets with direct visual inspection into each premise.

#### **Controls:**

- a) All retail or commercial development shall provide ground level active street frontages.
- b) Development shall address the street frontages with numerous at grade access points to the street.
- c) Entry points to buildings shall be contiguous with the public domain.
- d) Develop frontages along main pedestrian routes to provide interest at pedestrian level by providing meeting areas, 'break out' spaces, outdoor cafes and the like.
- e) Buildings shall contain no more than 5m of ground floor wall without a door or window. Windows shall make up at least 50% of the ground floor wall.

## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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- f) Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.
- g) The interface between the street and internal spaces of buildings are blurred through windows, displays, entries, public artwork and similar features. Buildings are to have minimum expanses that are not activated, and directly address the street front.
- h) Where car parking is proposed at ground floor level, it is to be located behind active uses, such as shops.
- i) Vehicular entrances are minimised and promote pedestrian safety awareness.
- j) Residential buildings with minimal ground floor activity shall have a number of pedestrian entries, preferably to individual ground floor residence, or encourage casual surveillance through semi-transparent fencing and landscaping, or carefully located windows.

### **10.3.5 Lightweight Elements (Awnings/Verandahs)**

#### **Objectives:**

- 1) To provide for pedestrian comfort, streetscape continuity and legibility.

#### **Controls:**

- a) Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street.
- b) Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material.
- c) As an indicative standard, where no awning line has yet been established, awnings should be a minimum of 3.3m above ground level (consistent with the minimum ground floor height) and a minimum setback of 600mm from the curblane.
- d) Two storey verandahs are appropriate where suitable to the proposed building use and location.
- e) Posts used to support the lightweight elements shall not be dominant.
- f) The second storey balcony/verandah may not be permanently or fully enclosed, except temporary and transparent materials if required for weather protection.

### **10.3.6 Parking and Access**

#### **Objectives:**

- 1) Comply with the relevant objectives of Part 2 of the *Queanbeyan City Council Development Control Plan 2012*.

#### **Controls:**

- a) Compliance with the relevant controls of Part 2 of the *Queanbeyan City Council Development Control Plan 2012*.

### **10.3.7 Vehicular Access and Loading/Unloading**

#### **Objectives:**

- 1) Comply with the relevant objectives of Part 2 of the *Queanbeyan City Council Development Control Plan 2012*.

#### **Controls:**

- a) Compliance with the relevant controls in clause 10.6 of this development control plan.
- b) Locate at grade parking areas behind building lines and screened from streets and public open space.
- c) Provide parking in accordance with Part 2 of the *Queanbeyan City Council Development Control Plan*. Opportunities for shared parking provision for compatible uses within the neighbourhood centres are to be provided.

## **Googong DCP – Part 10 – Town Centre and Neighbourhood Centres**

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- d) Provide on street parking for convenience and to contribute to street life and surveillance.

### **10.3.8 Access and Car Parking**

#### **Objectives:**

- 1) Car parking is to be provided on-site which will cater for the increased demand brought about by the development of the site.
- 2) Adequate car parking for people with disabilities.
- 3) The provision of car parking which is functional, safe and attractive.
- 4) Functional loading and unloading facilities are provided to cater for the development of the site.
- 5) The construction of car parking areas, service areas and associated areas to be in accordance with good engineering practice.
- 6) To provide general standards for car parking
- 7) To maintain the amenity of Queanbeyan by ensuring adequate parking is provided for.

#### **Controls:**

- a) In determining the car parking requirements for a development proposal the following principles shall be followed:
- b) The minimum standards as set out in this plan and in accordance with Part 2 of the *Queanbeyan Development Control Plan 2012*.
- c) The likely demand for onsite parking to be generated by the development.
- d) The availability of public transport in the vicinity to service the likely demands to be generated by the development.
- e) Traffic volumes on the surrounding street network, including, where relevant, likely future traffic volumes.
- f) The probable mode of transport of the users of the development.
- g) The likely peak usage times of the development.
- h) The provision of alternative private transport arrangements (e.g. courtesy buses to licensed premises at no charge to users).

### **10.3.9 Signage**

Signage shall be designed into the overall building, and be complementary to the architectural features, design lines and style of the building.

#### **Objectives:**

- 1) Signage shall be discreet, not dominate the building and not create an over-crowded visual appearance and shall convey clear messages.
- 2) Signage shall be of high quality in terms of its relationship to the building and streetscape.

#### **Controls:**

- a) The location of signage within the centres shall be generally in accordance with Figure 14
- b) Fascia signs or under-awning signs are preferred.
- c) Signage shall relate directly to the uses within the building or nearby buildings.
- d) Signs must not be placed on prominent architectural features of buildings such as gables, the roofs of awnings or on structures extending above the awning.
- e) Flashing neon signs, billboards, and above awning signs are not considered appropriate within the Googong centres.
- f) Reduce the number of total advertising signs and structures by using common directory boards in multi occupancy development.
- g) Details of signage are to be submitted with a development proposal.

## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

Figure 14: Signage Locations



Source: Annand Alcock

### 10.3.10 Solar Access

It is important that public and private spaces in the centres enjoy good access to sunlight.

#### Objectives:

- 1) Ensure buildings do not significantly overshadow public open spaces, private open spaces and north facing windows of any living area.

#### Controls:

- a) Development shall not overshadow more than 50% of adjacent public spaces (not including footpaths) including parks and recreation facilities between 9.00am and 3.00pm on 21 June (winter solstice).
- b) Buildings adjacent to residential areas are to comply with the overshadowing controls for residential development contained in Sections 6 and 7 of this DCP.
- c) Shadow diagrams are to be submitted with any application for buildings two or more storeys in height.

### 10.3.11 Safety and Security

It is envisaged that the neighbourhood centres become vibrant, active safe places. Design of the built environment can have a significant impact on perceptions of safety as well as actual opportunities for crime. A development which provides safe ground level entry 24 hours a day will serve to minimize levels of crime.

The CPTED or 'Safer by Design' principles, developed by the Department of Planning and NSW Police are based on designing to enable casual surveillance, reinforcement of territory, controlling access and managing space.

#### Objectives:

- 1) Provide safe ground-level entry and exit during all times of the day and night.
- 2) Provide opportunities for casual surveillance of the public domain.

#### Controls:

- a) Design buildings and landscaping in accordance with the CPTED principle to minimise unsafe places.
- b) Ensure all development addresses and overlooks streets, civic spaces and where relevant rear parking areas.



## Googong DCP – Part 10 – Town Centre and Neighbourhood Centres

- c) Provide a CPTED statement detailing safety and crime prevention design approach with development proposals in centres.
- d) Create entries at ground level activities from the street where possible, as opposed to internal lobbies.
- e) Ensure that ownership of different spaces is clear and unambiguous, whether public or private.
- f) Any pedestrian space to have at least two access points, preferably more.
- g) All pedestrian spaces are to be lit at night to ASA standard.

### Matters to be addressed in Preparing the “Neighbourhood Centres Plans”

The following table sets out the matters to be addressed (non exhaustive list) for both the Googong Neighbourhood Centres. The DCP will be amended to incorporate the final plans approved by Council.

Table 1: Matters to be addressed

Special Area	Matters to be Addressed
Neighbourhood Centres – Prepared as part of Neighbourhood Structure Plan	Block layout illustrating built form and land uses, building form, envelope and siting guidelines, vehicular access and parking areas and design treatment, illustrative design treatment of civic spaces and open space, pedestrian and cycle routes and facilities, mandatory and preferred active frontages, building articulation, roofscapes, architectural expression, preferred palette of materials and colours, signage and advertising controls, landscaping guidelines (i.e. species), streetscape controls (i.e. cross sections, planting, paving materials, street furniture), and water cycle management.

**QUEANBEYAN-PALERANG REGIONAL  
COUNCIL**

# Council Meeting Attachment

24 MAY 2023

ITEM 9.3 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL  
PLAN 2010

ATTACHMENT 2 SUBMISSION GTPL GDGP PART 10



20 April 2023



GOOGONG

Queanbeyan Palerang Regional Council  
256 Crawford Street  
Queanbeyan NSW 2620

Dear Sir/Madam,

### **Public Exhibition**

#### **Amendment to Googong Development Control Plan Part 10**

This letter is to confirm Googong Township Pty Ltd's support for the proposed amendment to GDCP Part 10.

GTPL first lodged a draft amendment to GDCP part 10 for QPRC's consideration July 2022.

GTPL subsequently lodged a DA for the first stage of the Googong Town Centre in November 2022. Upon completion, the first stage of the Googong Town Centre will provide much needed retail, commercial and community facilities for the growing population of Googong.

QPRC has advised that the assessment of the DA for the first stage of the Googong Town Centre cannot be finalised until Council formally adopts the proposed amendment to GDCP Part 10.

For this reason, we strongly urge Council to approve the GDCP Part 10 so that the process to deliver the first Stage of the Town Centre is not delayed.

We note that at the Council meeting of 22 March 2023 some suggestions were raised by Councillors with respect to the following matters:

#### **1. Dwelling Access to sunlight**

What is proposed is consistent with the NSW Department of Planning & Environment technical note on guidance on the application of the solar access requirements of State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65) and the Apartment Design Guide.

To insist on a higher standard of access to sunlight would compromise the achievable residential densities in this key location where higher densities should be encouraged so that residents can live within walking distance of the amenity that the town centre will afford.

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#### **GOOGONG TOWNSHIP PTY LIMITED**

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Googong Township Pty Limited ACN 154 514 593 as trustee for Googong Township Unit Trust

## **2. Suggestion for PV cells on structures over surface carparks**

The inclusion of structures over surface carparks would come at the expense of trees and would increase the heat island effect of the development. Part 10.2.8 of the DCP amendment requires that any development application meets the intent of the QPRC Urban Forest Cooling Strategy. PV cells are proposed on the roof of the main building in the DA for Stage 1.

## **3. Suggestion for more bicycle parking facilities**

The indicative locations shown service Stage 1 of the Town Centre. GTPL has no objection to the inclusion of additional indicative sites for bicycle facilities within the DCP amendment. Particularly in the Stage 2 area on the western side of the Town Centre.

Yours sincerely,

Malcolm Leslie



**Project Director**

**Googong Township Pty Ltd**

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

24 MAY 2023

ITEM 9.3 AMENDMENT TO GOOGONG DEVELOPMENT CONTROL  
PLAN 2010

ATTACHMENT 3 SUMMARY AND ASSESSMENT OF SUBMISSIONS GCDP  
PART 10

### Summary and Consideration of Submissions – Googong DCP Part 10

Issue Topic	Submission Number	Submission Details	Response	Action
Solar Access	1	What is proposed is consistent with the relevant NSW Legislative requirements	The solar access requirements as proposed are consistent with State Environmental Planning Policy No. 65 – Design Quality Residential Apartment development (SEPP 65) and the Apartment Design Guide, Clause 4A.	No change as a result of this submission.
PV cells in Car Parks	1	The inclusion of structures over surface carparks would come at the expense of trees and would increase the heat island effect of the development.	Council does not have a policy which would require PV cells in car parks.	No change as a result of this submission.
Bicycle facilities	1	GTPL has no objection to including additional bicycle facilities.	No objection to additional bicycle facilities, however this will be driven by demand.	No change as a result of this submission.
Engagement	2	No reference to engaging Aboriginal community in relation to design elements, interpretation, education etc.	Engagement if it is to occur should occur at a later stage when detailed design of facilities is being considered	No change as a result of this submission.
General Support	3	A fantastic concept and well thought out urban plan. The town centre will be a welcome addition to the Googong township and surrounding shire residents, well done! A few points I would like to contribute; * Googong township is a vibrant and predominantly young demographic. I think it's great to try and keep a 'country' feel to the town centre buildings and facades but let's not go overboard in its design. I think a modern contemporary design to mirror the surrounding residential buildings is in order	The submission is generally supportive and raises a number of management and detail matters which are not relevant the current DCP amendment.	No change as a result of this submission.

Summary and Consideration of Submissions – Googong DCP Part 10

Issue Topic	Submission Number	Submission Details	Response	Action
		<p>but with a hint of nostalgia thrown in. We don't want another main st Queanbeyan.</p> <p>* Cycle paths leading into the town centre is a great initiative, however, can we please make an effort to restrict bike and scooter riding within the centre precinct to 'walking your bike' only.</p> <p>* Please don't allow the introduction of e-scooter hire within Googong. They have proven to be an urban parasite in CBR already.</p> <p>* Please allow for enough rubbish bins (architectural designed receptacles.... Not just wheelie bins) to be strategically placed around the centre to reduce littering. Don't rely on people to just take it with them, they won't.</p> <p>* Let's not allow this project to get bogged down in red tape and a long approval process. Done right this will be a draw card not just for Googong but for the broader region as well 🙌.</p>		
Architecture	4	It is really important that the development reflect the rural town architecture that is proposed in the control plan. I worry that already they are moving toward a generic	The architecture should be reflective of a modern town centre in an urban setting. The detailed design of buildings will be assessed at the DA stage.	No change as a result of this submission.

Summary and Consideration of Submissions – Googong DCP Part 10

Issue Topic	Submission Number	Submission Details	Response	Action
		modern development. The recent Googong Hotel artist impression is an example of contemporary architecture which does not acknowledge the rural town roots or represent the images in the plan.		
Land use	5	<p>Hi. The updated GDCP looks great. My feedback is:</p> <ol style="list-style-type: none"> <li>1. It would be good if Googong can have a public 50 metre pool given the existing private kids teaching pool isn't readily accessible to the public.</li> <li>2. It would be good if the shopping centre can have restaurants, a petrol station, two super-markets, fast food outlets, specialised retail shops, a medical centre, a multi-purpose community centre and library.</li> <li>3. Given that Woolworths has several super-markets in the Queanbeyan area already it would be good if other supermarkets can be included in Googong, especially if Woolworths buys out the IGA in Karabar.</li> </ol>	<p>A 25m x 8 lane indoor pool and other facilities are to be provided under the Googong Urban Development Local Planning Agreement.</p> <p>The town centre will provide for a variety of commercial and retail uses.</p>	No change as a result of this submission.
General support	6	<p>Thank you for all your hard work. All looks great.</p> <p>Please approve the plan so the town centre can be built asap. Googong really needs this town centre. We will be living across the road in the Avia building.</p>	The support is noted.	No change as a result of this submission.

Summary and Consideration of Submissions – Googong DCP Part 10

Issue Topic	Submission Number	Submission Details	Response	Action
Landscaping	7	My comment is around landscaping. This developer has put in landscaping that is difficult to maintain for council, yes it looks nice but there is not enough resources to maintain it. It needs to be trees with mowable or areas, or bark chips. Where grasses have been planted, weeds just grow that are impossible to keep out. For example on Gorman Drive in the middle, it has become a haven for snakes. I would not like to see more of this planting in Googong.	The detail of the landscaping plan for each subdivision is negotiated and agreed to by Council's Urban Landscapes Team.	No change as a result of this submission.
Landscaping	8	<p>Many people seem to complain about landscaping in and around Googong claiming that it attracts snakes and from their perspective looks messy. I would like to put an opposing view to try to balance that.</p> <p>I love Googong landscaping (with one exception that I will address next). I love the vision that it is a foundation element not just an add on. I love that it acknowledges the rural past and natural setting.</p> <p>I volunteer with Wildcare NSW and assist on the helpline many shifts/hours per month and have done for over 10 years. We regularly get calls about snakes in Jerrabomberra and Queanbeyan. We don't get quite as many from Googong area. It is not the landscaping attracting them, they are simply part of the environment.</p>	The submission is supportive of the landscaping at Googong. See above comment.	No change as a result of this submission.

Summary and Consideration of Submissions – Googong DCP Part 10

Issue Topic	Submission Number	Submission Details	Response	Action
		<p>Googong residents, like those in Jerra and Queanbeyan simply need to learn to live with snakes.</p> <p>I love the use of native grasses, shrubs and trees.</p> <p>The one criticism I have is the choice on inappropriate street trees. Some of the species planted on verges alongside footpaths are entirely unsuitable. I notice that there is already significant rectification work throughout the township where paths have lifts due to root growth. Perhaps the species selection needs some serious thought for future development.</p> <p>On the whole though...I'm excited by the design concepts and look forward to seeing it all finished.</p>		
Landscaping	9	<p>Plants/ground coverings. Please stop planting highly allergenic pest plants that require regular maintenance like you currently have all through Googong. The tussocks grow so tall there are a visual hazard. Shouldn't we be trying to cut down on council maintenance that is not provided and should not be needed for gardens. Roads are so narrow when you make it busier there will be accidents. Make the roads wider.</p> <p>Footpaths are uneven and trip hazards.</p>	The detail of the landscaping plan for each subdivision is negotiated and agreed to by Council's Urban Landscapes Team.	No change as a result of this submission.



Summary and Consideration of Submissions – Googong DCP Part 10

Issue Topic	Submission Number	Submission Details	Response	Action
Landscaping	10	The landscaping done by the developer in many instances attracts snakes and becomes a burden on council to weed it. For example along Gorman Drive the centre has become an ugly mess of weeds and is a haven for snakes. Residents have commented that it is a constant battle to turn into our street off Gorman Drive with all the trees blocking the view. It's an accident waiting to happen. One resident has stated that they have sent 7 snap send solves over 1.5 years.... Nothing done. Residents have taken to cutting tree themselves. Be aware if 7 snap send solves have been sent and other have reported the issues without council taking action this can be used as evidence if there is an accident, holding the council accountable. I make this statement as a insurance company investigator.	See above comment	No change as a result of this submission.
Landscaping	11	Change what is planted along roads and around footpaths. Terrible plant choices leave road views blocked of oncoming traffic (Specifically Gorman dve all along along past the shops to Montgomery rise) The council then don't maintain the landscaping. The grasses planted along the footpaths are also poorly chosen and then are left to be overgrown due to not being maintained.	See previous comment.	No change as a result of this submission.

# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

**24 MAY 2023**

ITEM 9.4            AMENDMENTS TO QUEANBEYAN DEVELOPMENT CONTROL  
PLAN 2012, PART 3A AND PART 5: JUMPING CREEK  
ESTATE

ATTACHMENT 1    QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012 PART  
3A SINGLE DWELLING RESIDENTIAL DEVELOPMENT



**DRAFT**  
Queanbeyan  
Development  
Control Plan 2012  
**Part 3A**  
Single Dwelling  
Residential  
Development

Principal Plan Adopted by Council:	12/12/2012
Document ID:	889807

## Queanbeyan Development Control Plan 2012

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### Part 3A Single Dwelling Residential Development

#### Contents

Part 3A	Single Dwelling Residential Development.....	3
3A.1	Introduction .....	3
3A.1.1	Purpose of this Part.....	3
3A.1.2	Objectives for Single Dwelling Residential Development.....	3
3A.1.3	Relationship to Other Plans and Council Policies .....	3
3A.2	Compatibility with Neighbourhood Character.....	4
3A.2.1	External Materials, Patterns, Textures and Decorative Elements .....	4
3A.2.2	Siting and Building Setbacks .....	4
3A.2.3	Fences .....	9
3A.2.4	Special Considerations in Relation to Fences for the Mitigation of Potential Road Impacts in Residential Areas.....	10
3A.3	Efficiency in layout .....	10
3A.3.1	Topography.....	10
3A.4	Specific Requirements for Lot 6 DP 837155.....	11
3A.5	Vehicular Access and Parking .....	14
3A.6	Landscaping in scenic protection areas .....	14
3A.7	Consideration of Views, Shadowing and Privacy.....	14
3A.8	Outbuildings, Sheds, Garages, etc .....	15
3A.9	Carwoola Heights.....	15



## Queanbeyan Development Control Plan 2012

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### Part 3A Single Dwelling Residential Development

#### 3A.1 Introduction

##### 3A.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for the development of single dwellings where permissible in areas zoned Residential under *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)* except for land zoned R5 Large Lot Residential.

Although the Jumping Creek Estate is zoned C4 Environmental Living, the subdivision is residential in character and development for the purposes of a single dwelling or ancillary development needs to meet the requirements specified in the **Queanbeyan Development Control Plan 2012 Part 3A Single Dwelling Residential Development**. See Figure 8, Jumping Creek Estate map.

##### 3A.1.2 Objectives for Single Dwelling Residential Development

- 1) Encourage development that complements and enhances the built environment and has minimal impact upon the existing amenity and the scenic protection areas as identified in the *QPRLEP 2022*.
- 2) Provide for a mix of housing and tenure choice, including affordable housing.
- 3) Encourage and promote development which is ecologically sustainable.
- 4) Ensure single dwellings and ancillary development are compatible with the scale and bulk of existing development and any likely future residential development on adjacent lands.
- 5) Ensure single dwellings are designed to provide their occupants with adequate levels of comfort, security and amenity.
- 6) Ensure single dwellings and ancillary development are designed to consider the topography of the site, minimise cut and fill, maintain the natural vegetation where possible and minimise the impact on streetscape. External colours and materials should be compatible with the local environment.

##### 3A.1.3 Relationship to Other Plans and Council Policies

There are a number of clauses in the *State Environmental Planning Policies* that may need to be considered. These will depend on the nature and location of the development with examples including:

- 1) *State Environmental Planning Policy (Housing) 2021*
- 2) *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- 3) *State Environmental Planning Policy (Infrastructure) 2008*
- 4) *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- 5) *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- 6) *State Environmental Planning Policy (Resilience and Hazards) 2021*

<https://legislation.nsw.gov.au/browse/inforce#>

There are also a number of principal development standard clauses in that may be relevant, namely, height of buildings clause and minimum lot size clause. These differ depending on whether a residential development is for a single dwelling, dual occupancy, multi dwelling housing or residential flat building.



## Queanbeyan Development Control Plan 2012

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A number of heritage requirements and additional local provisions may also apply, these are set out in Part 4 Heritage Conservation of this DCP.

Where a building is constructed prior to 1960 is proposed to be demolished, Council requires the building to be inspected by Council's Heritage Advisor to determine if there is potential heritage significance. If the building has potential heritage significance a Heritage Impact Statement is to be submitted with the Development Application. These records also help to ensure that a record of Queanbeyan's building stock is retained for posterity (for more information refer to Part 4 of this DCP).

Residential development may also generate what is known as development contributions. Should the development be approved these are payable prior to work commencing. The *Development Contributions Plans* and the *Development Services Plans for Water Supply and Sewerage* can be found at Council's website.

### 3A.2 Compatibility with Neighbourhood Character

Design principles and objectives aim to ensure that new development should be designed to complement and harmonise with the positive elements of existing development on adjacent land and in the locality. Compatibility with neighbourhood character can be assessed in terms of:

- 1) the manner in which a building addresses the street
- 2) external material, patterns, textures and decorative elements
- 3) building height and roof form and pitch
- 4) building setbacks
- 5) fences, screen walls and vegetation
- 6) Significant planting may assist in signifying entry points

#### 3A.2.1 External Materials, Patterns, Textures and Decorative Elements

##### Objectives

- 1) To ensure high amenity and continuity of design and character in residential areas.

##### Controls

- a) Residential development shall be compatible with existing development with regard to external materials, patterns, textures and decorative elements.
- b) All dwellings or extensions on or above the 640m contour level (AHD) shall have external materials dark in tone and non-reflective in nature.
- c) Development in scenic protection areas shall be compatible with the natural scenic qualities of the locality.

#### 3A.2.2 Siting and Building Setbacks

**Note:** Building setback shall be in accordance with Table 1 below, Figures One, Two and Three and the following requirements:

##### Objectives

- 1) To ensure quality residential development by preventing overdevelopment and respecting the amenity of neighbours.

## Queanbeyan Development Control Plan 2012

### Controls

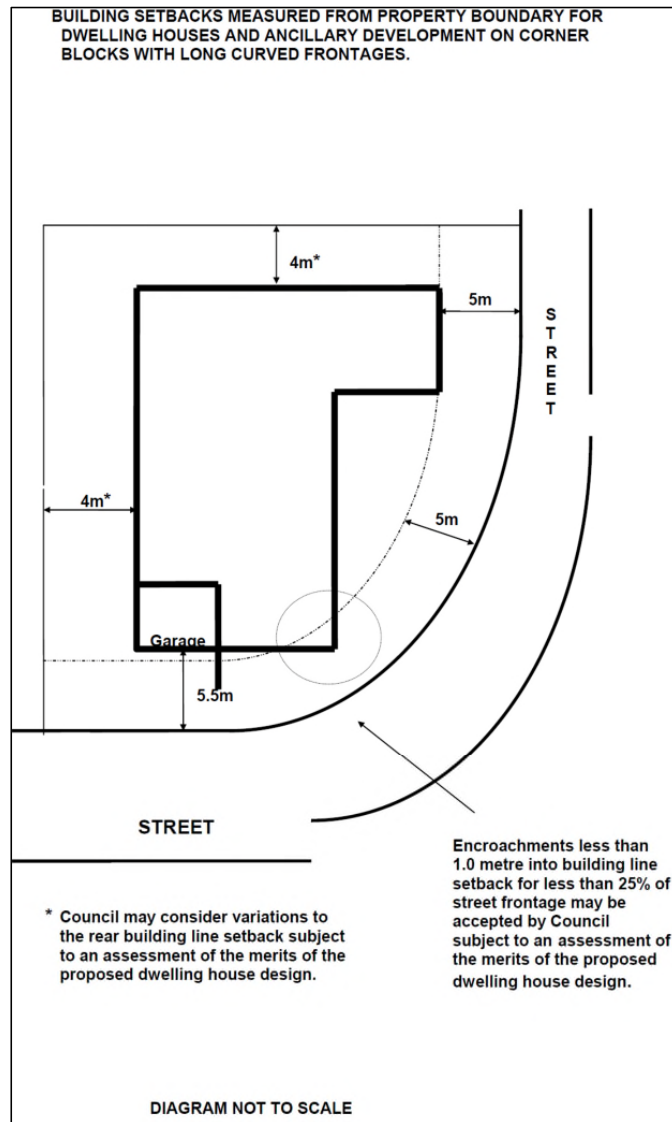
- a) The minimum building setbacks are to comply with Table 1. Note: No carport or garage is to be constructed forward of the building line of any dwelling already on the site.
- b) No clothes drying areas are to be located within the front setback area unless they are suitably screened from public view.

**Table 1**

	Front Boundary		Rear Boundary
	Major Frontage	Minor Frontage	
Dwelling			
Single Storey *	6.0m	4.0m	4.0m
Two or more Storeys *	7.5m	4.0m	4.0m
Free standing garage/ carport	6.0m	5.5m	Nil
Attached pergola/deck	6.0m	4.0m	0.9m
Swimming pool or similar	6.0m	4.0m	Nil
Corner Allotments with Long Curved Frontages	5.0m	5.0m	4.0m (see Fig. 1)

## Queanbeyan Development Control Plan 2012

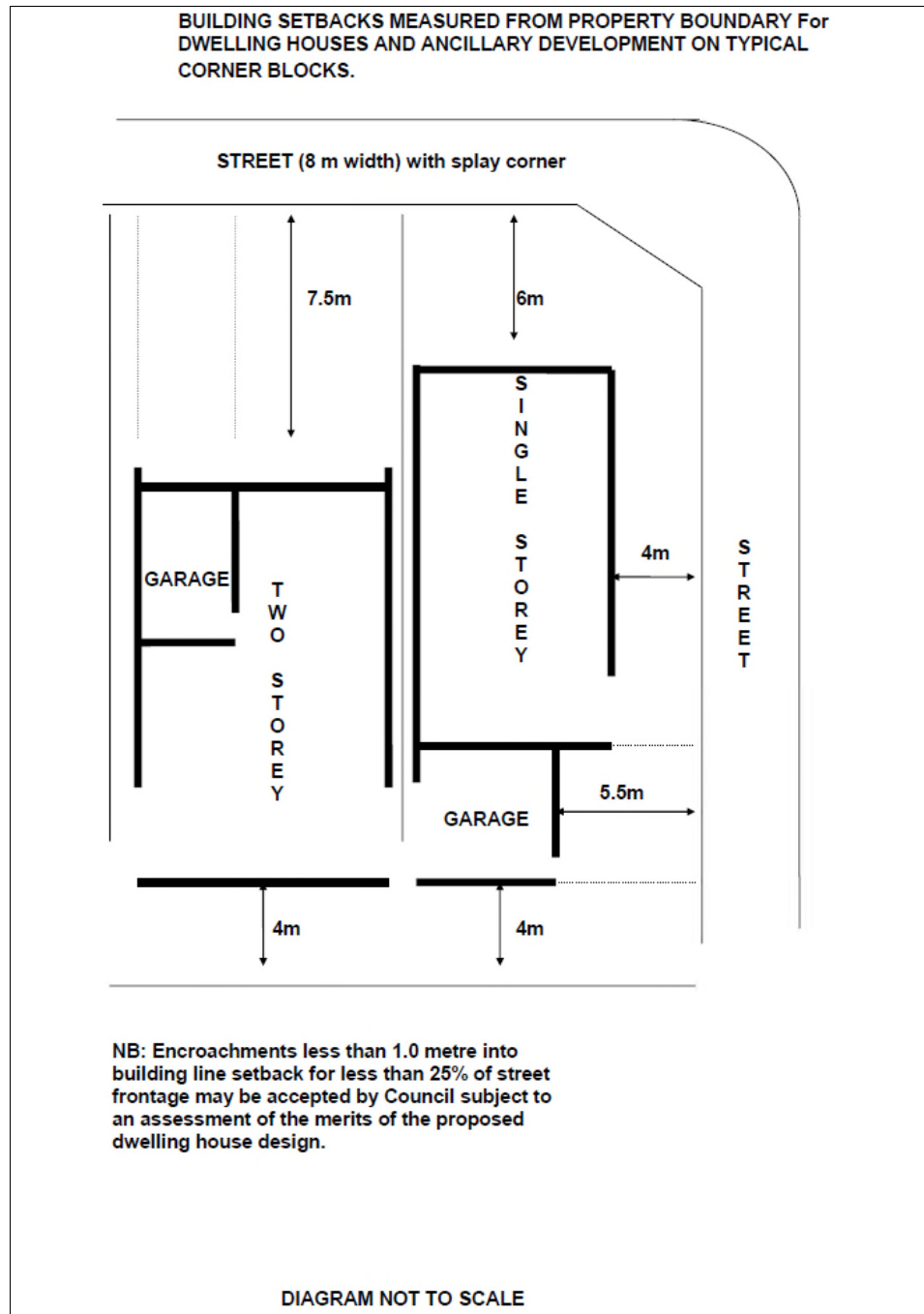
Figure 1





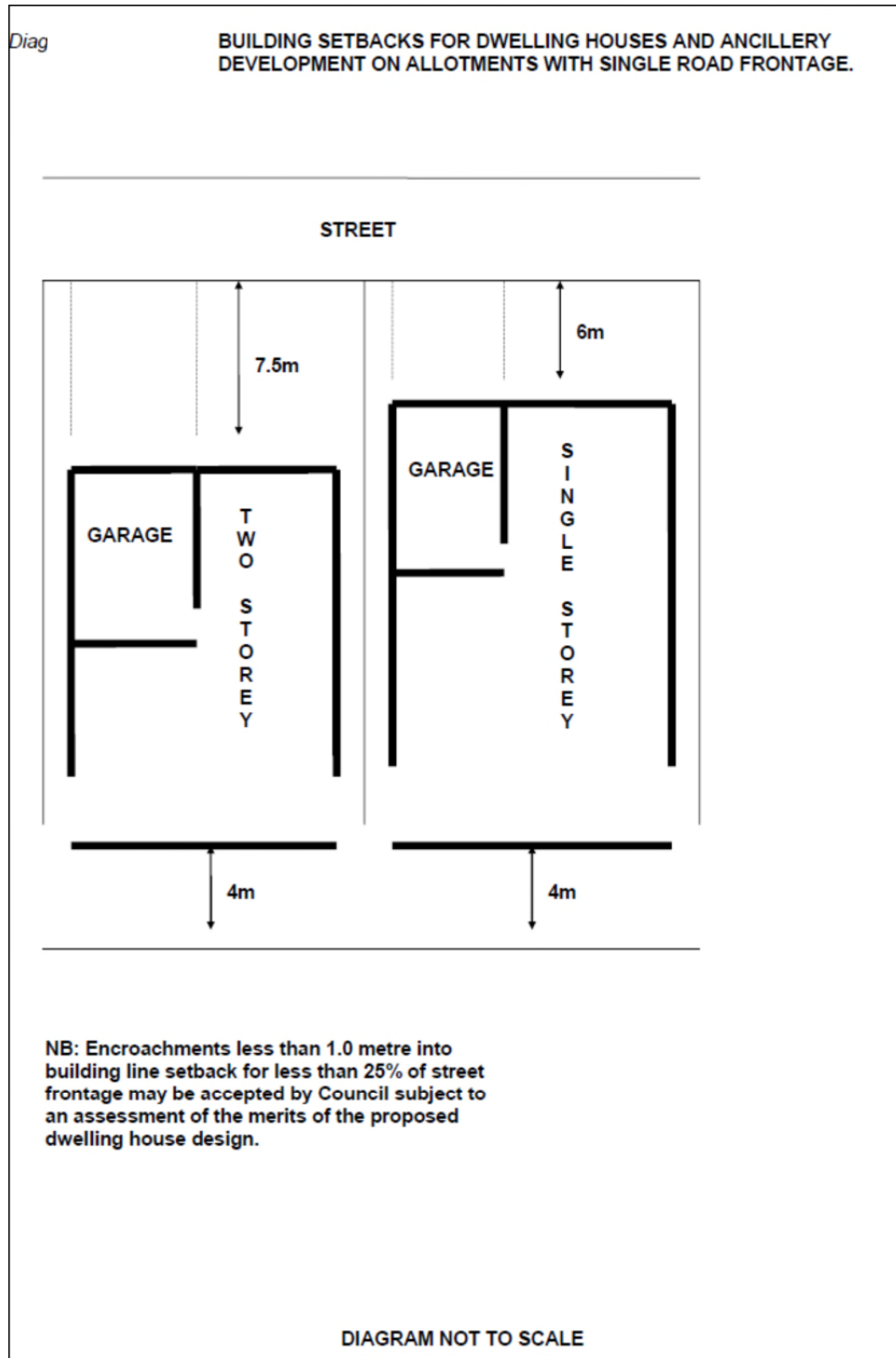
## Queanbeyan Development Control Plan 2012

Figure 2



## Queanbeyan Development Control Plan 2012

Figure 3



## Queanbeyan Development Control Plan 2012

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### 3A.2.3 Fences

The majority of fences are exempt development under State Environmental Planning Policy [\*State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008\*](#)

This policy needs to be checked in order to determine whether to lodge a Development Application or not for a fence or screen wall.

**Note:** If the property is a heritage item, adjacent to a heritage item or within a heritage conservation area, controls for the erection of fences can be found in Part 4 of this Plan.

#### Definitions

For the purposes of this clause the following definitions apply:

**primary road frontage** means the road to which the front of a dwelling house, or a main building, on a lot faces or is proposed to face; and

**secondary road frontage** means, in the case of a corner lot that has boundaries with adjacent roads, the road that is not the primary road.

#### Objectives

- 1) To ensure that fences do not have a detrimental impact on the streetscape and adjacent buildings.
- 2) To maintain the visual amenity of the locality.

#### Controls

- a) Fences – forward of the building line for the primary road frontage:
  - i) No higher than 1.8m above ground level (existing) for a maximum of 50% of the length of the frontage. Note: Parts of fences adjoining a driveway must be reduced in height to a maximum of 1.2m to allow for visibility when manoeuvring vehicles.
  - ii) Contain open elements to allow for passive surveillance of the street. Note: Council will not approve lengths of high, solid walls.
  - iii) Any gates are to swing open within the property.
  - iv) Must not interfere with the ability of vehicles to safely manoeuvre.
  - v) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
  - vi) Barbed wire and electric fencing is not permitted.
  - vii) Highly reflective materials are not supported.
- b) Fences behind the building line of the primary road frontage:
  - i) Side and rear boundary fences:
    - No higher than 2.1m above ground level (existing).
    - Barbed wire and electric fencing is not permitted.
    - Highly reflective materials will not be supported.
  - ii) Corner blocks (Secondary Street frontage):
    - If constructed of timber metal or lightweight materials – be not higher than 2.1m above ground level (existing). Open elements are required for the portion of fencing that is above 1.8m.

## Queanbeyan Development Control Plan 2012

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- If constructed using masonry materials – be not higher than 1.8 metres above ground level (existing), and must contain open elements to allow for passive surveillance of the street.
- Any gates are to swing open within the property.
- Must not interfere with the ability of vehicles to safely manoeuvre.
- Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
- Barbed wire and electric fencing is not permitted.
- Highly reflective materials are not supported.

### 3A.2.4 Special Considerations in Relation to Fences for the Mitigation of Potential Road Impacts in Residential Areas

#### Objectives

- 1) To allow for the erection of fencing to mitigate any impacts associated with being close to busy roads.

#### Controls

- a) Properties with frontages to the streets listed below, may apply to erect fences along those frontages to aid in the mitigation of potential road impacts:
  - i. Canberra Avenue
  - ii. Monaro Street
  - iii. Bungendore Road
  - iv. Yass Road
  - v. Lanyon Drive
  - vi. Cooma Street to Barracks Flat Drive
  - vii. Uriarra Road
  - viii. Crawford Street, Between Uriarra Road and Monaro Street
  - ix. Ellerton Drive
  - x. Limestone Drive
  - xi. Edwin Land Parkway
- b) No higher than 1.8 metres above ground level (existing) and can run along the entire length of the frontage.
- c) Can be constructed of solid materials to a height of 1.5m.
- d) Above 1.5m the fence must contain open elements to allow for passive surveillance of the street.
- e) Any gates are to swing open within the property.
- f) Must not interfere with the ability of vehicles to safely manoeuvre.
- g) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
- h) Barbed wire and electric fencing is not permitted.
- i) Highly reflective materials are not supported.

### 3A.3 Efficiency in layout

#### 3A.3.1 Topography

#### Objectives

- 1) New development is to be designed to take advantage of the positive attributes of the site which are often related to slope, aspect, trees and existing buildings.
- 2) To design buildings that sit into the landscape whilst avoiding excessive under-building and retaining walls.

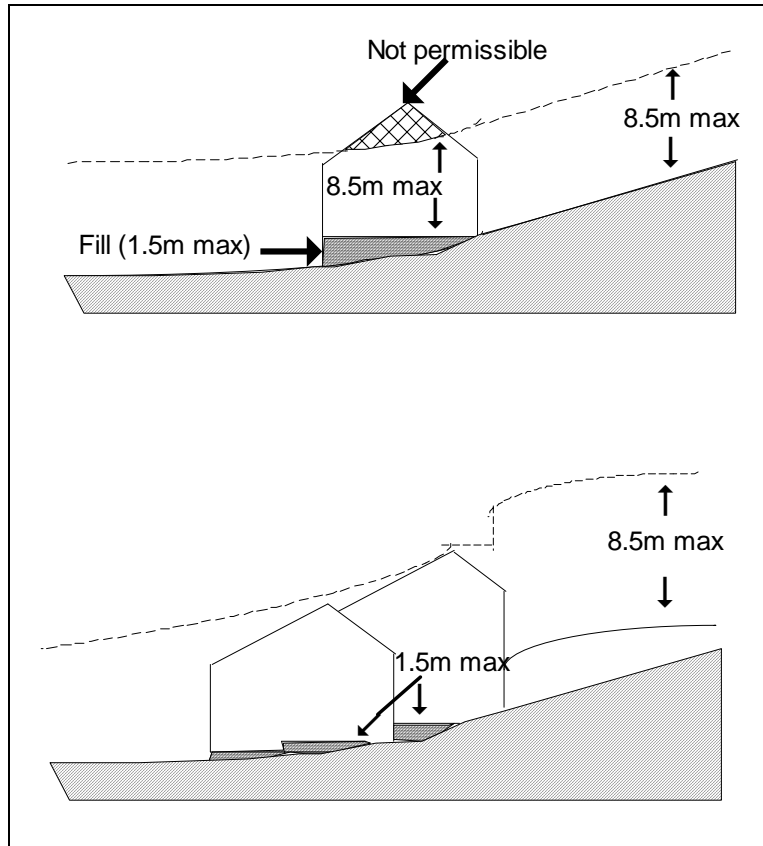


## Queanbeyan Development Control Plan 2012

### Controls

- Buildings are to be designed to relate to the existing contours of the site, with minimal excavation or fill and with the height of foundations kept to a minimum (refer to Fig 4 below).
- Cut and fill shall be limited to a maximum of 1.5m.
- Finished batters of cut and fill are limited to a maximum of 1 vertical 4 horizontal.
- Greater depths may be considered provided they are not highly visible from the street.

**Figure 4**



### 3A.4 Specific Requirements for Lot 6 DP 837155

#### Objectives

Objectives 3A.4 apply.

#### Controls

- With the development of two dwellings on Lot 3 DP 859862 as a result of the subdivision and creation of two 1,400m<sup>2</sup> allotments, a total of 12 dwellings only shall be allowed in the multi-unit development on Lot 6 DP 837155.
- Development principles, in respect of Lot 6, have been modified in accordance with the flora and fauna survey of this land, the associated site constraints, setbacks to Barracks Flat Creek and the adoption of the Plan of Management for the

## Queanbeyan Development Control Plan 2012

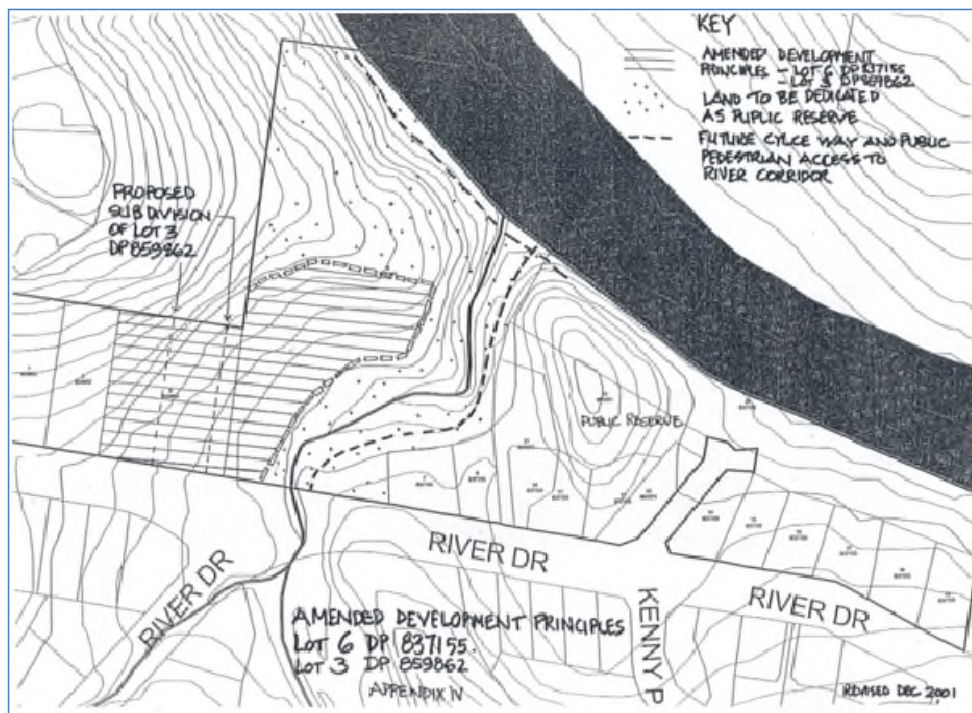
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Queanbeyan River Corridor. These constraints are shown on the relevant Plan of Management.

- c) The Queanbeyan River Corridor Plan of Management has identified a number of management units within the Queanbeyan River corridor. The land, subject to this plan, has been identified in Management Unit No. 3.
- d) The desired outcome for Management Unit No. 3 is to:
  - i) “promote restoration of past environmental impacts, a semi-natural river corridor and small scale recreation facilities and focal points”.
- e) To contribute to these outcomes the developer of Lot 6 DP 837155 will, by the following actions, and through the protection and enhancement of future public open space to be dedicated to Council:
  - i) Provide restricted access to the river corridor for authorised vehicles only;
  - ii) Prepare the eastern urban/riparian interface of Barracks Flat Creek to a surface and grade for the construction of a concrete footpath from River Drive to the reserve adjacent to the Queanbeyan River;
  - iii) Prepare the western urban/riparian interface of Barracks Flat Creek to a surface and grade for mowing;
  - iv) Provide suitably styled fencing, in consultation with Council, to protect Barracks Flat Creek and the area of significant flora and fauna. Fencing design is to permit the free movement of animals within the river corridor; and
  - v) Remove any waste material, noxious and woody weeds, including willows and associated bank stabilisation along the adjoining Barracks Flat Creek. This work is to occur in consultation with Council, the Queanbeyan River Corridor Committee and the NSW Office of Water.

## Queanbeyan Development Control Plan 2012

Figure 5 – Development Principles Lot 3 DP 859862 and Lot 6 DP 837155



## Queanbeyan Development Control Plan 2012

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### 3A.5 Vehicular Access and Parking

#### Objectives

- 1) To ensure adequate parking and access arrangement exist appropriate for residential development

#### Controls

- a) Parking spaces are not permitted between the front of the building(s) and the street with the exception of any access way immediately in front of the garage. The area between the dwelling and the verge should not be hardstand area used for parking of vehicles or storage of items.
- b) Where an existing allotment has vehicular access to a public lane, additional vehicular access from the lane will be considered where there is not adverse impact.
- c) The driveways are to be set back sufficiently from side boundaries to allow for effective screen planting along the boundary.
- d) The driveway width itself is to be at least 3.0m wide, with adequate turning area provided to allow for ease of access to garages.
- e) Driveways may need to be splayed, depending on volume and speed of traffic and footpaths width. The grade of a driveway is not to exceed 1:5 (as per engineer's advice) within the property boundary, with a suitable transition provided to the public road.

**Note:** The design of driveways shall comply with QPRC Engineering Design and Construction Specifications.

### 3A.6 Landscaping in scenic protection areas

#### Objectives

- 1) To ensure that in areas of scenic protection, the existing landscape character is maintained or enhanced.

#### Controls

- a) Landscaping shall be designed to enhance attractive site attributes; incorporate existing vegetation where practicable.
- b) All landscaping must be shown on the development plans to be a component of a development application lodged with Council. The landscaping must be compatible with the area and designed to complement the locality.
- c) It is recommended that native species be the predominant species planted.

### 3A.7 Consideration of Views, Shadowing and Privacy

#### Objectives

- 1) To ensure quality residential development by considering any impacts on views, shadowing and privacy of residents and neighbours.

#### Controls

- a) New dwellings should be designed to safeguard privacy and minimise the extent of impact on the outlook of existing or potential dwellings in the proximity.
- b) Direct overlooking of internal living areas of neighbouring dwellings is to be minimised by building layout, location and design of windows and balconies, provision of screening devices and landscaping.





## Queanbeyan Development Control Plan 2012

- c) Two storey dwellings will include design features to minimise potential impacts on privacy and loss of natural light to existing adjoining development
- d) Shadow diagrams will be required for all two storey development showing its impact at 9am, 12 noon and 3pm on 21 June (winter solstice). A minimum of 3 hours of natural light to the private open space and north facing living room windows of adjoining properties is required to be maintained between these hours.
- e) The proximity of dwellings to each other and the design of dwellings in terms of their layout, bulk, height and position of openings may have an impact on amenity. Privacy considerations are to be addressed through the careful layout of buildings and the activity which occurs in and around them, e.g. windows/decks to be elevated living areas may cause overlooking and be a source of noise nuisance.
- f) Where two storey development creates a privacy intrusion on adjoining single storey development, appropriate measures must be installed to minimise the impact. The measures can include obscured glazing or screening, but there are alternative options.

### 3A.8 Outbuildings, Sheds, Garages, etc Objectives

- 1) To ensure that outbuildings, sheds and garages do not become the dominant land use on a residential site.
- 2) Maintain the visual amenity of the locality.

### Controls

- a) The total combined floor area of detached outbuildings shall not exceed 100m<sup>2</sup>.
- b) The wall height of the outbuilding shall not exceed 3m. The ridge height of the outbuilding shall not exceed 4m.

### 3A.9 Carwoola Heights

This section applies to Regent Drive and Birdwood Place

Figure 6



## Queanbeyan Development Control Plan 2012

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### Objectives

- 1) To promote rural/residential development which will not degrade the existing visual and geophysical environment by way of unauthorised clearance of land, excessive soil disturbance and inadequate erosion controls; and
- 2) To promote rural/residential development which will not intrude on the appearance of the area by the use of garish colours, unwieldy building bulk and form and high reflectivity?
- 3) To specify areas where only single storey dwelling-houses are permitted.
- 4) To encourage visual amenity by requiring landscaping.

### Controls

#### a) Clearance of Land

- i) No lot or boundary of a lot shall be cleared for the purpose of fencing unless the clearing is a minimum width only to allow for the physical location and construction of the fence (maximum 1 metre).
- ii) The remainder of the site outside the allowable areas of clearance and area of driveway is to be conserved and maintained in its original condition.
- iii) See clause 2.12 - Tree and Vegetation Management of this DCP for further controls.

#### b) Building Design and Siting

- i) For the allotments on the plan below, buildings shall be located on the platforms identified.
- ii) All buildings shall be constructed of external materials which are dark in tone and of low reflectivity.
- iii) Garden sheds and the like are to be located to the rear of the dwelling in close proximity to the building and outdoor private areas so as they are not readily visible from public areas.
- iv) Where further "ancillary" development to the dwelling house is proposed (e.g. swimming pool, tennis court) it should not, as far as practicable, interfere with existing vegetation.
- v) Council will not support construction, extension or alteration of the built upon area of a site, apart from the dwelling house itself, if it would involve removal of further trees (and ground clearance) of significance to the site and the general area.
- vi) Buildings should be conducive to the visual character of the locality and consideration will be given to bulk, scale and form of the development.
- vii) Where a site would be prominently visible, if not for the extent of existing tree cover, careful consideration will be given to the siting of any buildings on-site and the resultant visibility of buildings once trees have been removed. Landscaping may be required to ensure improved visual amenity and/or for screening purposes.

#### c) Driveways

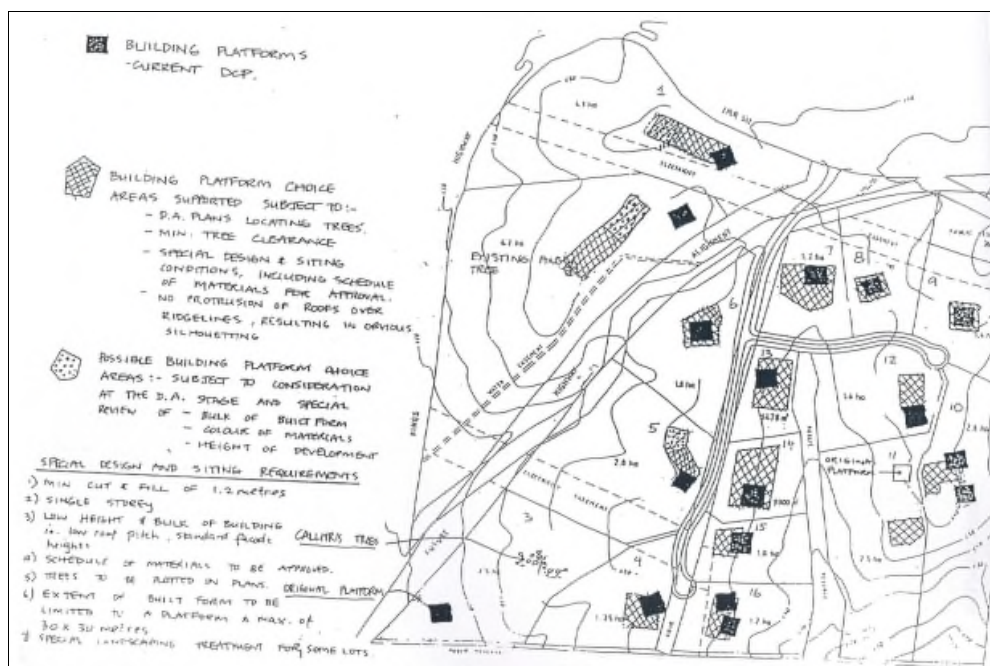
- i) Driveways shall be aligned and constructed so as to minimize driveway gradients, the extent of cut and fill, and the amount of site clearing.
- ii) Driveways shall be suitably constructed and drained in accordance with any requirements or directions of the Council to prevent any uncontrolled discharge of water or loose materials onto any land or roadway.



## Queanbeyan Development Control Plan 2012

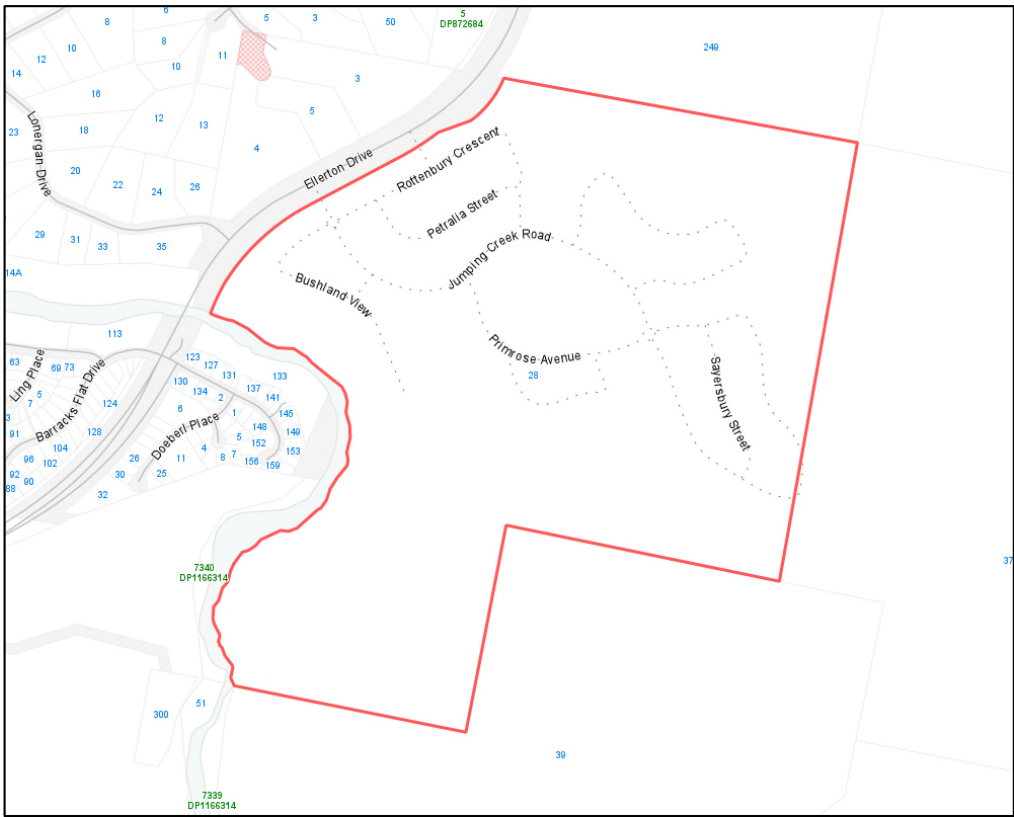
- iii) Driveway areas are to be limited in area to that which is practicable in as far as immediate access to a garage/carport and the appropriate turnaround areas.
- d) **Fencing**
  - i) Fencing shall be of a rural type i.e. wire and post or rail and not paling or close boarded.
  - ii) Fencing shall not concentrate or obstruct run-off or natural drainage.
  - iii) Barbed wire fencing is not permitted. Chain mesh fencing with light posts may be permitted, where it will not be visually obtrusive as viewed from outside of the Carwoola Estate area.
- e) **Cut and Fill**
  - i) The maximum depth of any cut and fill shall be 1.5m. Applicants should seek to utilise split level designs for dwellings, or incorporate pier and beam construction on steep slopes.
  - ii) Cut and fill batters shall not exceed a gradient of 1:4 unless otherwise approved by Council in writing. Batters in excess of this slope will require extra control strategies such as retaining walls or rock facing.
  - iii) Batters shall be planted with grasses, groundcovers and shrubs suited to the area.
- f) **Other**
  - i) Clothes drying areas are to be screened so as not to be visible from outside of the site.

Figure 7 - Plan Showing Building Platforms



Queanbeyan Development Control Plan 2012

Figure 8 - Jumping Creek Estate



# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

**24 MAY 2023**

ITEM 9.4            AMENDMENTS TO QUEANBEYAN DEVELOPMENT CONTROL  
PLAN 2012, PART 3A AND PART 5: JUMPING CREEK  
ESTATE

ATTACHMENT 2    QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012 PART 5  
RURAL AND ENVIRONMENTAL ZONES AND R5 LARGE  
LOT RESIDENTIAL ZONES



**DRAFT**

**Queanbeyan  
Development  
Control Plan 2012  
Part 5  
Rural and Environmental  
Zones and R5 Large Lot  
Residential Zones**

Principal Plan Adopted by Council:	12/12/2012
Document ID:	889891

## Queanbeyan Development Control Plan 2012

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### Part 5 Rural and Environmental Zones and R5 Large Lot Residential Zones

#### Contents

5.1	Introduction .....	3
5.1.1	Purpose of Part .....	3
5.1.2	Aims of this Part .....	3
5.1.3	Objectives applicable to the Rural and Environmental and R5 Large Lot Residential Zones .....	3
5.1.4	Relationship with other Plans, Council Policies and the Like .....	4
5.2	Subdivision .....	5
5.2.1	Roads.....	6
5.2.2	On-site Effluent Disposal.....	8
5.2.3	Management of Flora and Fauna .....	8
5.2.4	Aboriginal Heritage.....	9
5.2.5	Bush Fire Management.....	11
5.2.6	Areas Visible from Arterial Roads.....	11
5.3	Design Principles for Subdivision .....	11
5.4	Building Setbacks and Fencing .....	17
5.5	Height .....	18
5.6	Material and Appearance.....	19
5.7	Erosion and Sediment Control on Building Sites .....	19
5.8	Water Supply .....	19
5.9	Waste Management.....	20
5.10	Internal Driveways .....	20
5.11	Land Management – Dogs .....	21
5.12	Sheds .....	21
5.12.1	Size of Sheds.....	22
5.12.2	Use of Sheds.....	22
5.12.3	Shipping containers.....	23
5.12.4	Secondary Dwellings.....	24



## Queanbeyan Development Control Plan 2012

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### Part 5 Rural, Environmental and R5 Large Lot Residential Zones

#### 5.1 Introduction

##### 5.1.1 Purpose of Part

This part of the development control plan outlines the requirements for development within areas zoned RU2 Rural Landscape, C3 Environmental Management, C4 Environmental Living and R5 Large Lot Residential under *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPLEP 2022)*.

Although the Jumping Creek Estate is zoned C4 Environmental Living, the subdivision is residential in character and development for the purposes of a single dwelling or ancillary development needs to meet the requirements specified in the **Queanbeyan Development Control Plan 2012 Part 3A Single Dwelling Residential Development**.

The purpose of this chapter of the DCP is to provide detailed standards and guidelines for the preparation of development applications and to assist Council in its consideration and determination of those applications.

In the development of these standards, important matters for consideration were the future quality of lifestyle in rural and environmental zones and the protection of important environmental features. This part of the DCP aims to control development which has adverse effects on the environment and the amenity of the locality whilst at the same time providing flexibility and the opportunity for individuality when carrying out development.

##### 5.1.2 Aims of this Part

Aims of this part of the DCP are to:

- a) Highlight to landowners and developers the need for full and proper consideration of environmental constraints and servicing requirements in relation to proposed development;
- b) Provide guidance to landholders for the protection of biodiversity values within the LGA; and
- c) Establish criteria to be applied which will determine the allotment density achievable in any area with regard to the subdivision of land.

##### 5.1.3 Objectives applicable to the Rural and Environmental and R5 Large Lot Residential Zones

- 1) Ensure that development maintains the rural character of the locality and minimises disturbance to the landscape and the environment generally.
- 2) Ensure land use is ecologically sustainable, taking into account the environmental capabilities of the land and based on best management practices.





## Queanbeyan Development Control Plan 2012

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- 3) Ensure that development does not create or exacerbate soil erosion.
- 4) Ensure that the wider community does not bear the cost of servicing rural residential development.
- 5) Ensure agricultural production is not jeopardised by the intensification of development in the rural areas.
- 6) Encourage a flexible approach to subdivision of land where appropriate to ensure that large lot productive holdings are not unnecessarily fragmented.
- 7) Ensure that dwelling house lots are suitably located so as to have minimum impact on agriculture in the locality and are not clustered to the extent that they form rural residential communities in inappropriate locations.
- 8) Ensure that allotments created in subdivisions have a suitable building envelope taking into consideration the potential for surface and ground water pollution and the risk of damage by bushfires or flooding.
- 9) Ensure that all allotments created by subdivision have coinciding legal and physical access to a road maintained by Council.
- 10) Minimise the creation of vehicular access points to major roads.
- 11) Ensure that development is based on catchment management principles and does not have an unsustainable impact on surface and groundwater resources.
- 12) Preserve prime agricultural land for long term sustainable production.

### 5.1.4 Relationship with other Plans, Council Policies and the Like

There are a number of clauses in the *QPRLEP 2022* that may need to be considered when developing in the Rural and Environmental Zones. This will depend on the nature and location of the development with examples including:

- Clause 4.1 Minimum subdivision lot size
- Clause 4.1AA Minimum subdivision lot size for community title schemes
- Clause 4.1A Minimum subdivision lot size for certain strata subdivisions
- Clause 4.1C Minimum lot sizes for dual occupancies and secondary dwellings
- Clause 4.1D Subdivision of certain land in Zones RU1 and C3
- Clause 4.1E Subdivision of certain land in Zones C3 and C4
- Clause 4.2 Rural subdivision
- Clause 4.2A Erection of dwelling houses on land in certain rural, residential, mixed use and conservation zones
- Clause 7.1 Earthworks
- Clause 7.2 Terrestrial biodiversity
- Clause 7.3 Drinking water catchments
- Clause 7.4 Riparian land and watercourses



## Queanbeyan Development Control Plan 2012

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- Clause 7.5 Salinity
- Clause 7.6 Highly erodible soils
- Clause 7.7 Slopes over 18 degrees
- Clause 7.11 Development in areas near national parks and nature reserves
- Clause 7.20 Animal boarding or training establishments
- Clause 7.22 Erection of rural worker's dwellings on land in Zones RU1 and Zone C3

The *Queanbeyan Biodiversity Study 2008* provides a detailed background for the identification of Rural and Environmental zones:

<https://www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Studies-Strategies>

### 5.2 Subdivision

Subdivisions in the RU2, C3, C4 and R5 Zones are created for the following purposes:

- a) Agricultural lots – lots created for an agricultural purpose with a dwelling house as ancillary use. These lots should be of sufficient area to allow for continued agricultural use and the subdivision should be based on the creation of productive land units. This is to be derived from an overall farm plan of the property to be subdivided.
- b) Farm adjustments – Boundary adjustment for the purpose of selling land to an adjoining property owner which is then consolidated.
- c) Rural residential uses – Where the predominant use of the land is for residential and other ancillary purposes.

Detailed information on the characteristics and constraints of the land proposed to be subdivided is critical to the design process to ensure that such matters can be addressed in the subdivision design (Figure 2). As a consequence the design process should not commence until all the relevant information is available. This information is also required to be submitted with a development application for subdivision so that Council can properly evaluate the proposal and determine the application.

#### Additional Requirements:

The following broad restrictions on development apply. Council may vary the restrictions or apply more specific restrictions after consideration of the environmental review and supporting documentation:

- a) Mature native trees are to be protected, especially Yellow Box (*Eucalyptus melliodora*) which provide habitat for the Regent Honeyeater.
- b) Council may require fencing of selected clumps of native trees to allow for regeneration.
- c) Subdivisions proposals must allow for the protection of woodland and forested area and appropriate vegetated corridors.



## Queanbeyan Development Control Plan 2012

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- d) Development within areas of significant vegetation communities, (particularly natural grasslands, secondary grassland or grassy woodlands), identified in the environmental review is to be restricted to light grazing (preferably with no winter/spring grazing) or restricted to low impact recreation. Buildings or roads should not be constructed within areas supporting other vegetation communities identified as significant in the environmental review (eg. wetlands and riparian environments, or native pastures). A key factor in the assessment of significance is whether the vegetation communities are of high or low ecological quality as assessed in the review.

### Requirements for Jerrabomberra Creek

- a) Physical development other than light agricultural grazing or low impact recreation is not to occur within 40m of Jerrabomberra Creek to protect riparian ecological communities, to minimise pollution of the creek and to prevent further degradation of the stream banks.
- b) Additional riparian rights on Jerrabomberra Creek are not to be created by subdivision. A public reserve on each side of Jerrabomberra Creek extending a minimum of 10m from the edge of the undisturbed banks to be dedicated to Council.
- c) The NSW Department of Planning and Environment is to be consulted regarding development proposals on land near to or containing known populations of *Swainsona recta* adjoining the Canberra-Cooma railway line and shown on Figure 1. The recommendations of the NSW Department of Planning and Environment will be considered in Council's determination of development applications.

### 5.2.1 Roads

Applicants for developments will be required to provide new and upgraded roads within subdivisions based on the number of lots served and the traffic that will be generated.

Applicants will also be required to address impacts of new development on the existing road(s) leading to the development. This will involve:

- i. Upgrading the existing road(s) to a higher order road type when the development causes a level of extra traffic that together with the existing traffic will exceed the maximum traffic volumes allowed for the particular road type;
- ii. Paying a contribution under Council's relevant Development Contributions Plan towards upgrading of access roads leading to developments where existing roads are deficient in alignment pavement, drainage or safety aspects to cater for the new development; and
- iii. Sealing of sections of existing gravel roads where extra traffic generated will cause the need to address dust impacts adjacent to existing or proposed dwellings.

Applicants should also note that Council may have developed a provisional road network design for its area including for specific undeveloped rural residential and rural areas.

Where a provisional network has not been developed, it may be necessary to discuss proposals at an early stage with adjoining land owners.



## Queanbeyan Development Control Plan 2012

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Road access must be designed in accordance with the QPRC Engineering Design and Construction Specifications. Roads should be designed to avoid the need for large cut and fill and should not be located on steep slopes or prominent hilltops. Roads should not form dams across gullies, creeks or drainage lines. Any blockage to fish passage requires approval under section 219 of the Fisheries Management Act 1994. Road alignments should satisfy the principles of road design, including the acknowledgement of speed environment and design speeds as set out in the relevant AUSTROADS Guide to Traffic Engineering Practice document series standards. A road hierarchy will be established in accordance with the relevant AUSTROADS standards.

Provided the standards set out by Council are met in relation to public roads Council will accept the dedication and subsequent maintenance of the subdivision roads. For all roads legal and physical access must coincide. Council will not accept maintenance responsibility for private roads or private accesses.

The standard of each road will be determined at the time of consideration of a Development Application having regard to the potential development within the area and Council's engineering specifications. For all but very minor developments the design and construction of roads and entrances will require the engagement of professionals experienced in such works activities to represent the applicant to ensure sufficient and accurate detail and input is provided to allow expeditious assessment and approval by Council staff. Prior to the issue of a construction certificate for civil works Council will require the preparation of engineering drawings and specifications by experienced professionals in compliance with the relevant standards.

The applicant will also need to engage a principal certifier who may be Council or a registered accredited certifier to audit the system and the works and at the completion of construction sign-off that all works have been completed to the plans and specifications and conditions of approval. This will be required prior to the issue of a Subdivision Certificate. Where the subdivision road connects to a local road the intersection shall be constructed in accordance with Council's requirements based on the AUSTROADS Guide to Traffic Engineering Practice document series.

Where the subdivision road connects to a State Road or classified main roads the concurrence of the NSW Roads and Maritime Services (RMS) is required and the design must also comply with the *RMS Supplement for Guide to Road Design (2011)*.

Construction of the intersection shall involve full reconstruction of the existing Council road over the extent of the intersection unless deemed otherwise by the Council. Where gravel roads adjoin sealed roads, the gravel road branch shall be sealed for a minimum of 50m along the branch and any BAR treatment required opposite the branch road shall also be bitumen sealed. Contractors or others proposing to carry out intersection works shall be experienced and pre-qualified to the Council's and/or RMS's satisfaction.

Entrances to individual allotments from roads shall be constructed to Council or RMS standards in accordance with the road classification. Entrances shall be limited to one (1) per lot unless approved otherwise by Council. Unless approved otherwise the relocation of an entrance shall necessitate the complete removal of the existing entrance.



## Queanbeyan Development Control Plan 2012

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For subdivisions involving 2 or more lots along or in the vicinity of school bus routes, Council may require the provision of suitably sited and constructed bus lay-bys.

Consent is required under Section 138 of the *Roads Act 1993* before any work is undertaken on a public road. A security deposit will be required and public liability etc, insurances indemnifying Council and/or the RMS will be required before consent is given. Contractors or others proposing to carry out works on a public road shall be experienced and pre-qualified to Council's and/or RMS's satisfaction.

Council may require as a condition of subdivision, suitable arrangements to be made for the provision of verge tracks for pedestrians and horse riders to traverse along roadsides clear of vehicular traffic.

Council is responsible for the numbering of all lots within the rural area. Rural address numbers are allocated prior to the lodgement of any subdivision certificate when the location of driveway entrances is determined. All occupied properties shall be individually numbered. Numbers shall be displayed adjacent to the entrance driveways. Applicants for subdivisions will be required to pay a fee for Council to undertake a rural addressing exercise for the lots created.

New subdivision roads serving two or more lots shall be named at the applicant's Expense. Applicants are required to submit a suitable name or names prior to the issue of a construction certificate to allow the early commencement of the public comment phase of the road naming process.

Applicants undertaking developments will be subject to defects liability responsibility arrangements for roads constructed for six months from the date of practical completion and shall submit a bond as security under Council's policy to ensure road works have been constructed to a serviceable and durable standard.

### 5.2.2 On-site Effluent Disposal

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 significant native vegetation, natural springs or other waterways/bodies. The Biodiversity Study 2008 may provide initial guidance.

### 5.2.3 Management of Flora and Fauna

A suitably qualified person must prepare a preliminary flora and fauna report which determines whether the proposed development is likely to significantly affect threatened species,



## Queanbeyan Development Control Plan 2012

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populations or ecological communities or their habitats. The report must be prepared in accordance with the provisions of section 5 of the *Environmental Planning and Assessment Act 1979*.

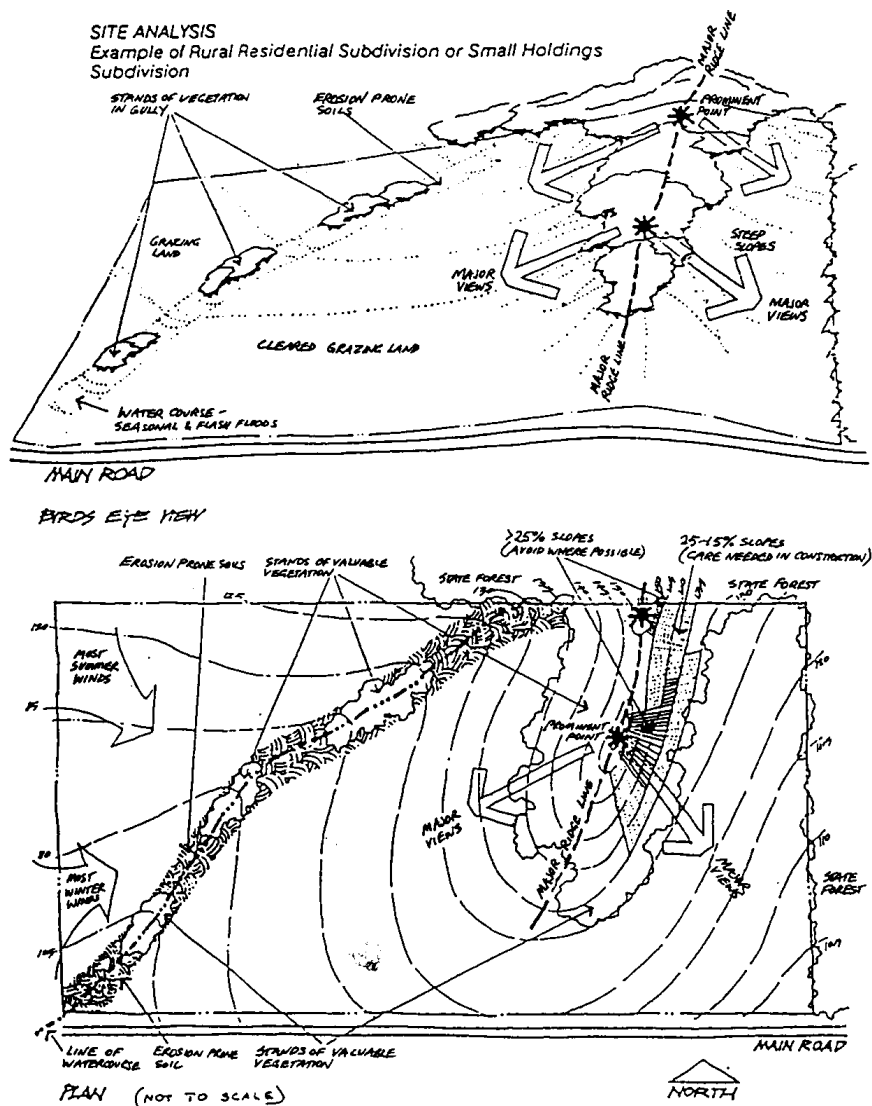
For further information please see the requirements outlined by the NSW Department of Planning and Environment <http://www.environment.nsw.gov.au>

### **5.2.4 Aboriginal Heritage**

The Heritage NSW is responsible for the protection and preservation of all Aboriginal objects and places in NSW. The primary piece of legislation which protects Aboriginal cultural heritage in NSW is the *National Parks and Wildlife Act 1974* (NPW Act). Under the NPW Act it is an offence to harm (destroy, deface, or damage) or desecrate an Aboriginal object or Aboriginal place, or in relation to an object, move the object from the land on which it has been situated.

## Queanbeyan Development Control Plan 2012

Figure 1: Site Analysis



The Heritage NSW and the Local Aboriginal Land Council should be consulted before a subdivision application is made. Unless Heritage NSW advises to the contrary, a survey of the land proposed to be subdivided, conducted by a qualified archaeologist in consultation with the Local Aboriginal Land Council, must be submitted with the subdivision application.

Any subdivision involving any impact on any aboriginal object is integrated development in accordance with the *Environmental Planning and Assessment Act 1979*.

## Queanbeyan Development Control Plan 2012

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### 5.2.5 Bush Fire Management

A subdivision of bushfire prone land for the creation of residential living is integrated development for the purposes of the *Environmental Planning and Assessment Act 1979*. For Council to determine a development application, the NSW Rural Fire Service is required to issue a Bush Fire Safety Authority.

A Bush Fire Safety Authority request must be supplied with the Development Application. A Bush Fire Report must be prepared in accordance with the following requirements:

- 1) a statement that the site is bush fire prone land,
- 2) the location, extent and vegetation formation of any bushland on or within 100 metres of the site,
- 3) the slope and aspect of the site and of any bush fire prone land within 100 metres of the site, which may determine the likely path of any bush fires,
- 4) any features on or adjoining the site that may mitigate the impact of a high intensity bush fire on the proposed development,
- 5) a statement assessing the likely environmental impact of any proposed bush fire protection measures,
- 6) whether any building is capable of complying with AS 3959/2009 in relation to the construction level for bush fire protection.

### 5.2.6 Areas Visible from Arterial Roads

In the case of subdivisions exceeding 2 lots if proposed building envelopes are visible from the Monaro or Kings Highways or Old Cooma Road a visual analysis must be provided with the development application.

This must address:

- 1) degree silhouetted against skyline; and
- 2) nominated maximum roof line height.

### 5.3 Design Principles for Subdivision

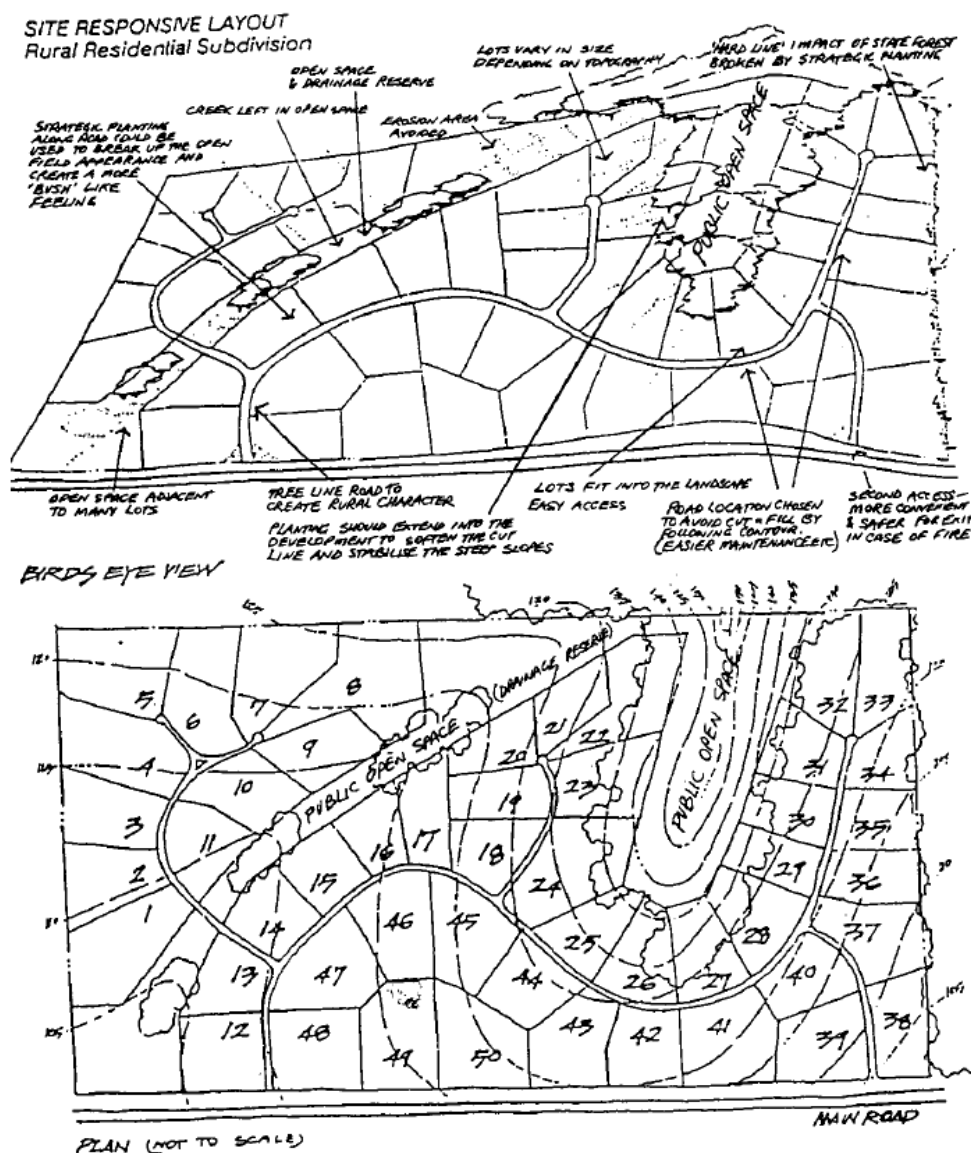
Subdivision of land is NOT a mathematical exercise in obtaining the maximum number of lots or minimum areas with straight boundaries and square corners. To create a good subdivision layout where the boundaries are determined using sound land use planning techniques. This recognises that topographic, ecological or other constraints may make the theoretical maximum lot yield unachievable. To create a good subdivision layout where the boundaries are determined using sound land use planning techniques. This recognises that topographic, ecological or other constraints may make the theoretical maximum lot yield unachievable. Figure 2 provide examples of layouts that respond to the site's attributes, and Figure 3 shows an unsatisfactory subdivision layout. The following design practices and strategies must be followed in the subdivision design process and reflected in the subdivision plan submitted for approval.





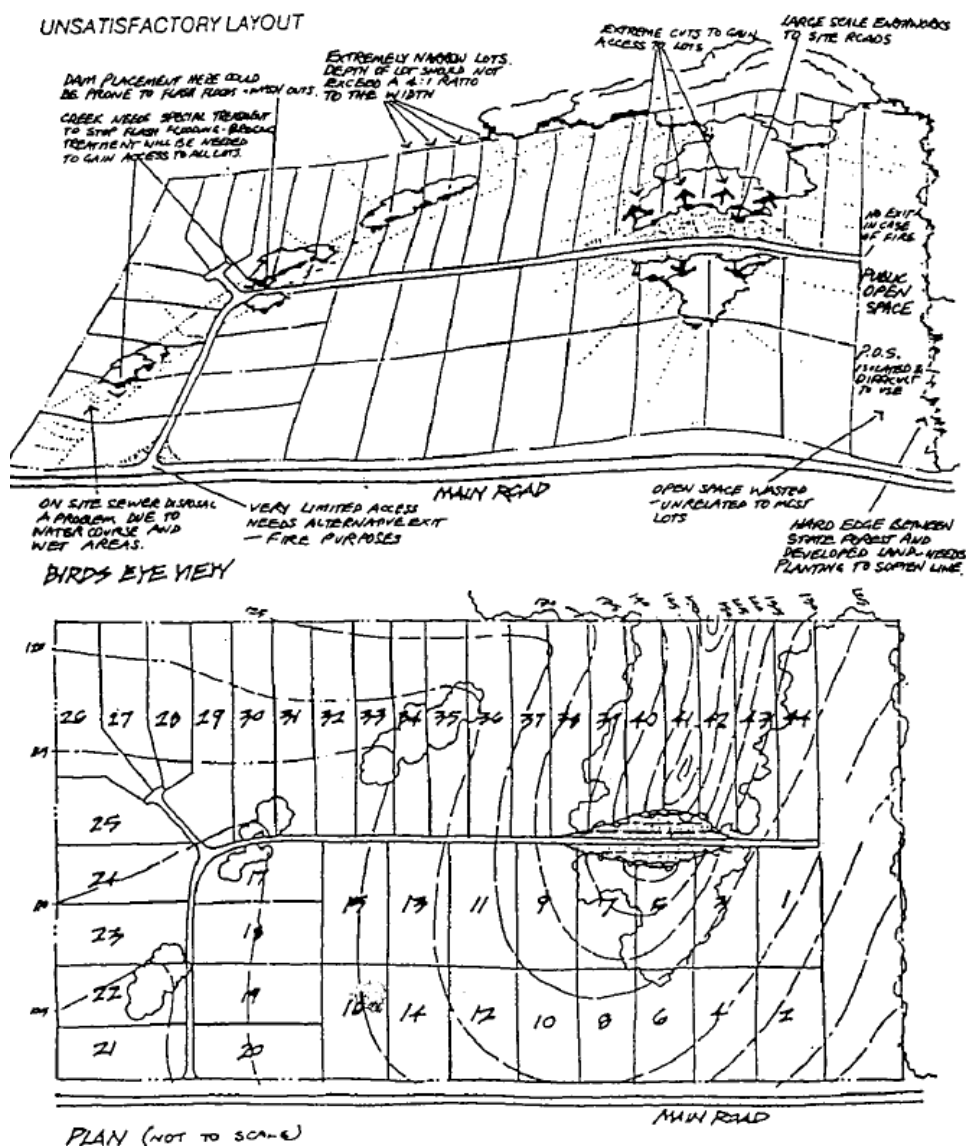
## Queanbeyan Development Control Plan 2012

Figure 2: Site Responsive Layout



## Queanbeyan Development Control Plan 2012

Figure 3: Layout which is not Site Responsive



### Objectives

- 1) Subdivision design and density should reflect the land capability taking into account natural constraints of the site and hazards.
- 2) Subdivision design is consistent with and enhances the character of the locality.

## Queanbeyan Development Control Plan 2012

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### Controls

- a) **Natural Environment** - Wetlands, water bodies and other sensitive habitats identified in the environmental review must be taken into account in the selection of building envelopes, access tracks and driveways, road locations and boundary fences. Development should be located as far as possible away from significant areas of native vegetation. The integrity of remnant vegetation areas and wildlife corridors must be preserved and enhanced where possible through fencing and/or supplementary planting.
- b) **Historic Relics and Places** – Areas of Aboriginal archaeological or European heritage significance must be protected and subdivisions should be designed to accommodate the preservation of heritage sites wherever possible. If an Aboriginal relic that is known to exist on land will be destroyed, defaced or damaged, consent will be required from the Heritage NSW and the proposal will be integrated development.
- c) **Visual Impact** – to minimise the visual impact of the subdivision, visually prominent locations such as scenic hilltops, escarpments, and ridges should be avoided and tree cover preserved wherever possible.
- d) **Lot Design**
  - i. Subdivisions must be in accordance with the relevant provisions of the *QPRLEP 2022* in regard to minimum lot sizes.
  - ii. Lot boundaries should relate to land features such as creeks.
  - iii. Boundaries should be located parallel or perpendicular to the slope but not diagonally across it.
  - iv. Existing fences should be used for lot boundaries where this does not result in inappropriately shaped lots.
  - v. Long narrow lots are to be avoided. The width of the lots shall not be less than 100m and the depth of the lot shall not exceed the width of the lot by more than 4:1.
  - vi. Battle axe allotments should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply:
    - a) the maximum length of access corridor shall be 250m
    - b) the maximum width of access corridor shall be 15m
  - vii. Wedge shaped allotments are to be kept to a minimum, but when incorporated within a subdivision shall have a minimum road frontage of 15m and shall achieve a minimum width of 100m at a maximum distance of 100m from the subdivision road boundary.
  - viii. Each proposed lot shall be provided with legal access to a public road.
- e) **Building Envelopes** – Every lot must contain at least one building envelope free of major environmental and servicing constraints and having good solar access. The location of building envelopes should reflect the findings of the various investigations carried out in the preparation of the subdivision application including the flora and fauna and effluent disposal reports. Where possible building envelopes should be



## Queanbeyan Development Control Plan 2012

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located in areas that have previously been disturbed and should be selected in the context of house sites on adjoining and nearby lots to maximise privacy and maintain the rural character of the area. Ridge tops should be avoided, as should flood plains, drainage depressions, areas with poor foundation conditions, extreme fire risk, erosion and other natural hazard areas. Building envelopes within which a house, ancillary buildings (other than animal shelters with a floor area of not more than 25m<sup>2</sup>), and the like could be located shall:

- i. be a minimum size of 2,000m<sup>2</sup>,
- ii. have a slope not greater than 15 percent,
- iii. take into account the constraints identified in the environmental review,
- iv. be located a minimum setback of 50m from the front boundary,
- v. be located a minimum side and rear setback of 15m for lots with an area of 2-4 hectare,
- vi. be located a minimum side and rear setback of 25m for lots with an area greater than 4ha,
- vii. be accessible by a track which does not have a grade exceeding 15 per cent (unless it is proposed to be constructed and sealed by the applicants, in which case the grade must not exceed 20 per cent), and it does not traverse terrain with a grade exceeding 20 per cent,
- viii. Properties that are identified on a bushfire prone land map will be required to satisfy the aims and objectives of *Planning for Bushfire Protection 2019*, including providing an appropriate asset protection zone around buildings.

The access track should avoid areas of significant vegetation and large waterways. The length of driveways and soil disturbance should be minimised. Where a major creek crossing cannot be avoided, the developer shall provide a stable crossing, to the satisfaction of Council. In the event that crossing a prescribed stream is necessary, the NSW Office of Water will have to be consulted as the development may be integrated.

- f) **Erosion and Sedimentation** - Construction on slopes in excess of 15 per cent should be avoided. Natural drainage systems should be preserved and vegetation removal during construction must be minimised. All construction debris must be contained and disturbed areas must be stabilised and revegetated. All exposed batters and table drains must be stabilised, re-planted and/or top dressed and slope stability on all earthworks must be maintained. Council will require an erosion and sediment control plan to be submitted with the development application. Farm dams proposed to be built as part of the subdivision should be constructed in the initial stages so that they may act as sediment retention ponds during the construction phases.
- g) **Greenway and Road Reserves** - Applicants should consult with the Council concerning any proposed or existing Greenway networks in the area. A Greenway may consist of a horse trail or pedestrian links etc. If applicable the subdivision design should provide links to existing Greenways on adjoining land or provide links in



## Queanbeyan Development Control Plan 2012

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accordance with the proposed future development of the network. Where not required as part of the Greenway network or for other community purposes all Crown Road Reserves within the subdivision shall be closed and consolidated with the allotments being created. Greenway areas must form part of a Community Association for the purpose of public use and not limited to resident's use only.

- h) **Extension of Surrounding Developments** - Logical, efficient and environmentally sensitive extensions to electricity supply networks should be planned in consultation with relevant energy authority. Roads should be extended logically from existing roads so that development will create a road hierarchy. Conflict with major arterial and distributor roads should be avoided. Extension to existing development shall facilitate social cohesion and provide for recreation facilities in consultation with Council.
- i) **Design of Effluent Disposal System** – An effluent disposal report must be prepared by a suitably qualified consultant for the development. System selection must be consistent with the findings of the effluent report. Effluent should not be disposed on areas supporting significant native vegetation or where run-off to these areas is possible. Consideration should be given to alternative treatment systems in particularly sensitive areas. Advice should be sought from Council's Sustainability and Better Living Section.
- j) **Non-potable Water Supply** - Before granting consent to the subdivision of land, Council must be satisfied that all allotments have the potential to obtain an adequate non-potable water supply. The provision of a reticulated non-potable water supply from a communal source (water storage dam or bore) represents a far more efficient use of limited surface and groundwater resources and can avoid potential groundwater contamination problems associated with the proliferation of bores in closely settled rural residential areas. The benefits of such schemes are recognised by the NSW Office of Water as well as Council. Subdivision proposals involving five or more lots must include a reticulated non-potable water supply system capable of providing 0.75 megalitres per annum to each lot at the rate of 0.5 litres per second, unless it is proven that the provision of such a system is not practical. For subdivisions creating less than five lots (or where it is proven that a reticulated system is not practical) each lot must have the potential for either:
  - i. a dam with a capacity of 0.75 megalitres and a catchment area of at least 8ha, or
  - ii. where an allotment cannot be provided with a practical dam site due to topographic constraints or the take-up of the harvestable rights for the parent property, a ground water supply with a flow rate of 0.5 litres per second providing a minimum annual supply of 0.75 megalitres.

A licence from the NSW Office of Water will be required if the dam size exceeds the harvestable right for the allotment under the NSW Farm Dams Policy, or if a bore is proposed. Such applications will be integrated development in accordance with the provisions of the Section 91 of the *Environmental Planning & Assessment Act 1979*. The cumulative impacts of additional dams on the environmental flows in downstream creeks and rivers must be taken into account. Where bores are proposed, it will be

## Queanbeyan Development Control Plan 2012

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necessary to demonstrate that there will be no adverse impacts on the groundwater resource in the area.

- k) **Provision of Services** – Soil and vegetation disturbance should be minimised by coordinating the placement of driveways, telecommunications, underground electricity and other infrastructure in the one area.
- l) **Fencing** – The developer shall provide a stock proof fence to all boundaries, road frontages and public open space areas to the following standard unless Council agrees to a variation prior to erection:
  - i. Fence height of 1.2m.
  - ii. Strainers spaced 100m to 120m depending on terrain.
  - iii. Steel post at 6m centres.
  - iv. Steel droppers, one at centre of span between steel posts.
  - v. One 2.5mm high tensile wire on top.
  - vi. One carry 2.5mm high tensile wire.
  - vii. One bottom 2.5mm high tensile wire.
  - viii. 8/90/30 hinged joint netting each horizontal wire tied to each post and dropper. This is not required for internal boundary fences.
  - ix. One standard galvanised steel farm gate with steel mesh (minimum 3.65m) at approved entrance.
  - x. A post and rail fence on the front boundary shall have a maximum height of 1.2m.
  - xi. Use of a colorbond fence as a windbreak will not be supported.
- m) **Electricity** – High tension power shall be provided by the developer to the boundary of all additional lots created in accordance with the requirements of relevant energy supplier, Council may require the electricity mains to be underground where visual intrusion or public safety necessitate. If the route identified requires clearing Council's Sustainability and Better Living Division must be consulted before work commences.
- n) **Dwelling houses** – Internal connections to the dwelling house site should be underground except in cases where tree removal is not required and overhead lines do not visually detract from the landscape. The relevant energy supplier should be contacted regarding the ability to service the land in an early stage of the application.

### 5.4 Building Setbacks and Fencing

#### Objectives

- 1) To provide setback guidelines for dwellings that protect the character and amenity of the locality.





## Queanbeyan Development Control Plan 2012

- 2) 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.

### Controls

- a) Setbacks which are prescribed as part of a building envelope prevail over any other controls set out below.
- b) 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.
- c) 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:

**Table 1 – Minimum Setback Requirements (not including Greenleigh Estate)**

Lot Size	Setback
Less than 2ha	6m
Less than 4ha	15m
Between 4ha and 80ha	25m
Greater than 80ha	50m

- d) Within Greenleigh Estate the following minimum setback requirements apply:

**Table 2 – Minimum Setback Requirements for Greenleigh Estate**

	Front Boundary	Rear Boundary	Side Boundary
<b>Dwelling</b>			
Single storey	6.0m	10m	10m
Two or more storeys	7.5m	10m	10m

- e) Fences within Greenleigh Estate are to be rural in nature i.e. post and wire. Barbed wire or chain mesh is not permitted within this Estate.

### 5.5 Height

#### Objectives

- 1) To ensure that the height of buildings complement the character of the area in which buildings are located.
- 2) To ensure the scenic and landscape qualities of the area are not compromised by visually intrusive structures.



## Queanbeyan Development Control Plan 2012

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### Controls

- a) On any land not identified on the Height of Buildings Map in the *QPRLEP 2022* the maximum height of any building shall not exceed 8.5m.

**Note:** Building Height is measured according to the definition within the *QPRLEP 2022*.

- b) Buildings shall be designed and constructed to be consistent with the surrounding height and character of the area.

### 5.6 Material and Appearance

#### Objectives

- 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.

#### Controls

- 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.

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.

### 5.7 Erosion and Sediment Control on Building Sites

To ensure adequate erosion and sedimentation controls during construction applicants need to meet the requirements specified in Part 2.7 of this DCP.

### 5.8 Water Supply

#### Objectives

- 1) To ensure each dwelling has adequate water supply to meet the needs of residents and for fire fighting purposes.

#### Controls

- 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.
- 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.





## Queanbeyan Development Control Plan 2012

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- c) **Fire Fighting Resources** – With regards to fire fighting 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:

- i. Above or underground tanks;
- ii. Permanent dam;
- iii. Permanent creek,/river; and/or
- iv. Swimming pool

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.

### 5.9 Waste Management

#### Objectives

- 1) To minimise the generation of waste from development.

#### Controls

- a) An average household produces about one tonne of solid waste per year. Approximately one half to two thirds of domestic waste by weight is organic. Another one third is potentially recyclable. Council encourages the minimisation of waste and composting/use of worm farms to reduce the amount of household and commercial waste going into landfill. Items for recycling may be taken to the recycling areas of Council's Waste Resource Recovery facility. On site waste disposal is not permitted in the rural and environmental zones.

### 5.10 Internal Driveways

#### Objectives

- 1) To ensure internal driveways comply with the Queanbeyan Palerang Regional Council Engineering Design Specifications and Queanbeyan Palerang Regional Council Construction Specifications.

#### Controls

- a) Internal driveways shall be constructed in accordance with the QPRC Engineering Design and Construction Specifications. A maximum grade of 1 in 10 (10 per cent) applies from the 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 should be consulted prior to any construction commencing on site.



## Queanbeyan Development Control Plan 2012

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### 5.11 Land Management – Dogs

Guidelines on the keeping of dogs are set out in Council's *Keeping of Animals Policy*.

### 5.12 Sheds

A shed does not include garage or carport structures attached to and under the same roof as the dwelling house, but includes all other outbuildings including stables and other sheds used for the housing of animals or pets and machinery and other materials but excludes **shipping containers**.

#### Objectives

- 1) To enable the erection of sheds on rural properties within the Queanbeyan Palerang Regional Council area in a manner which complements the rural and residential scale of the landscape and has minimal impact on the scenic qualities of the area.
- 2) To provide design principles for the erection of sheds in Rural and Environmental Zones.

#### Controls

- a) Sheds shall be designed and constructed so as to not be visually prominent or intrude into the skyline.
- b) Sheds shall be sited to minimise unnecessary disturbance to the natural environment. This includes any driveway or other works required to service the shed.
- c) Sheds shall be sited to involve minimal disturbance to native vegetation.
- d) Sheds shall be designed and constructed to be consistent with the surrounding height and character of the area.
- e) Sheds shall be located within the property's registered building envelope or in a location permitted by a Community Management Statement for the Association in the case of community title subdivision i.e. Mt Campbell Estate, Little Burra Estate.
- f) Sheds shall be located no closer to the road than the existing dwelling house on the property unless it is demonstrated this cannot be achieved due to topography or otherwise. Where no dwelling or building envelope exists the setback shall be a minimum of 50m or located in accordance with an approved Community Management Statement for the Association in the case of community title subdivision.
- g) Where no building envelope or Community Management Statement for the Association under the Community Title exists the side and rear boundary setbacks shall be assessed on merit taking into account impacts on adjoining properties, topography and landscape setting.
- h) Cut and fill shall be kept to a minimum. Maximum cut is 1.5m and maximum fill is 1m. Under no circumstances is cut and fill to take place without prior approval of Council. Such work will be considered for approval as part of the consent for the shed.



## Queanbeyan Development Control Plan 2012

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### 5.12.1 Size of Sheds

#### Objectives

- 1) To control the number and size of sheds so as to minimise their visual dominance and bulk in the landscape.
- 2) The size of sheds will reflect the rural or rural residential use of land and the size of the property.

#### Controls

- a) On lots with an area of 16ha or less) sheds shall have a maximum total floor area of 300m<sup>2</sup> - i.e. the total cumulative floor area of all sheds on any one property shall not exceed 300m<sup>2</sup>. For the purposes of this clause the floor area is to be measured under the outside perimeter of the roof.
- b) Larger sheds may be permitted on lots that are greater than 16ha, provided the applicant can substantiate the rural use of the shed having regard for the size of the land and its agricultural use as well as measures taken to minimise the impact on neighbours and the locality.

### 5.12.2 Use of Sheds

#### Objectives

- 1) The commercial use of sheds is only permitted subject to Council's approval in accordance with the *QPRLEP 2022*.

#### Controls

- a) Sheds may only be erected on rural and environmental zoned land and R5 Large Lot Residential land where:
  - i. A dwelling house is approved and under construction;
  - ii. A dwelling house is existing; or
  - iii. On vacant land where the shed is demonstrated to be used for rural/agriculture purposes.

**Note:** The following uses do not require Council's Consent:

- b) For ancillary purposes used in conjunction with the rural or rural residential use of the property i.e. farming equipment, farm storage or similar; and
- c) Garaging of plant or trucks which involves the storage and maintenance of up to two pieces of plant or trucks (e.g. truck and trailer, two trucks or similar but not two trucks and one or more trailers or the like) other than agricultural machinery, on a property where operated only by the occupier/s of the property, but does not include a truck depot.

**Note:** The following uses will require Council's Consent:



## Queanbeyan Development Control Plan 2012

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- i. A truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like (as defined under the *QPRLEP 2022*).
- ii. The use of a shed for industry (as defined under the *QPRLEP 2022*) is prohibited.
- iii. The use of sheds for rural industries is only permitted with Council's consent in the RU2 Rural Landscape Zone. Rural home industries (as defined under the *QPRLEP 2022*) are only permitted with Council's consent in the RU2 Rural Landscape Zone, the R5 Large Lot Residential Zone and the C4 Zone Environmental Living under the *QPRLEP 2022*.
- iv. The use of a shed and its curtilage for a resource recovery facility (as defined under the *QPRLEP 2022*) is prohibited in Rural and Environmental Zones.
- v. The use of a shed for an animal boarding or training establishment (as defined under the *QPRLEP 2022*) is only permitted with Council consent in certain Rural and Environmental Zones. Refer to the *QPRLEP 2022* for details.

### 5.12.3 Shipping containers

Shipping containers are considered a 'building' under the *NSW Environmental Planning and Assessment Act 1979* and they will require development consent. However, in some circumstances they may be exempt development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. The purpose for which the shipping container is to be used is required to be permissible under the *QPRLEP 2022*.

#### Objectives

- 1) To maintain the amenity of the area.
- 2) To ensure that the use of the containers is appropriate for the location.

#### Controls

- a) Containers must not be located over utility areas or over effluent treatment disposal areas or systems.
- b) Containers must not be located any closer than one metre to any side or rear boundary.
- c) Where the lot has a building envelope, the entire shipping container must be located within the building envelope.
- d) Containers must be painted in neutral colours to blend with the surrounding natural environment and built structures. Details of colours are to be included with the development application.
- e) Containers must not be located within any flood planning areas.
- f) Containers that are proposed to be used for storage are not to be stacked.



## Queanbeyan Development Control Plan 2012

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### 5.12.4 Secondary Dwellings

A secondary dwelling means a self-contained dwelling that:

- a) is established in conjunction with another dwelling (the principal dwelling), and
- b) is on the same lot of land as the principal dwelling, and
- c) is located within, or is attached to, or is separate from, the principal dwelling.

**Note: The provisions of the QPRLEP 2022 apply and may not allow the development of secondary dwellings.** Refer to *Clause 4.2A – Erection of dwellings on land in certain rural, residential, mixed use and conservation zones of the QPRLEP 2022*. This applies to Rural and Environmental zones and requires the land to have the minimum lot size specified on the Minimum Lot Size map or Lot Averaging map if the land is identified as “Lot Averaging”.

To consent to the development for the purpose of a secondary dwelling the development must:

- a) Satisfy the definition of a secondary dwelling, and
- b) The total floor area of the secondary dwelling (excluding any area used for parking) must not exceed whichever of the following is greater:
  - i. 60m<sup>2</sup>, or
  - ii. 33% of the total floor area of the principal dwelling.

### Objectives

- 1) Maintain and enhance the established character and amenity of the locality.
- 2) Ensure that the external appearance of secondary dwellings are sympathetic to the principal dwelling.

### Controls

- a) Setbacks which are prescribed as part of a building envelope prevail over any other controls set out below.
- b) 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.
- c) 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:



## Queanbeyan Development Control Plan 2012

**Table 3 – Minimum Setback Requirements for Secondary Dwellings**

Lot Size	Setback
Less than 2ha	6m
Less than 4ha	15m
Between 4ha and 80ha	25m
Greater than 80ha	50m

- d) Building bulk and height, scale, massing, roof form and materials should be sympathetic to existing built forms and complement, rather than detract, from the existing principal dwelling on the site.
- e) Avoid a monolithic appearance created by large expanses of blank walls through the use of architectural design features, articulation and fenestration.
- f) An attached secondary dwelling must feature a physical/ structural attachment with the principal dwelling on a site and include sympathetic integration with the roof structure of the principal dwelling.
- g) Where a garage, carport or outbuilding is proposed to be converted to a secondary dwelling, external building materials and their colours should be compatible with the principal dwelling on site and the character of the locality.
- h) No additional on-site parking is required to be provided for the secondary dwelling. However, car parking is required to be provided for the principal dwelling in accordance with Council's parking requirements.

# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

**24 MAY 2023**

ITEM 9.5 ROAD NAMING AT ELM GROVE BUNGENDORE

ATTACHMENT 1 UPDATED MAP ELM GROVE





# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

**24 MAY 2023**

ITEM 9.5 ROAD NAMING AT ELM GROVE BUNGENDORE

ATTACHMENT 2 NGAMBRI LALC APPROVAL TO USE

## Tiffany Knight

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**From:** ceo  
**Sent:** Wednesday, 19 April 2023 3:24 PM  
**To:** Tanya Lamont  
**Cc:** Aroha Groves  
**Subject:** RE: QPRC Indigenous language Road Naming

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Hi Tanya

My apologies, below table is our suggestions. Highlighted in green are your suggestions, that we support.

Warabin	Curlew
Galu	Crane (white)
Bunduluk	Rosella
Bunima	Blow ( as wind)
Berra	Boomerang
Dyara	Bower Bird
Burugun	Echidna
Weereewaa	Bad water (Lake George)
Wamburang	Small Black Cookatoo
Tirriwirri	Ironbark
Winyu	Sun
Yurung	Strong
Umbe-Yueenbruk	Crow
Mura	Pathway
Malian	Wedge Tail Eagle
Wurungul	Brown Snake
Nguru	Camp
Gurrang	Clouds
Bargang	Yellow- Box
Burin	Stringybark
Burrai	Wallaby

Regards  
Trisha

Trisha Williams  
Chief Executive Officer

Ngambri Local Aboriginal  
Land Council

PO Box 150 Queanbeyan  
2/251 Crawford Street Queanbeyan  
NSW 2620  
Telephone: 02 6297 4152  
Mobile: 0413 385 039  
Email: [ceo@ngambri.com.au](mailto:ceo@ngambri.com.au)



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**From:** Tanya Lamont <[Tanya.Lamont@qprc.nsw.gov.au](mailto:Tanya.Lamont@qprc.nsw.gov.au)>  
**Sent:** Wednesday, March 15, 2023 8:58 AM  
**To:** ceo <[ceo@ngambri.com.au](mailto:ceo@ngambri.com.au)>  
**Cc:** Aroha Groves <[Aroha.Groves@qprc.nsw.gov.au](mailto:Aroha.Groves@qprc.nsw.gov.au)>  
**Subject:** QPRC Indigenous language Road Naming

Yaama Trish, hope you are going ok? I'm following up on the use of words for road naming. There is a big subdivision in Bungendore which is nearly finished and the road naming report will go to Council soon, would you have a timeframe as to when you can let us know what words we can use.

Thank you  
Tanya

**Tanya Lamont**  
LIS and GIS Administrator

**Queanbeyan-Palerang Regional Council**  
**Tel:** (02) 6238 8155  
**Web:** [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)  
**Mail:** PO Box 90 Queanbeyan NSW 2620



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**From:** Tanya Lamont <[Tanya.Lamont@qprc.nsw.gov.au](mailto:Tanya.Lamont@qprc.nsw.gov.au)>  
**Sent:** Wednesday, 1 March 2023 3:13 PM  
**To:** ceo <[ceo@ngambri.com.au](mailto:ceo@ngambri.com.au)>  
**Subject:** QPRC Road Naming

Yaama Trish, lovely to meet you and thanks for your time today.  
Below is the list of words we had at our meeting today.  
Please add or delete any words that you may think are not appropriate or indicate words to be only used in specific areas.  
Also add any family names you would like to commemorate.  
The words will be used for Bungendore and Queanbeyan areas.

Warabin	Curlew
Galu	Crane
Gamburra	Flowers
Karrugang	Magpie
Werriwa	Bad water(Lake Geroge)
Bunduluk	Rosella
Bunima	Blow (wind)
Berra	Boomerang
Bimbi	Bird
Dyara	Bower Bird
Gurran	Clouds
Bargan	Yellow- Box
Wurunul	Brown Snake
Wagulan	Crow
Burugun	Echidna
Mulleun	Eaglehawk

Also, Tiffany mentioned proposed names based on the theme of Mythical Creatures the developers have send through to be included in the latest Googong subdivision.

The developer provided the following explanation of choice: "Yowie is one of several names for an Australian folklore entity reputed to live in the Outback. The creature has its roots in Aboriginal oral history. In parts of Queensland, they are known as quinkin (or as a type of quinkin), and as joogabinna, in parts of New South Wales they are called Ghindaring, jurrawarra, myngawin, puttikan, doolaga, gulaga and thoolagal. Other names include yaroma, noocoonah, wawee, pangkarlangu, jimbra and tjangara. Yowie-type creatures are common in Aboriginal Australian legends, particularly in the eastern Australian states."

Their sources are: <https://en.wikipedia.org/wiki/Yowie> ; <https://trove.nla.gov.au/newspaper/article/30792717> and <https://trove.nla.gov.au/newspaper/article/70605854?downloadScope=page>

The suggested names are:

Quinkin
Jingera
Yaroma
Wawee
Jimbra
Doolaga

**Tanya Lamont**

LIS and GIS Administrator

**Queanbeyan-Palerang Regional Council**

**Tel:** [\(02\) 6238 8155](tel:0262388155)

**Web:** [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)

**Mail:** PO Box 90 Queanbeyan NSW 2620



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# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

24 MAY 2023

ITEM 9.6 ROAD NAMING NEWINGTON ROAD SUBDIVISION

ATTACHMENT 1 MAP

