



# **Googong DCP**

## **Part 3**

### **The Master Plan**

<b>Principal Plan adopted by Council:</b>	<b>13 October 2010</b>
<b>Document ID:</b>	<b>891008</b>

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# PART 3 - THE MASTER PLAN

## 3.1 Vision

Googong is a new beginning – a new township nestled within a unique rural landscape where innovation, a sustainable way of living and true sense of belonging will be created.

## 3.2 Elements of the Vision

The elements of the Vision are to:

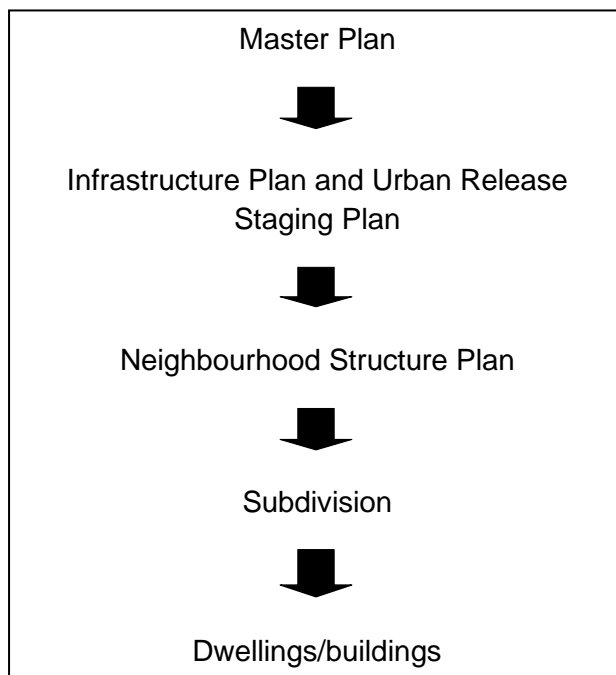
- Create a sense of place
- Capture the “essence” of the Monaro
- Deliver genuine social, environmental and economic sustainability
- Establish a high quality and accessible public realm
- Provide housing choice and intergenerational living
- Foster environmental stewardship
- Celebrate the township’s environmental and cultural heritage

## 3.3 Master Planning for Googong Township

As Googong is a new beginning this DCP is structured to start at the broad scale of the whole Googong Township, it then goes into more detail with the structure for each of the seven neighbourhoods making up the township.

From this subdivision designs can be drafted for each stage in the Neighbourhood Structure Plan and finally down to the scale where development on each allotment can occur.

The diagram below outlines the Master planning and development process for Googong.



The Googong Master Plan prepared by Council (Map 1) broadly establishes the ultimate development outcomes for Googong, which are embodied in this Development Control Plan (DCP).

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The purpose of the Master Plan is to guide the orderly and sequential development through the next 25 years, providing the community with information on the facilities and neighbourhoods to be developed. This is supplemented with the Staging Plan and an Infrastructure Plan.

The Master Plan features five walkable neighbourhoods surrounding a central parkland, the “Googong Common” and two low density neighbourhoods, north of Googong Dam.

It sets out the general location of commercial centres, schools, the open space and movement networks.

The neighbourhood development pattern and character within Googong will generally be a transition from the lower density edges of the new township to the denser urban areas of neighbourhood activity centres and the highly urban environment at the heart of the town centre.

This transition of character will be the basis for organising the urban form elements including buildings, lots, land use, streets and open spaces.

### 3.4 Master Plan Objectives

The Googong Master Plan is the expression of the following objectives:

- Establish high quality liveable neighbourhoods within a sustainable township.
- Create a transition from lower density residential fringes to urban mixed use centres.
- Promote interconnectivity within and between neighbourhoods through safe and legible pedestrian paths, cycle ways and streets.
- Focus each neighbourhood around a ‘neighbourhood centre’ which is to be a hub of community, commercial and retail activity.
- Create a connected open space network catering for all ages with a range of civic, active, passive and civic spaces.
- Provide opportunities for future residents and visitors to meet their social, cultural and economic needs.

### 3.5 Controls

Development is to be generally in accordance with the Master Plan and other controls in this DCP.

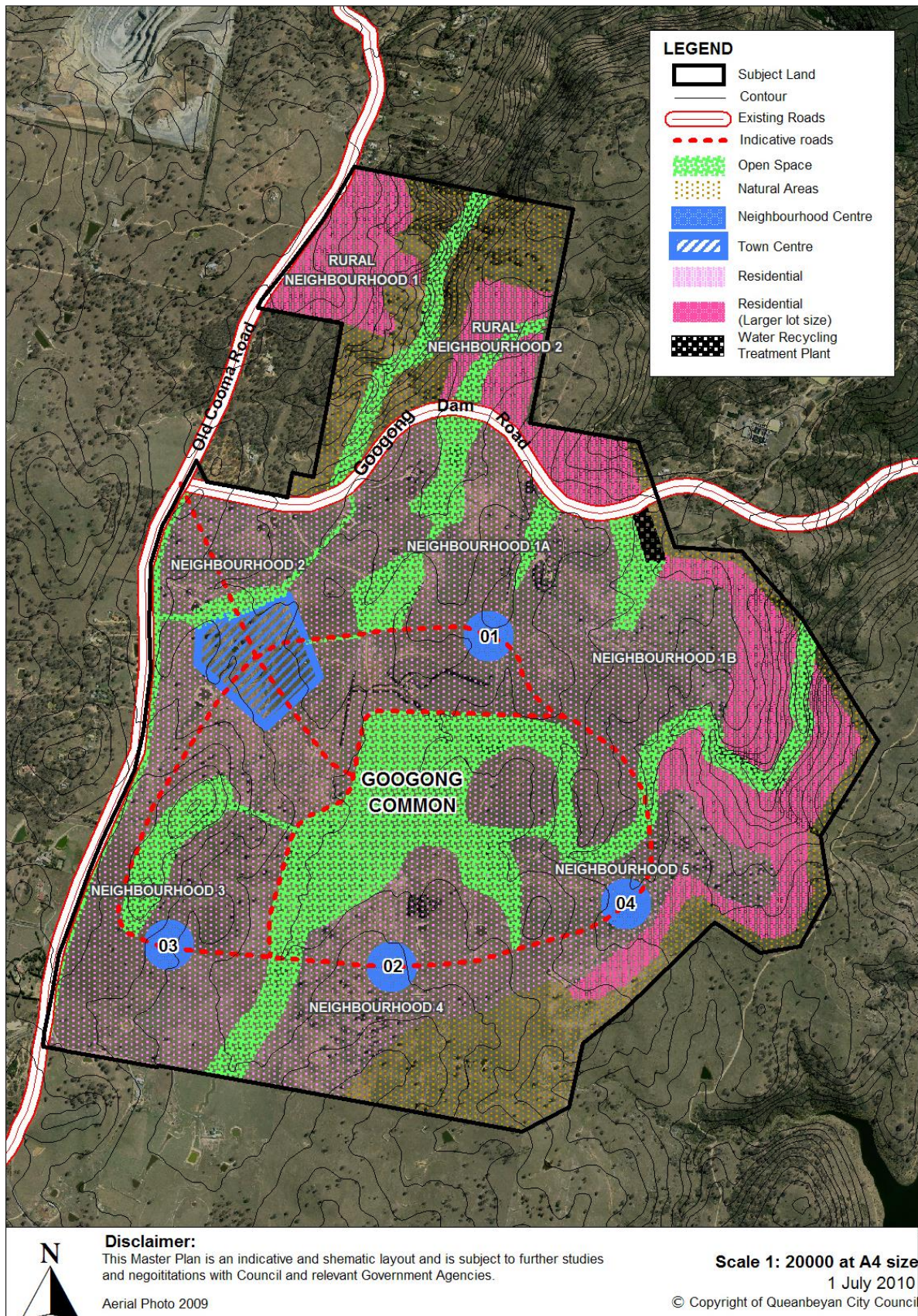
A variation to the Master Plan must demonstrate that it is consistent with the vision and the applicable objectives of this DCP and can only be amended as part of a neighbourhood structure plan.



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**Map 1: The Master Plan**

Source: Googong Master Plan (QCC), 2009





### 3.6 Staging of Development in Googong

The land rezoned for Googong Township provides a land supply for the next 25 years. The orderly and efficient development of this land relies on the effective staging of subdivision and development for each Googong neighbourhood over the next 25 years.

The Master Plan also shows the staging and sequence in which Googong is to be developed to ensure orderly and efficient development and infrastructure provision is achieved.

### 3.7 Staged Release of Land

It is recommended that the land be generally developed in accordance with the following sequence:

- 1) Neighbourhood area No.1 being the first stage (comprising Stages 1A and 1B) with Neighbourhoods 2, 3, 4 and 5 following in logical sequence.
- 2) The Googong Neighbourhoods located north of Googong Dam Road identified in the Master Plan, adjoining to the east and west of the urban areas of Googong, may be developed at the same time as Neighbourhood 1a as the main arterial services required to service that Neighbourhood could also service the rural neighbourhoods.

### 3.8 Controls for Releasing Land for Development in Googong

The following factors are to be addressed in releasing land for the next stage of development.

#### Orderly Expansion of Googong

The release of land shall:

- Progress sequentially as outlined on the Googong Master Plan.
- Not occur until a Neighbourhood Structure Plan has been approved for the area by the Queanbeyan-Palerang Regional Council.

#### Population Forecasts

The following planning statistics underpin the Urban Release Area of Googong. The site constitutes an area of approximately 1,340 hectares.

Release of land shall support achieving the forecasts:

- To provide a mix of dwelling types including affordable housing, commercial centres, community facilities, open space and infrastructure including roads and a sewerage treatment plant.
- That by 2035 a total of 5,550 dwellings will be provided.
- That by 2035 the population of Googong will be approximately 16,000 people.

#### Timing of Infrastructure Provision:

The site is currently 'greenfield' un-serviced land and requires the infrastructure of roads, water, sewer, energy (gas, electricity and or solar) and information technology cabling.

Clause 6.2 of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* states that development consent must not be granted until Council is satisfied that any public utility

infrastructure that is essential for the development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

Release of land shall:

- Minimise infrastructure costs.
- Have regard to and be supported by market demand.
- Have regard to the capacity in existing zoned areas at Googong.

### **Neighbourhood Structure Plans:**

The Neighbourhood Structure Plans (Appendices) provide direction for the next land release in Googong and set out the broad development pattern for each neighbourhood.

### **3.9 Neighbourhood Structure Plan Design Process**

For each neighbourhood the following planning design processes are recommended:

**Step 1** – Identification of non-developable areas based on environmental constraints, topography, sites of cultural importance and vistas and views of merit.

**Step 2** – Design of transport routes, including the hierarchy of roads and associated bicycle tracks.

**Step 3** – Design of utilities to service the site, including water, stormwater, sewer, energy (natural gas, electricity and or solar power) and information technology cabling. In addition the provision of utilities for the entire area is required, for example a water recycling plant to service the Googong Township. A Part 3A application will be required to the Minister of Planning in this regard.

**Step 4** – Design of open space networks and connections

**Step 5** – Design of housing diversity

**Step 6** – Design of viable commercial/retail centres and facilities to service the township.

### **3.10 Neighbourhood Structure Plan Approval Process**

Neighbourhood Structure Plans will form part of the DCP where approved. This requires the DCP to be amended in accordance with the Act and Regulations.

#### **3.11 Process for Approval**

- 1) Submission of Structure Plan as a DCP amendment
- 2) Assess under DCP requirements
- 3) Exhibition
- 4) Consideration of Submissions
- 5) Approval/adoption

#### **3.12 Neighbourhood Structure Plan Submission Requirements**

A scaled and detailed Neighbourhood Structure Plan(s) together with accompanying statement and evidence of compliance with the controls set out below. Neighbourhood Structure Plans shall be submitted to council as a DCP amendment. The Neighbourhood Structure Plan will be assessed and considered under the DCP requirements for structure Plans.

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The Structure plan is then exhibited as part of the DCP amendment and any comments received considered. Council can then adopt the Neighbourhood Structure plan as part of the DCP amendment, with or without changes.

### Objectives

- 1) Provide for the orderly development of Googong by establishing the broad structure of each Neighbourhood within the context of the Master Plan and Staging Plan.

### Controls

- a) Neighbourhood Structure Plans shall be generally consistent with the Googong Master Plan.
- b) Neighbourhood Structure Plan shall demonstrate compliance with VPA commitments.
- c) Neighbourhood Structure Plans are to detail the indicative lot yield of each stage of the neighbourhood.
- d) Neighbourhood Structure Plans shall be consistent with Chapter 4 Subdivision Controls.
- e) Each Neighbourhood Structure Plan is to be approved by Council as a DCP amendment prior to lodgement of any development application. Approved Neighbourhood Structure Plans are contained in the Appendices.
- f) Development in each Neighbourhood is to be carried out generally in accordance with the Neighbourhood Structure Plan.
- g) Development may occur in a Neighbourhood before a Neighbourhood Structure Plan is prepared and approved by Council, provided that development:
  - i. Is required to facilitate orderly or efficient development in a neighbourhood that already has a Neighbourhood Structure Plan approved by Council and meets the requirements of the *QPRLEP 2022*, relevant sections of this DCP and all other relevant policies and standards, or
  - ii. has landscaping, essential infrastructure or environmental management works, and such works as are consistent with relevant sections of this DCP and all other relevant legislation, policies and standards

### 3.13 Additional Design Controls for Neighbourhood Structure Plans

#### Flooding

##### Objectives

- 1) Neighbourhood Structure Plans shall provide safe access/egress for residents in times of flooding.

##### Controls

- a) Neighbourhood Structure Plans shall ensure that residential land is flood free for the 100 year ARI event. The 100 Year Flood level in Googong has been mapped and is included in Appendix 2.

#### Bushfire

##### Objectives

- 1) Consider bushfire protection and management issues in land use planning to provide a safer environment for the community.



### Controls

- a) Neighbourhood Structure Plans shall identify bushfire prone areas and ensure buffers and development controls in *Planning for Bushfire Protection* can be accommodated in any subdivision design.

### 3.14 Biodiversity

A 7 part test under section 5A of the *EP&A Act 1979* carried out by Willana Associates investigated the flora and fauna significance of the site for the new township and concluded that the properties within the lands to be rezoned:

- 1) "...predominantly comprise non-native vegetation and have little value for threatened fauna in the region. The types of habitat within these areas are likely to be widespread throughout the region and are of low conservation value".
- 2) A portion of the site, adjacent to Old Cooma Road was identified in the LES as having native grass land.

An investigation by Biosis Research indicated the possibility of the presence of one Endangered Ecological community, five threatened flora species and 30 threatened and/or migratory fauna species, or their habitats within Neighbourhood NH1A and the Googong Dam Road corridor.

Applicants are advised to consult with Council with regard to relevant studies that are available on the existing flora and fauna habitats within the Googong.

### Objectives

- 1) To conserve the diversity of native vegetation communities, including their component species and genes throughout the identified natural bushland areas in the Queanbeyan-Palerang LGA.
- 2) To minimise the impact of development on the biodiversity of the identified natural reserves, parks, creeks and other open spaces in the new township and its rural surroundings.

### Controls

- a) Neighbourhood Structure Plans shall allow for subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and will minimize any impact on them.
- b) Encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.
- c) Neighbourhood Structure Plans shall safeguard the natural environment through the protection of the natural corridors along Montgomery Creek and the main watercourse to the north of Googong Dam Road.

### 3.15 Contamination

#### Objectives

- 1) To ensure that the land to be developed is not subject to any contaminants that may cause harm to the future population of Googong.

#### Controls

- a) Any sites identified by the *Preliminary Environmental Site Assessment – Coffey & Partners 2004* and the Fieldwork and Testing by Agsol Pty Ltd 2009 shall be identified on the respective Neighbourhood Structure Plans. Sites of Environmental Concerns have been mapped and are included in Appendix 2.
- b) If land is identified as being potentially contaminated, remediation measures shall be outlined and put in place to ensure that the land is suitable for its intended purpose.

### 3.16 Cultural Heritage

#### Objectives

- 1) To celebrate and interpret the 'essence of the Monaro' in the design of the new town and its precincts.
- 2) To protect and enhance the sites or items of cultural significance within Googong.

#### Controls

- a) Neighbourhood Structure Plans shall ensure that development respects and does not compromise heritage items, archaeological sites, potential archaeological deposits or sites within identified heritage conservation areas.
- b) Neighbourhood Structure Plans shall integrate elements of cultural heritage into the future development in appropriate circumstances.
- c) Neighbourhood Structure Plans shall identify and conserve sites of European and Aboriginal Heritage as appropriate.

### 3.17 Access and Movement Network

#### Objectives

- 1) Streets in Googong are to be designed to facilitate legible, safe and efficient pedestrian, bicycle, public transport and private car movement.
- 2) A network of pedestrian and cycle paths in Googong are to provide good access to key destinations such as the town centre, neighbourhood centres, parks and community facilities.
- 3) The Main Avenue is to connect the five neighbourhoods and provide an identifiable public transport route. Vehicular access to Googong will be from Googong Dam Road and Old Cooma Road.

#### Controls

- a) The Neighbourhood Structure Plan must:
  - i. Provide for a street hierarchy that reflects the function and character of each street and forms part of a legible network. The indicative street network is shown in Appendix 2.
  - ii. Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout the township and connections to the established network. The indicative pedestrian and cycle network, proposed public transport route and walkable neighbourhoods are shown in Appendix 2.
  - iii. Make provision for a public transport route through Googong.
  - iv. Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network.
- b) Street design is to accord with the typical street design requirements specified in the QPRC Design Specifications.

### 3.18 Essential Services

The Master Plan and this DCP adopt the objectives and controls for the location and provision of essential utilities contained in QPRC Design Specifications.

#### Objectives

- 1) Ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting will be available to cater for future development and peak demands.

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- 2) Ensure all development is serviced by infrastructure designed to achieve reasonable sustainable outcomes.
- 3) Locate services so that they reduce environmental impact, are not visually obtrusive and do not compromise community safety.
- 4) Provide public utilities in a timely, efficient and cost effective manner.

### Controls

- a) Neighbourhood Structure Plans shall ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting are available to cater for future development and peak demands.
- b) Neighbourhood Structure Plans shall encourage subdivisions which are serviced by infrastructure designed to achieve reasonable sustainable outcomes.
- c) Neighbourhood Structure Plans shall locate services so that they reduce environmental impact, are not unreasonably visually obtrusive and do not compromise community safety.
- d) Neighbourhood Structure Plans shall optimise opportunities for shared trenching to allow for the provision of landscaping in road reservations.
- e) Neighbourhood Structure Plans shall provide a sustainable, reliable, safe and efficient supply of potable water to meet the long term needs of the development including fire fighting requirements
- f) Neighbourhood Structure Plans shall optimise opportunities for water recycling and reduce the unnecessary use of potable water for non-potable residential uses such as toilet flushing and watering of gardens.

### 3.19 Drainage Reserves

The site for the new Googong township is a natural environment with a system of natural drainage lines that must be preserved and enhanced to cater for the urban runoff to ensure that no significant detrimental impact occur to the existing hydrology of the area. These areas have been mapped and are identified by the DCP. (Appendix 2)

### Objectives

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

### Controls

- a) Neighbourhood Structure Plans shall protect and enhance creek corridors, in particular Montgomery Creek.
- b) Neighbourhood Structure Plans shall ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.
- c) Neighbourhood Structure Plans shall encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.
- d) Neighbourhood Structure Plans shall recognise the environmental sensitivity of Montgomery Creek and two zonings reflecting the increasing sensitivity as is approaches the north eastern boundary of Googong.

### 3.20 Water Sensitive Urban Design (WSUD)

Queanbeyan-Palerang Regional Council fully supports the application of Water Sensitive Urban Design (WSUD) principles in the development of the new township of Googong.

### Objectives

- 1) Incorporate Water Sensitive Urban design (WSUD) in the planning of the Neighbourhood Structure Plan layout and design of all development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- 2) Provide WSUD measures in a timely, efficient and cost effective manner.

### Controls

- a) Neighbourhood Structure Plans shall ensure that subdivisions incorporate stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
- b) Neighbourhood Structure Plans shall incorporate Water Sensitive Urban design (WSUD) in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- c) Neighbourhood Structure Plans shall integrate Water Sensitive Urban Design (WSUD) into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters.
- d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.

## 3.21 Water and Energy

### Objectives

- 1) To adopt the principles of sustainable development in terms of the overall usage of water and energy within the neighbourhood.

### Controls

- a) Neighbourhood Structure Plans shall achieve water savings of between 50 – 70% with a current target of 62% by providing an integrated water cycle system (and in particular a water recycling system for the entire town).
- b) Neighbourhood Structure Plans shall reduce demand on potable water by ensuring connection is available to a recycled water service for non-potable uses.
- c) Neighbourhood Structure Plans shall reduce energy consumption by precinct and site specific initiatives such as optimisation of street and block orientation.
- d) Neighbourhood Structure Plans shall reduce demand for energy and carbon footprint by encouraging a largely self-contained township.

## 3.22 Housing Diversity

Googong will accommodate a diversity of housing types including single dwellings, multi dwelling, attached and detached homes (such as terrace; townhouse; villa and duplex), residential flat buildings, studios over garages and seniors housing.

Googong will also cater for low density semi-rural housing on Zone R5 land on lots which are no less than 1.5ha. Higher density housing types such as apartments and housing on lots between 170m<sup>2</sup> and 330m<sup>2</sup> will be located on land that is located less than 200m from any land in Zones B2 or on any land within 200m of a neighbourhood centre.

These higher density housing types and housing on lots between 170m<sup>2</sup> and 330m<sup>2</sup> are to be near and within the town and neighbourhood centres to take advantage of the proximity to facilities, services and public transport and to provide affordable purchase opportunities for moderate income earners.



### Objectives

- 1) Provide a mix of housing types that will cater for different types of households (i.e. young, old, families, single households) with different incomes.

### Controls

- a) The Neighbourhood Structure Plan shall address how the desired future character and function for residential areas as outlined in Table 1 will be achieved.
- b) Each Neighbourhood is to have a range of housing types.
- c) 10% of total housing in Googong is to be provided as Affordable Housing (in the form of “Affordable Home Packages” as defined and indexed at a price determined within the current Voluntary Planning Agreement (VPA)).
- d) Higher density housing is to be located in neighbourhood centres and sites adjacent to open space and along public transport routes.

*Note:* Every three years, reconciliation is to be done by the Googong development Corporation and its successors to track the progress of the delivery of Affordable Home Packages against the 10% target.

### 3.23 Town and Neighbourhood Centres (Activity)

Activity centres at Googong will provide a mixture of uses such as retail, commercial, community, civic, residential, seniors housing, recreation + amenity.

There will be two levels of Activity Centres in Googong. There are four neighbourhood centres and the higher order town centre. It is envisaged the neighbourhood centres will take on a village character and the town centre the qualities of a modern rural market town.

### Objectives

- 1) Promote prosperous and vibrant mixed use town and neighbourhood centres to assist in creating a high level of containment for Googong.
- 2) Ensure the characteristics of the centres are achieved over time in an efficient, orderly and commercially viable manner.
- 3) Encourage higher density living in close proximity to facilities, services and transport.
- 4) Ensure that the centres hierarchy in the Master Plan is reflected in Googong.

### Controls:

- a) The Neighbourhood Structure Plan shall address how the desired future character and function for the centres as outlined in Table 1 will be achieved.
- b) Combined retail and commercial uses within the Neighbourhood Centres, which are not to exceed the following gross floor areas:
  - i. Neighbourhood Centre 1 – 3,000 square metres
  - ii. Neighbourhood Centre 2 – 2,500 square metres
  - iii. Neighbourhood Centre 3 – 1,000 square metres
  - iv. Neighbourhood Centre 4 – 1,000 square metres

### 3.24 Community Facilities

High quality community facilities are required to meet the social, cultural, health, recreational, religious and community needs of the new community.

Facilities are to be generally located in attractive, vibrant and safe environments that can be easily accessed by foot, bicycle or public transport and be co-located with other community or open space facilities in order to create a community hub and allow sharing of ancillary facilities such as parking.

### Objectives

- 1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout Googong.
- 2) Encourage the co-location of appropriate services and facilities adjacent to school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
- 3) Encourage the design of education and community buildings that are accessible to all and that provide a high level of amenity, health and well-being for users. Ensure community facilities including schools and recreation spaces are appropriately distributed across Googong as shown on Appendix 2.
- 4) Encourage, as far as practical, the co-location of compatible facilities and services in or adjacent to neighbourhood centres to promote safety, security and efficient use of resources.

### Controls

- a) Community Facilities at Googong will be provided generally in accordance with the Section 2 Community Facilities of Schedule 1 of the current Googong VPA.
- b) Neighbourhood Structure Plans shall detail appropriate spatial locations for community facilities capable of meeting the objective and development controls outlined in Parts 4 and 5 of this DCP.

### 3.25 Public Open Space

Open spaces in Googong have a recreational and aesthetic role for the community as well as supporting ecological systems. The provision of open space in Googong aims to provide an appropriate distribution of quality open space throughout the township. Table 1 sets out the desired future function and character of open space areas within the township.

### Objectives

- 1) Ensure that public open space in Googong is of appropriate quality and quantity to meet the needs of the community.
- 2) Provide open space that caters for a wide range of users and is well distributed throughout the township.
- 3) Ensure connectivity between public open spaces to create an accessible network.
- 4) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of Googong.
- 5) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
- 6) Establish attractive walking and cycling links throughout.

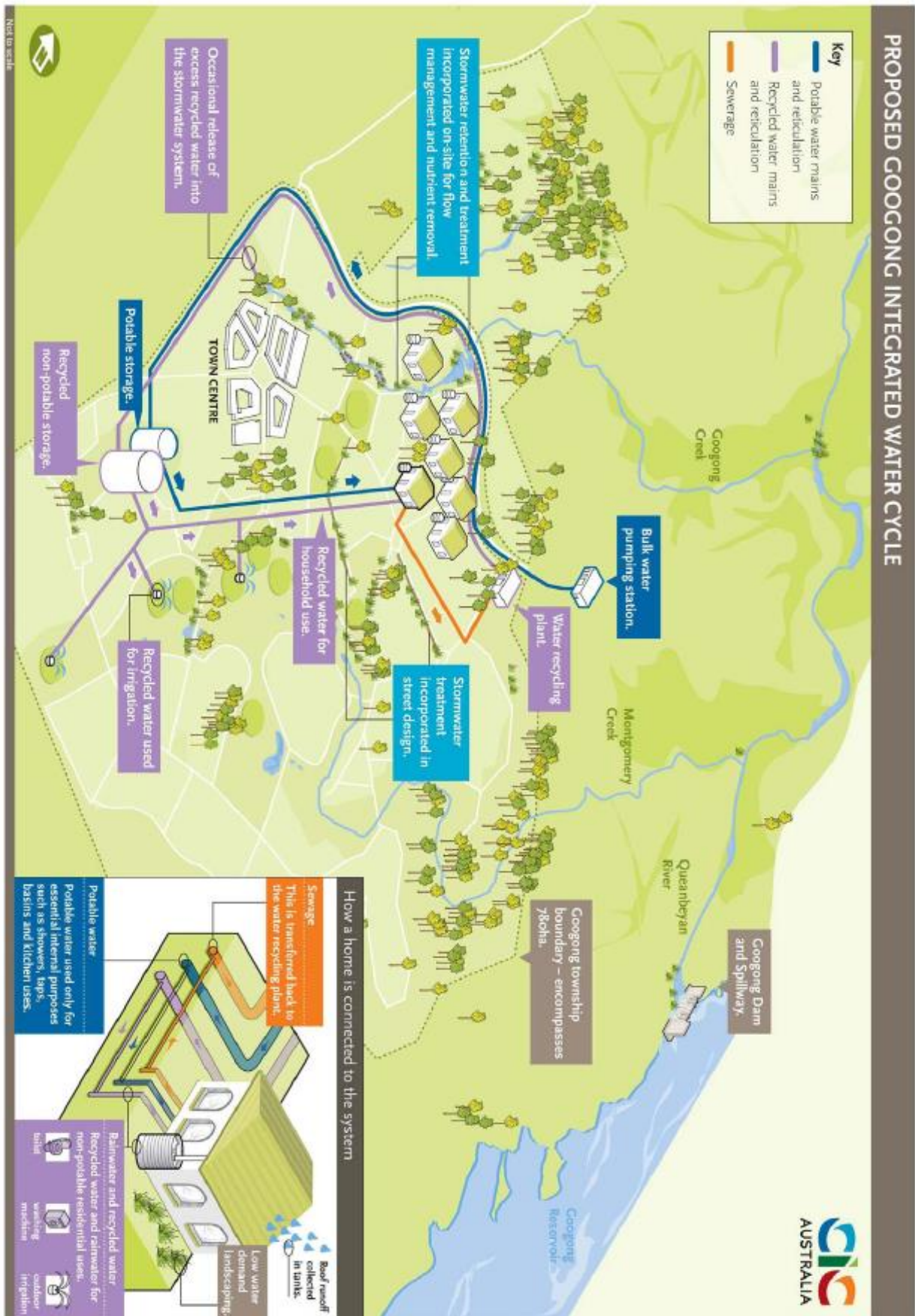
### Controls

- a) The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in Table 1 will be achieved.
- b) The Landscape and Open Space at Googong is to be provided generally in accordance with the Part 1 Local Open Space of Schedule 1 of the Googong VPA and generally in accordance with the *Googong Landscape and Open Space Strategy dated 10 July 2009*.
- c) The Neighbourhood Structure Plan shall detail appropriate spatial locations for Open Space that will be capable of meeting the objectives and controls in Parts 4 and 5 of this DCP.
- d) The Street Tree Neighbourhood Structure Plan shall be generally consistent with the Street Tree Master Plan (Appendix 2 Master Plan documents).

*Note:* The above controls include 'preferred plant species' to provide applicants with certainty about the selection of plants to be used in landscaping throughout the township.

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Map 2: Integrated Water Cycle Plan



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Table 1: Centre Hierarchy

Centre	Desired Future Character and Function
<b>Neighbourhood Centres</b>	<p>The retail, commercial and community focal point for their respective neighbourhood are intended to take on a 'village' character.</p> <p>Cater for the daily needs of residents and provide uses such as convenience retail, local services businesses, cafes and the like to create lively and interesting centres.</p> <p>Function as transport nodes higher density residential development forms.</p> <p>Incorporate civic open space, located within each centre to create neighbourhood identity and allow for active and passive recreation and/or spill out zone from adjoining retail or other uses.</p> <p>Buildings will have minimal front setbacks and active street frontages with main streets designed to add character and create safe and pleasant pedestrian environments.</p>
<b>Town Centre</b>	<p>The town centre is the most active and urban part of Googong and is intended to reflect the character of a modern rural neighbourhood.</p> <p>It will occupy approximately 16.5 hectares and form the civic, commercial and cultural heart for both its immediate Neighbourhood and the entire Googong township.</p> <p>The town centre will provide for a higher order town, interpreting its location within the area of the Monaro. It will provide retail, commercial, community and entertainment uses for residents and visitors. It will also function as the transport node for its immediate neighbourhoods and town as a whole.</p> <p>A civic open space will be located within the centre to create township identity and allow for active and passive recreation and/or spill out zone from adjoining retail or other uses and a place for celebrations.</p> <p>Buildings in the town centre will be up to four storeys and mixed use and apartment living will be encouraged.</p>
<b>Residential</b>	<p>The residential areas of Googong will encourage a diversity of sustainable housing products to suit different households, incomes and lifestyles.</p> <p>High quality designed dwellings are required that provide innovative housing solutions that are compatible with the desired character of the surrounding residential area.</p> <p>The quality of the residential community will be supported by the built form, which shall be of a coherent and appropriate character, with opportunities for diversity. Such diversity is achieved by combining single and double storey elements and including features such as entry porticos, balconies, terraces, pergolas and sun-shading devices.</p>
<b>Googong Common</b>	<p>Googong Common is located at the centre of the site. It will combine recreational, environmental and cultural activities as well as accommodate water quality control measures.</p> <p>The Common is to embody the character and environmental attributes of the Monaro landscape.</p> <p>It is to contain sports fields, active sports facilities, amenity facilities, car parking, trails, boardwalks and pathways, shelters, passive recreation areas, pedestrian bridges over Montgomery Creek, water bodies and wetland ponds, public art and heritage interpretation, BBQs, children's play areas and other compatible facilities.</p>
<b>Open Space in Neighbourhood 3 (Hill 800)</b>	<p>Located at the highest point in the township, visible from most of the Googong site and enjoying 360 degree views from its summit, it is important that this important landmark be carefully designed.</p>



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Centre	Desired Future Character and Function
	As part of the integrated water management strategy a series of water reservoirs are required to be located on Hill 800 within the saddle and directly at its summit. It is intended that these structures be celebrated as iconic features rather than attempt to buffer or camouflage them.
<b>Neighbourhood Parks</b>	<p>Neighbourhood parks are the largest individual parks located within each neighbourhood. They provide accessible and safe kick-about and play areas for children and passive recreation spaces.</p> <p>Neighbourhood parks are generally to be located to ensure most of the community are within a 800m radius, and will in some cases provide additional benefits to either water management, retention of heritage items/landscapes or key views. These parks should provide strong linkages connecting to other larger open space areas.</p>
<b>Local Parks</b>	<p>Local parks can provide critical amenity if suitably located well and designed into the streetscape. They provide a moment of respite within the suburban street form. They are critical in developing a sense of place and orientation within the neighbourhoods.</p> <p>Local parks will provide for an appropriate level of passive recreation, including playgrounds, seating and shade structures and integrate with stormwater management and environmental strategies. These parks should provide strong linkages connection to other larger open space areas.</p>
<b>Sports fields</b>	The bulk of Googong Township sports fields and courts are located within Googong Common forming the central open space hub / spine for this new community. A sports field will also be located in the west of Neighbourhood One and one will be located in the east of Neighbourhood One.
<b>Linear Parks and Drainage Reserves</b>	<p>Linear parks and drainage reserves are similar in that they are both lineal open space elements. Their function is to provide transmission and connectivity. Often flanked by a road to both sides they are well defined and controlled areas, but provide a critical functional and aesthetic role.</p> <p>A linear park may run along a ridgeline whilst a drainage reserve will typically run down a valley.</p> <p>The following principles apply:</p> <ul style="list-style-type: none"> <li>Maximise ecological functionality through planting of endemic species</li> <li>Celebrated within streetscape profiles to enhance character and perception of open space</li> <li>Linear parks shall where possible provide physical links to neighbourhood and local parks and other key community focal points into the continuous open space network</li> <li>Facilitate overland flow requirements</li> <li>Integrate non-vehicular circulation to increase safety and connectivity.</li> </ul>
<b>Civic Spaces</b>	<p>The Town Centre / Neighbourhood Centres include a variety of open spaces which will be the main focus of identity and community gathering for the whole Googong Township and each neighbourhood.</p> <p>They will provide open space for informal and formal gatherings and provide a spectacle in the form of public artwork or water features. They will maintain a strong connection to Googong Avenue and will function as a transport node within each neighbourhood.</p>

## Googong DCP – Part 3 – The Master Plan

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Table 2: Street Hierarchy

Street Type	Role and Character
<b>Sub - Arterial Road AV1</b>	To link the commercial centres within Googong as well as the Googong development to the external network and Queanbeyan. Its main function is to provide the convenient and safe distribution of traffic generated by the development. These streets are designed to accommodate public transport, cars, cyclists and pedestrians.
<b>Bus Route ST1</b>	To accommodate the bus route, other than Googong Avenue / Sub - Arterial Road.
<b>Residential Streets ST2, ST3, ST4, DR1 and DR2</b>	These streets are the most common street type in Googong. They are to be designed to meet the typical conditions of residential areas and provide for on street parking.
<b>Laneway LA6</b>	To provide access to the side or rear of lots for access to residential garages, studios above garages and to parking for activity centres.