



**Queanbeyan
Development
Control Plan 2012**

Part 6

**Central Business District
and Other Business
Zones**

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Part 6 Central Business District and Other Business Zones

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Part 6 Central Business District and Other Business Zones

6.1 Introduction

6.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for development within areas zoned Business under *Queanbeyan-Palerang Local Environmental Plan 2022 (QPRLEP 2022)*. The primary focus is on the Queanbeyan Central Business District (CBD) which is shown on Map 1. However it also includes provisions which are applicable to development proposed in other areas zoned Business.

6.1.2 Objectives applicable to the Queanbeyan Central Business District

In the case of the Central Business District objectives which need to be complied with include:

- 1) Compliance with the relevant objectives of Zone B3 Commercial Core as well as with the objectives and relevant provisions of other applicable clauses in *QPRLEP 2022*.
- 2) Retain the country town feel and human scale of the centre whilst maintaining and strengthening the status of the CBD as the major commercial centre for Queanbeyan and surrounding districts.
- 3) Implement the key planning and urban design guidelines outlined in the adopted Queanbeyan CBD Master Plan 2009.
- 4) Retain the streetscape qualities and retailing function of Monaro and Crawford Streets.
- 5) Maintain, Protect and enhance heritage buildings.
- 6) Acknowledge the river setting and civic precincts as part of future development.
- 7) Facilitate shop top housing within the CBD.
- 8) Maintain existing streetscape attributes and unify the built form with consistent materials and finishes.
- 9) Ensure that the height of buildings complements the streetscape or the historic character of the area in which the buildings are located.

6.1.3 Relationship to Other Plans, Council Policies and the Like

There are a number of clauses in *State Environmental Planning Policies* that may need to be considered when developing within the Central Business District and other Business zones.

These will depend on the nature and location of the development with examples including:

- a) *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- b) *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*

These State Environmental Planning Policies can be found at the NSW Legislation website at www.legislation.nsw.gov.au

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There are also a number of clauses in *QPRLEP 2022* that may need to be considered when developing within the Central Business District and other Business zones. This will depend on the nature and location of the development with examples including:

- 5.21 Flood planning
- 7.15 Active street frontages

There are also a number of information sheets that may be relevant and so should be referred to when undertaking development within the Central Business District and other Business zones. These can be found at Council's website.

Council has adopted a number of strategies and plans relating to the development of the CBD including the Queanbeyan CBD Masterplan Refresh. These documents should also be consulted and can be found at Council's website at <https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans>

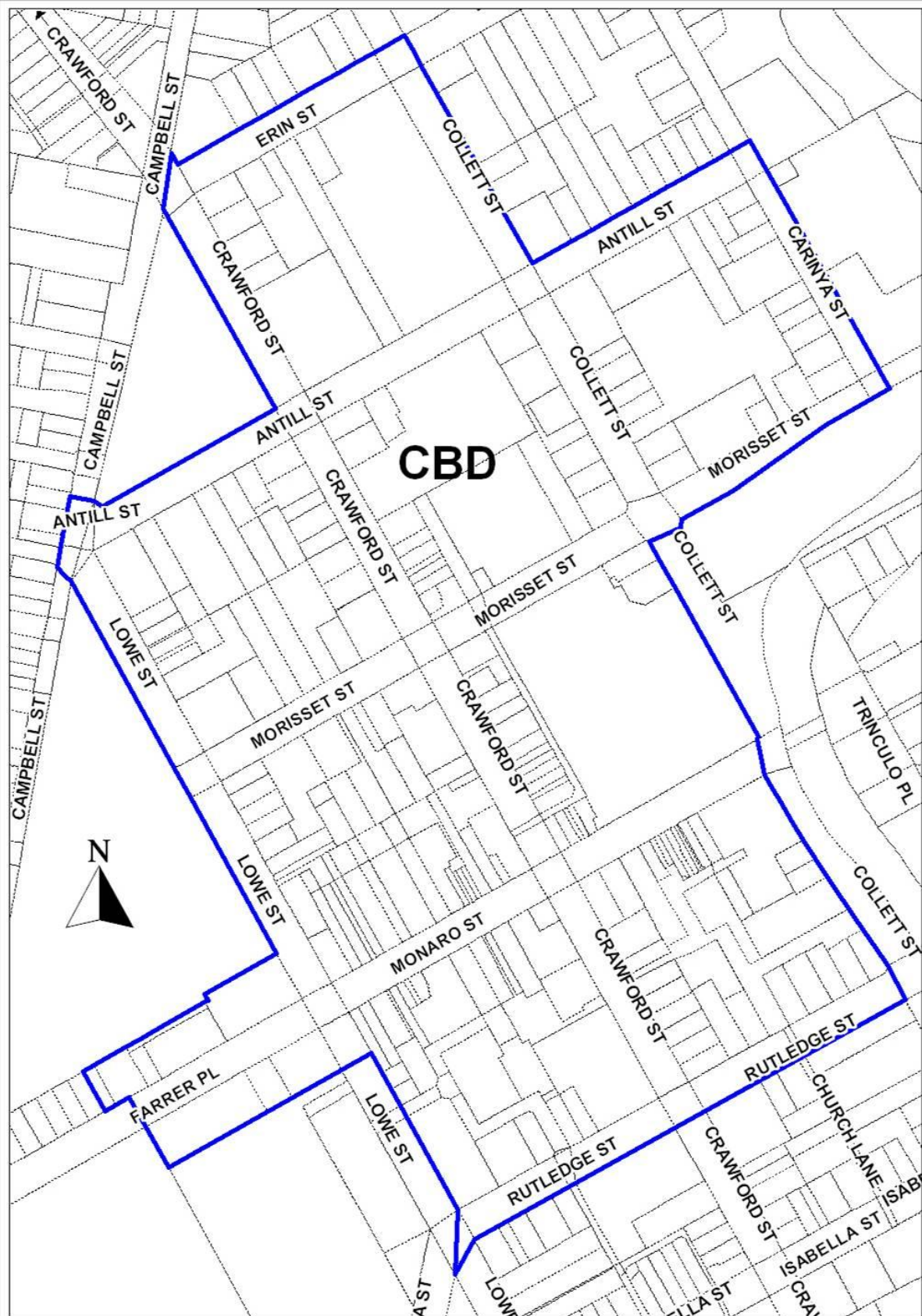
If developing within the Karabar Community and Commercial Precinct there is also an adopted Master Plan which applies to development within that precinct and is found at Appendix 1 of this development control plan.

It is also possible that development within a Business zone will generate what are known as development contributions. Should the development be approved these will form conditions of the development consent. In this case the relevant Development Contributions Plans and Development Services Plans for Water Supply and Sewerage can be found at Council's website <https://www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Controls#section-6>

In relation to all of the above plans it is strongly recommended that prior to lodging a development application you check with staff from Council to see if they will apply.

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Map 1 Queanbeyan Central Business District



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6.2 Building Form within the Queanbeyan CBD

6.2.1 Site Design and Sense of Place

Objectives

- 1) To create a distinct identity specific to Queanbeyan Central Business District.
- 2) To create an urban landscape that is enjoyable, legible, and comfortable for residents and visitors alike.

Controls

- a) Buildings are appropriately designed to respond to their site and surroundings.
- b) New development in nearby locations is to contribute to the creation of a civic precinct centred around the Council administrative centre in Crawford Street and the Queanbeyan Performing Arts Centre.
- c) 'Gateway' development is provided at nominated locations at the entry points to Queanbeyan from the north, east, and west.
- d) Landmark development is encouraged at key or prominent locations, including south-east corner of Lowe and Monaro Streets; north-west corner of Morisset and Collett Streets; Collett Street frontage to Rutledge Street Car Park.
- e) Vehicular routes, movements, and speeds (especially heavy vehicles) are managed to support high pedestrian amenity, particularly on Crawford, Monaro, and Morisset Streets.
- f) New development contributes to upgrades and updating of existing civic spaces.
- g) Crawford Street (between Morisset and Monaro) and Collett Street, in addition to Monaro Street become a key focus of town activity.

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6.2.2 Building Height Limits and Setbacks Design for Buildings

Objectives

- 1) To ensure that the height of buildings complement the streetscape or the historic character of the area in which the buildings are located.
- 2) To protect the heritage character of the Heritage Conservation Area and the significance of heritage buildings and heritage items.
- 3) To nominate heights that will provide a transition in built form between varying land use intensities.

Street setbacks:

- 1) To maintain the 'country town' feel of Queanbeyan buildings along the main street. Retain a human scale (2-3 storeys) with taller buildings well set back.
- 2) Avoid the impression of excessive scale and bulk to the street and maintain a cohesive building line.
- 3) Ensure incidental setback which mark entries are acceptable but not at the expense of a continuous frontage at pedestrian level.
- 4) Where there is no building setback, allow for a landscaping zone within the development that contributes visually to the public domain, as well as providing a privacy buffer and noise attenuation.
- 5) Minimise bulk and overshadowing of the street by having the upper levels/storeys setback.
- 6) Buildings are designed to also provide a sense of scale comfortable to pedestrians, with higher development located so as to not be visually dominant while having an inherent legibility and contributing to people's understanding of Queanbeyan.
- 7) Buildings do not overshadow civic spaces or residential development for long periods of time, or intrude upon residential privacy.

Boundary setbacks:

- 1) Provide acoustic and visual privacy and improve amenity for residents.
- 2) Minimise overshadowing of adjacent properties and open space.
- 3) Encourage the provision of open spaces for recreational uses and soft landscaping and deep soil zones for trees.
- 4) Maintain potential development rights between adjoining properties.
- 5) To provide suitable areas with adequate solar access.

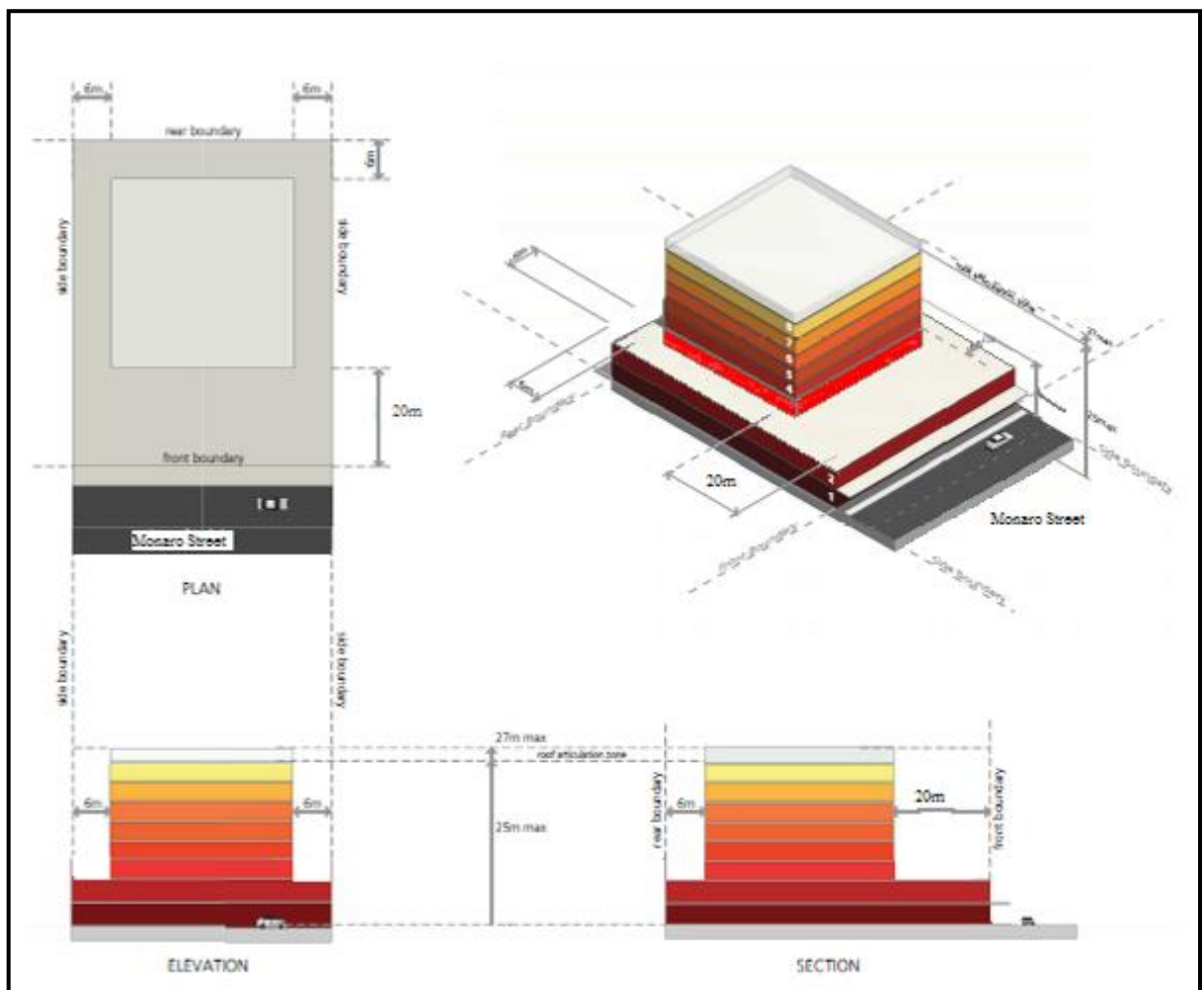
Controls

- a) Building heights shall comply with the relevant Height of Buildings Map of *QPRLEP 2022* as well as the following:
 - a. Ground and first floor levels (floor to ceilings) have a minimum height of 3.3m for potential future changes in use.
 - b. All other levels have minimum floor to ceiling heights of 2.7m.

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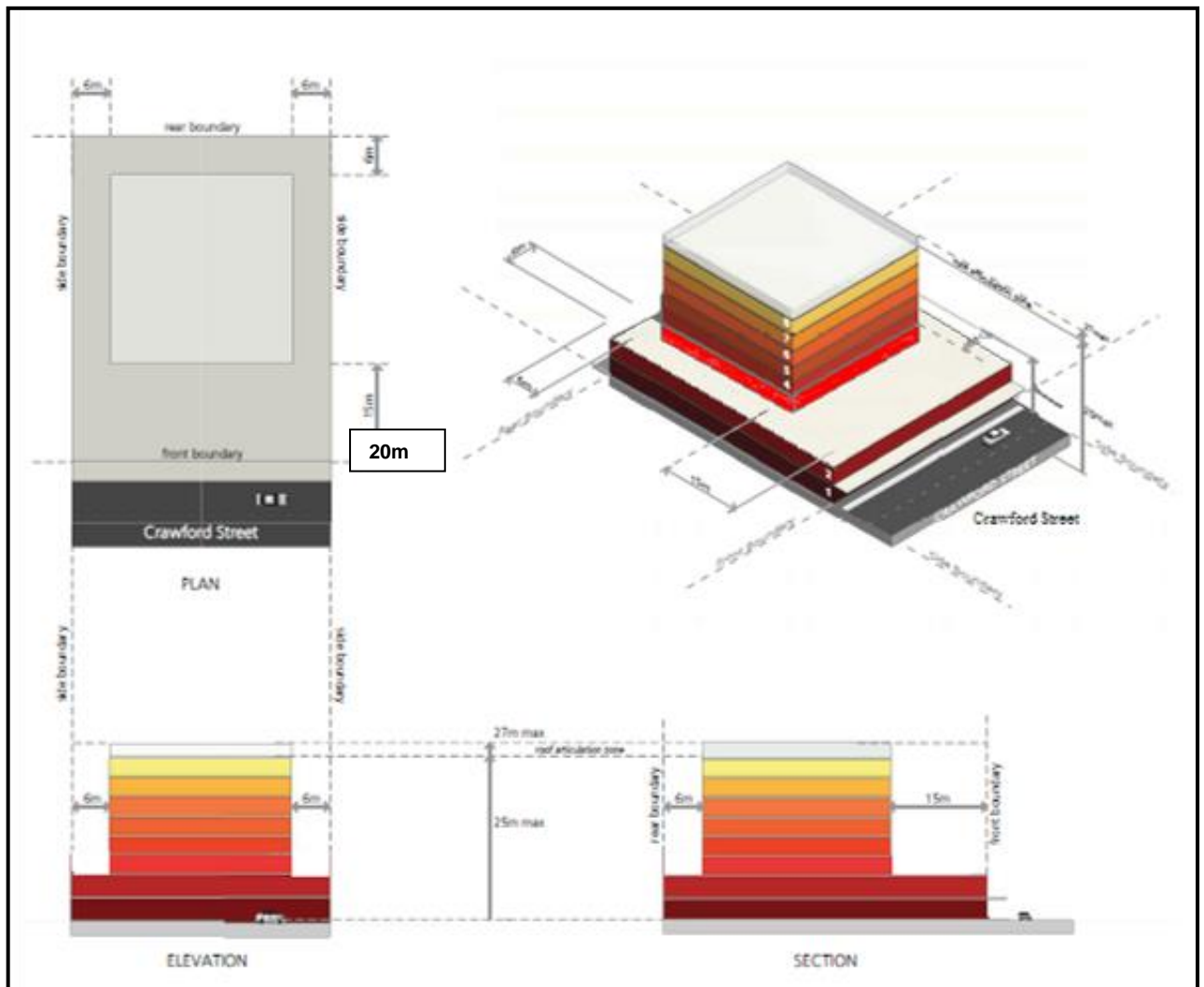
- c. Buildings in the CBD (Monaro Street and Crawford Street) maintain a visual perception of 2 storey development along the street frontages with defined podiums no higher than 2 storeys (allowing for additional roofline articulation).
- d. Height and setback limits for specific areas are summarised in Table 1 and in Figures 1 to 4 below. A development site fronting two or more specified areas will be limited in height and the maximum podium level to the lesser numerical standard applying between the areas.
- e. Higher structures should be set well back to avoid overshadowing and impression of bulk.

Figure 1 Monaro Street



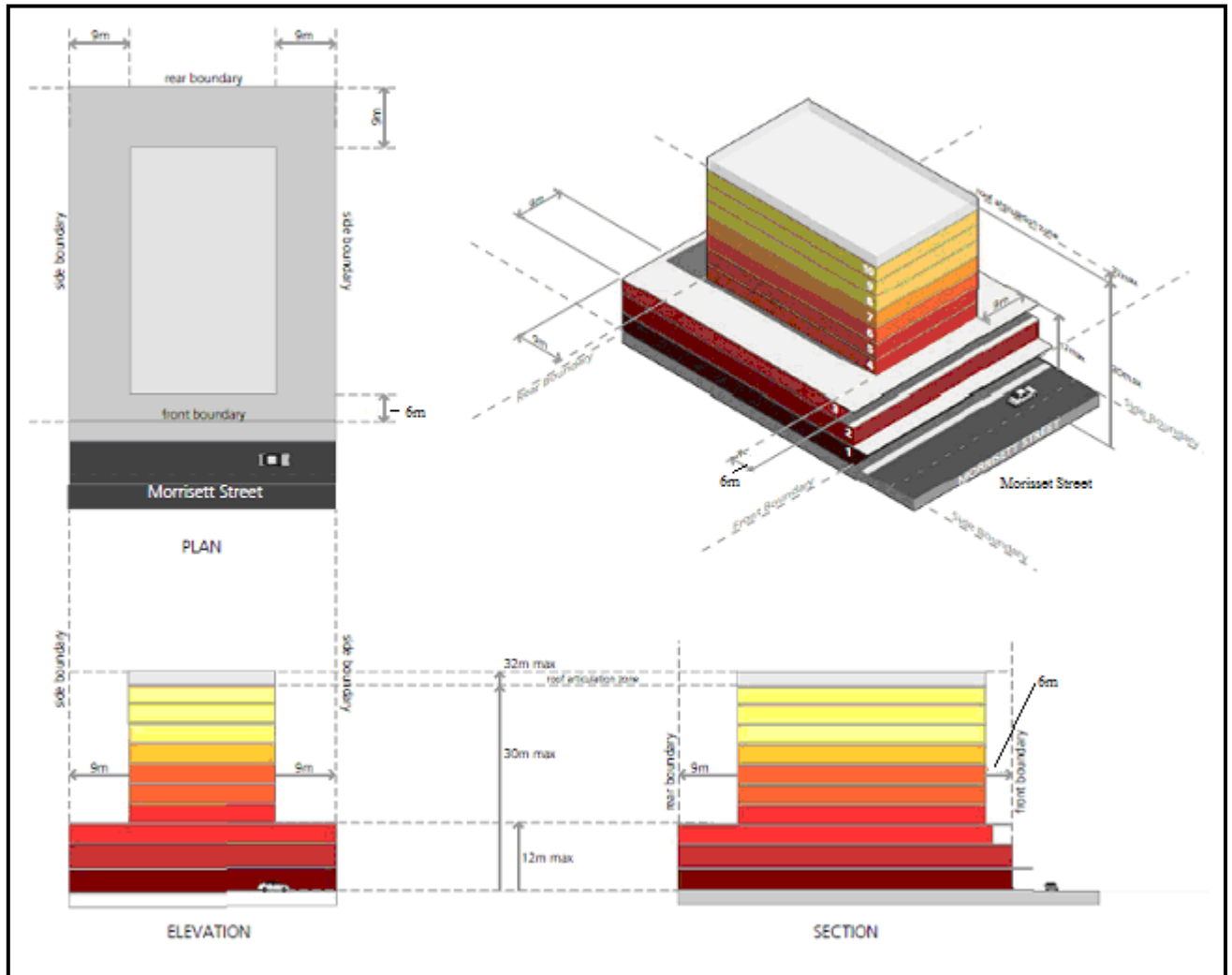
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Figure 2 Crawford Street



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Figure 3 Morisset Street



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Figure 4: Building Heights and Setbacks



- | | | |
|-----|--|--|
| 1. | | Monaro Street Setbacks and Heights |
| 2. | | Crawford Street Setbacks and Heights |
| 3. | | Morisset Street Setbacks and Heights |
| 4. | | Rutledge Street (Collett Street to Crawford Street) Setbacks and Heights |
| 5. | | Rutledge Street (Crawford Street to Lowe Street) Setbacks and Heights |
| 6. | | Collett Street and Lowe Street Setbacks and Heights |
| 7. | | Antill Street (Crawford Street to Collett Street) Setbacks and Heights |
| 8. | | Antill Street (Lowe Street to Crawford Street) Setbacks and Heights |
| 9. | | Residential Frontages – refer to Table 1 |
| 10. | | Queanbeyan Hospital Site |
| | | Gateway/Landmark Developments |

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Table 1 Summary of applicable Building Heights and setbacks*

		Street Height And Setbacks	Above Street Height	Maximum Height On Remainder Of Land
1.	Monaro Street	2 Storeys Zero (street) Zero (rear/side)	3-8 Storeys 20m (street) 6m (rear/side)	25 metres 8 storeys
2.	Crawford Street	2 Storeys Zero (street) Zero (rear/side)	3-8 Storeys 20m (street) 6m (rear/side)	25 metres 8 storeys
3.	Morisset Street	3 Storeys Zero (street) Zero (rear/side)	4-10 Storeys 6m (street) 9m (rear/side)	30 metres 10 storeys
4.	Rutledge Street (between Collett and Crawford Streets)	2 Storeys 6m (street) Zero (rear/side)	3-10 Storeys 40m (street) 9m (rear/side)	30 metres 10 storeys (Behind 40 metre setback to street)
5.	Rutledge Street (between Crawford and Lowe Streets)	2 Storeys Zero (street) Zero (rear/side)	3 Storey (limit) 6m (street) Zero (rear/side)	12 metres 3 Storeys
6.	Collett Street (between Morisset and Rutledge Streets) Lowe Street (between Rutledge and Morisset Streets)	3 Storeys 6m (street) Zero (rear/side)	4-10 Storeys 10m (street) 9m (rear/side)	30 metres 10 storeys
7.	Antill Street (Crawford to Collett Streets)	3 Storeys Zero (street) Zero (rear/side)	4-10 Storeys 6m (street) 9m (rear/side)	30 metres 10 storeys
8.	Antill Street (between Lowe and Crawford Streets)	3 Storeys 6m (street) Zero (rear/side)	4-10 Storeys 10m (street) 9m (rear/side)	30 metres 10 storeys
9.	Residential development such as shop top housing, serviced apartments etc	To comply with clauses 3.6.3 and 3.6.4 of Part 3C of this DCP		
10.	10. Queanbeyan Hospital 3 Storeys	3 storeys 6m (street) 3m (rear/side)	N/A	12 metres 3 storeys

Note: 2 storeys = 8.5 metres
3 storeys = 12 metres

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6.2.3 Architectural Character

Objectives

- 1) To promote high architectural quality (appropriate composition of building elements, textures.
- 2) To ensure that new developments have facades which define and enhance the public domain and desired street character.
- 3) To ensure that building elements are integrated into the overall building form and façade design.
- 4) To incorporate the design elements which complement the 'good' design elements of adjoining buildings;
- 5) To strengthen the relationship between the building and the street/public domain.
- 6) To encourage buildings which respond to the local context and environmental conditions.
- 7) To improve the silhouette of the Central Business District's skyline with varied, well articulated and appropriately scaled roof forms.
- 8) To encourage development which contributes to the existing character and identity of Queanbeyan, through maintenance of heritage, the 'country town' feel, and compact form;
- 9) To integrate the design of the roof into the overall façade, building composition and desired contextual response.
- 10) An interesting and complementary roofscape and skyline is achieved when viewed from the street and nearby buildings.

Controls

- a) Horizontal elements are incorporated into the design of each level to give a sense of legible scale to the building.
- b) Openings such as windows are recessed rather than being on the same plane as the main façade. This provides depth and shadowing that adds to visual interest.
- c) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.
- d) Materials, texture, vertical and horizontal elements, and colour are also used to complement the articulated façade.
- e) Roofs are an integral part of the building design and do 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.
- f) Sloping roofs where visible should be profiled metal, painted non-reflective. Double storey verandahs should match the existing verandahs in Monaro Street.
- g) Plant equipment or other rooftop necessities are disguised within the rooftop structure and or are not visible from the street.

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- h) Rooftop treatments are encouraged where they are visible from nearby buildings. Such treatments may include gravel artwork and designs or green roofs.
- i) Adaptive reuse of existing buildings is encouraged.
- j) Building mass and bulk is appropriate to its context.
- k) Blank or opaque walls of greater than 10m or 30% of the site frontage, whichever is the lesser, are not acceptable in retail streets.
- l) Unsightly streetscape elements such as garage doors and other service infrastructure should generally not be visible from the street/footpath.
- m) External walls should be constructed of high quality and durable materials and finishes with 'self cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.
- n) Finishes with high maintenance costs, those susceptible to degradation or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.
- o) Expanses of any single material is to be avoided to assist articulation and visual interest.
- p) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.
- q) New or infill development is modern and contemporary, but respects and reflects the established streetscape and built form, matching the prevailing scale, colours, materials, and proportions of these buildings.
- r) New buildings in the Central Business District should provide for a continuous building façade which blends into the streetscape.
- s) Visual interest is provided through articulation of the façade. Such architectural treatment may be provided through stepping built form, emphasised entries, separation of the façade into separate sections by means of vertical elements, or other similar architectural treatments.
- t) Facades should be designed with an appropriate scale, rhythm and proportion which responds to the building's use and the designed contextual character.

6.2.4 Floor Space

Objectives

- 1) To ensure that the density, bulk and scale of development is appropriate for a site;
- 2) To ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located; and
- 3) To facilitate development that contributes to the economic growth of the Queanbeyan City Central Business District and the city's neighbourhood centres.

Controls

- a) Floor space ratios of development need to comply with clause 4.4 and the relevant Floor Space Ratio Map of *QPRLEP 2022*.

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- b) A maximum Floor Space Ratio of 3:1 is permitted for the mixed use buildings in Zone B3 Commercial core which applies to the Central Business District.

6.2.5 Robust Building Design

Objectives

- 1) To encourage a variety of retail, commercial, community, and residential uses that add to the vitality and long-term viability of Queanbeyan.

Controls

- a) Buildings are suited to their purpose, but are designed so as to accommodate a variety of different uses over time, particularly at ground and first levels.
- b) Adaptive re-use of buildings is encouraged.
- c) A proportion of residential dwellings have layout and access that adapts to changing needs of residents over time.

6.2.6 Corner Sites

Objectives

- 1) Corner sites are particularly important to the CBD as they often have the potential to define entry points and should therefore address the corner and be well articulated and constructed of high quality materials.

Controls

- a) Architectural features emphasise the corner, and building height may be increased up to an additional 4m at the discretion of Council.
- b) The building is built to boundary but also provides a truncation or 'cutoff' (generally at a 45 degree angle) at pedestrian or ground level to ensure safe and comfortable movement and sight lines.
- c) Building setbacks on corner sites may be varied to enable enhancement of and to retain prominence of street corners.
- d) Buildings are to be designed to address both frontages with entries and active frontages, or a single main entry being provided at the corner.

6.2.7 Awnings and Verandahs

Objectives

- 1) Pedestrian comfort and shelter, streetscape continuity, and legibility is provided by awnings.

Controls

- a) Continuous street frontage awnings are to be provided for all new developments.
- b) Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street and to provide for all weather cover.
- c) Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material.

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- d) 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 minimum ground floor height) and minimum setback of 600mm from the curblines. They should match the existing proportions of the existing verandahs in Monaro Street.
- e) Two storey verandahs are appropriate where suitable to the proposed building use and location.
- f) Posts used to support the lightweight elements are not dominant, and may consist of profiled metal or timber. Other materials may be acceptable where they appear as lightweight features within the overall streetscape. The second storey balcony/verandah may not be permanently or fully enclosed, except by temporary and transparent materials if required for weather protection.
- g) Provide under awning lighting in a consistent manner and/or overall scheme to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted into the building.

6.2.8 Active Street Frontages

Objectives

- 1) To promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core.
- 2) Active street frontages are encouraged through pedestrian activity and movement promoted by non-residential ground floor uses such as shops, cafes, and recreation.

Controls

- a) The ground floor design of new development within parts of Morisset, Crawford and Monaro Streets is to comply with clause 7.15 Active Street Frontages and the relevant Active Street Frontage Map of the *QPRLEP 2022*.
- b) Active street frontages can be achieved by a combination of the following at street level:
 - i) Entries to retail/commercial uses;
 - ii) Well designed shop fronts;
 - iii) Glazed entries to residential lobbies on the ground floor associated with shop top housing occupying less than 50% of the street frontage;
 - iv) Café or restaurant if accompanied by an entry from the street;
 - v) Active office uses such as reception if visible from the street; and
 - vi) Public buildings if accompanied by an entry.
- c) Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.
- d) Roller doors, security grills and other similar devices which obscure shop fronts on either a temporary or permanent basis will not be supported.
- e) Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street.

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- f) Where car parking is proposed at ground level for new development, it is located behind active uses such as shops, or is disguised by means of screens, landscaping, artwork, or architectural articulation.
- g) Vehicular entrances are minimised and pedestrian safety and awareness of it are promoted through appropriate designs.

6.2.9 Colour and Materials

Objectives

- 1) Detailing is of fine grain, especially at pedestrian level, and echo historical colours and patterns.
- 2) Buildings are of high architectural quality, with durable and easy-to maintain materials and finishes.
- 3) Highly reflective materials are not encouraged above ground level.

Controls

- a) Use colours and materials already found in the streetscape.
- b) Favoured materials and colours: render lighter neutral colours, darker reveals, strong accents.
- c) Strong primary colours should be limited to accent and highlight.
- d) Avoid sombre brown/beige colours.
- e) Materials not favoured include: metal siding, heavy timber frame, exposed concrete, manganese and klinker brick.

6.2.10 Private Open Space

Objectives

- 1) Efficient use of unbuilt land within private curtilage.

Controls

- a) Unused land in private title should where appropriate be utilised as an effective part of the public realm. Such spaces should be visible, accessible, sheltered and well lit.
- b) Private open space as part of service areas or staff/resident amenity should be minimal in area and screened from public view.
- c) Private open space intended for public use should meet the guidelines for meeting places and allow for surveillance from public places.
- d) All private open space to be addressed and treated according to its public access, e.g. visual and/or physical and/or other use.

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6.2.11 Open Space and Civic Spaces

Objectives

- 1) To encourage passive recreational opportunities within the Central Business District.

Controls

- a) Opportunities for passive and active recreation are to be provided.
- b) Civic areas are designed at selected intervals throughout the City, and are connected by clear links.
- c) A Town Square or equivalent space is proposed by the Central Business District Master Plan along Crawford Street, immediately south of its intersection with Monaro Street. Where this is achieved, recognition of contribution to the public purposes may be provided at the discretion of Council, and there may be relaxations to contributions or design provisions as long as the overall and overriding urban design outcomes (such as 'country town' character) are achieved or not compromised.
- d) Public open space areas are to be designed to encourage events such as markets, sports, cultural fairs, or community gatherings.
- e) Overshadowing of open space areas is to be minimised, particularly private open space for residential premises.
- f) Rooftop areas may be utilised for recreation and open space for employees or residents, but must not be in a form that constitutes GFA or habitable space. Rooftop structures are not to be enclosed and be lightweight in form, and are not to be visible from the street.

6.2.12 Streetscape and Frontage Works

Objectives

- 1) To ensure a satisfactory finish to the adjoining public roadway and footpath areas.

Controls

- a) Provide replacement or construction of a full width footpath of suitable finish and in accordance with Councils nominated design materials.
- b) Provide kerb and gutter along the total road frontage of the site, including road shoulder construction where necessary.
- c) Provide heavy duty vehicle crossing/s where vehicle access is provided.
- d) Before any demolition or construction work is carried out on site Council may require security for the payment of the cost of making any good any damage caused to any Council property as a consequence of the implementation of the consent.
- e) Street tree planting is to be provided and not impeded by any structure such as awnings.
- f) Significant tree plantings and boulevards are maintained and protected from new development.
- g) Streets are designed to be safe, with minimal obstacles unless for safety purposes.

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- h) Existing mature street plantings in Rutledge, Crawford, Lowe and Morisset Streets are to be retained.

6.2.13 Advertisements and Signage

Definitions:

Advertisement means a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

Building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

Note: Building identification signs are a type of signage.

Business identification sign means a sign:

(a) that indicates:

(i) the name of the person or business, and

(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note: Business identification signs are a type of signage.

Signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:

(a) an advertising structure,

(b) a building identification sign,

(c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

This section applies to advertisements and signage which do not meet exemption requirements under the following environmental planning instruments:

- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *Queanbeyan-Palerang Regional Local Environmental Plan 2022*

Prior to reading this section, please refer to the relevant section/s of the above planning instruments to determine if your proposal for advertising or signage meets the relevant exemption criteria. If the proposal for advertising or signage does not comply with the relevant exemption criteria, development consent will be required from council.

Objectives

- 1) To ensure the design and content of signage is compatible with the character of the surrounding locality.

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- 2) To ensure the design and content of signage is compatible with the character of the building to which it is affixed or associated.
- 3) To ensure that new signage does not lead to visual clutter by contributing to a proliferation of signs.
- 4) To ensure signage does not create a hazard to motorists and pedestrians by interfering with the operation and effectiveness of traffic control signs and signals.

Figure 5: Location and Types of Signage



Controls

- a) Compliance with the relevant requirements of *State Environmental Planning Policy No. 64 – Advertising and Signage* for all advertisements and signage other than building identification signs and business identification signs.

Note: *State Environmental Planning Policy No. 64 – Advertising and Signage* sets out a number of requirements for advertisements and signage which must be adhered to. Please refer to the relevant section/s of this planning instrument when preparing a development application.

- b) Signage shall be designed in a manner which is compatible with architectural style of the building to which it is affixed or associated.
- c) Signage shall be designed in a manner which is sympathetic to character of the streetscape.

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- d) Signage affixed or associated to a building listed as a heritage item in a relevant Local Environmental Plan shall compliment the character of the building and not result in any alteration to significant elements of the building including colours and materials.
- e) Signage shall not obscure or detract from a building's architectural features.
- f) Signage shall accurately reflect the lawful use of the site.
- g) Signage shall be designed in a manner which is distinct from traffic control signs and signals.
- h) Signage shall be located in areas which do not create a hazard to motorists and pedestrians.
- i) Where possible, existing signage shall be rationalised to avoid visual clutter caused by a proliferation of signs.
- j) Pole or pylon signs (erected on a pole or pylon independent of any building or other structure):
 - Shall be limited to one per premises.
 - Shall not project over a road alignment.
 - Shall have a maximum overall height of 6m and a minimum overall height of 2.6m.
 - Shall have a maximum area of 6m².
 - Shall not be supported in the following areas:
 - Along Crawford Street between Morisset Street and Rutledge Street.
 - Monaro Street between Lowe Street and Collett Street.
 - Rutledge Street between Lowe Street and Collett Street.
 - Collett Street between Monaro Street and Rutledge Street.

The following types of signs are prohibited (see Figure 5):

- a) Signs that contain additional advertising promoting products or services not related to the approved use of the premises (such as logos or brands of products e.g. soft drinks, brewers etc are prohibited),
- b) Roof Signs,
- c) Above awning signs, and
- d) Projecting wall signs.

6.2.14 Heritage Sites

Objectives

- 1) To conserve the environmental heritage of Queanbeyan.
- 2) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

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- 3) To conserve archaeological sites,
- 4) To conserve Aboriginal objects and Aboriginal places of heritage significance.
- 5) The heritage of Queanbeyan is celebrated and recognised.
- 6) Buildings of heritage value are preserved and conversions utilise earlier elements
- 7) Infill development adjacent to a heritage building to be sympathetic to the significance of the item in both scale and design.

Controls

- a) Compliance with the requirements of clause 5.10 – Heritage conservation of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.
- b) Buildings that are listed as items of environmental heritage are to be protected.
- c) New architecture should be of good quality contemporary design, but should reflect old elements where possible such as scale, parapet and roof shapes or detail.
- d) In the case of redevelopment, the significant fabric (e.g. façade, window awnings) should be retained and sympathetically incorporated into the new development.
- e) Important landscapes should also be protected.
- f) Preserve the “Tree of Knowledge” and incorporate into streetscape enhancement in that area.
- g) Heritage Assessment to be submitted with a Development Application for demolition or partial demolition where buildings are built prior to 1960.
- h) New development should respect the scale and architectural themes of nearby or adjacent heritage buildings, while still being modern and contemporary.
- i) The traditional grid pattern of Queanbeyan streets is to be maintained in the urban pattern and maintained for connectivity, whether vehicular, pedestrian, or combined.
- j) Views to Queens Bridge are to be maintained or facilitated wherever possible.
- k) Local monuments and statues are to be retained in locations that maximise their relevance to the public (whether resident or visitor). New development should not adversely affect their significance, whether by impeding views, causing overshadowing, or other amenity impacts such as increased noise.

6.2.15 Connectivity

Objectives

- 1) Where permanent public links cannot be provided, create attractive landscaped pedestrian links, through or beside private developments, linking main streets to car parks.

Controls

- a) 24 hour access is preferred but lockable arcades etc are better than no links.
- b) Links should “look” as public as possible.

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- c) Desirable, direct, mid-block connections are to be provided and are to be maintained to achieve permeability and 24 hour public access between key landmarks and civic spaces or buildings within Queanbeyan, including the Q, the Showgrounds, the River, and Queanbeyan Park.
- d) New mid-block connections are to have a minimum width of 3m, have active frontages, and are to be designed for safe and secure usage.
- e) New mid-block connections are particularly encouraged east-west between Lowe and Collett Streets.
- f) All existing connections and pathways through sites are to be maintained or replaced.
- g) Activity along the links is welcome to add interest, generate pedestrian numbers, (a reason to be there) and provide safety.
- h) Clear lines of sight, active frontage, access to natural light and short length.
- i) Allow for surveillance from public places, through well lit, sheltered and the use of other devices to discourage anti social and/or criminal behaviour.
- j) Boulevard planting encourages pedestrian movement towards and along the River and is to be pursued on sites where this is appropriate.

6.2.16 Safety and Security

Objectives

- 1) Comply with the applicable objectives of clause 2.9 of this DCP.
- 2) To create an environment in which people feel safe to walk during the day and night.

Control

- a) Compliance with the applicable provisions of clause 2.9 of this DCP.

6.2.17 Buildings Near Public Places

Objectives

- 1) No building to be treated a “rear end” where visible to the public.

Controls

- a) As the main off-street car parks are major pedestrian generators, there should be active uses fronting these areas where possible, but not at the expense of primary frontage to the main street.
- b) Service areas delivery and entering/storage including waste service areas should be screened from public view.
- c) Buildings and open spaces are designed to face or have views to the Queanbeyan River, Queanbeyan Park, or distant mountain ranges, where achievable. In particular, development on Collett Street and Morisset Street maximises its relationship to the River including the use of terraces and open plazas.
- d) Buildings adjoining or facing public open space are stepped in height to transition between the land uses.

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- e) Sunlight access to public spaces is protected and enhanced.

6.2.18 Hazards

Objectives

- 1) To ensure any potential hazards affecting the land are considered and taken into account in the design of the development.

Controls

- a) **Flooding** – Where the land is identified as flood prone on the relevant map of *QPRLEP 2022* design compliance is required in accordance clause 5.21 of *QPRLEP 2022* as well as in accordance with clause 2.5 of this development control plan. A Flood Risk Report (which identifies proposed measures to evacuate and protect goods, property, equipment and electrical outlets) may need to accompany an application showing compliance with Council's standards.
- b) **Geotechnical** – A preliminary geotechnical assessment undertaken by a qualified consultant may be required for certain developments to determine foundation suitability.
- c) **Contamination** – Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with clause 2.4 of this development control plan, provisions of the *Contaminated Land Management Act 1997*, *State Environmental Planning Policy (Resilience and Hazards) 2021* and *Managing Land Contamination Planning Guidelines 1998* by Department of Urban Affairs & Planning & Environment Protection Authority. Contaminated land may be required to be remediated prior to development proceeding on site. Remediation shall involve the treatment, mitigation, remediation and validation of the contaminants. You will need to submit with your application information to identify any past or present potentially contamination activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation. A preliminary investigation is not necessary where it can be demonstrated that the past and present use of the site is unlikely to have resulted in contamination.

6.2.19 Solar Access and Overshadowing

Objectives

- 1) To maximise direct penetration of sunlight to pedestrian areas and windows and balconies.

Controls

- a) Development is to minimise any overshadowing of public or civic spaces such as outdoor eating areas.
- b) Development is to maximise solar exposure of windows in new buildings.
- c) New structures should not cast a shadow on pedestrian main street footpaths or other public areas for more than 4 hours on June 21 (winter solstice) unless such locations are already in shadow at that time.

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6.2.20 Acoustic and Visual Amenity

Objectives

- 1) To ensure a high level of amenity by providing adequate acoustic and visual privacy for residents, both within the building or in private open spaces.

Controls

- a) Provide adequate building separation to maximise acoustic and visual privacy between buildings on site and adjacent buildings.
- b) Design building and internal layout to reduce noise within and between dwellings;
- c) Locate windows and walls away from noise sources or use buffers where separation cannot be achieved;
- d) Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.
- e) Provide suitable screening structures or plantings to minimise overlooking from proposed dwellings to the windows, balconies or private open space of adjacent dwellings or those within the same development.
- f) Provide visual separation between non-residential use and dwellings.
- g) Arrange dwellings within a development to minimise noise transmission between units.
- h) Development fronting Monaro or Crawford Street must incorporate noise mitigation measures in accordance with *Environment Protection Authority – Environmental Criteria for Road Traffic Noise 1999*.
- i) Building design mitigates acoustic issues where possible through strategic location of non-habitable spaces, unless habitable rooms are desirable in that location due to overriding considerations such as casual surveillance, amenity, views and outlook.
- j) Where building design cannot mitigate acoustic impacts, soundproofing is provided in accordance with the *Building Code of Australia*, and may include double glazing and insulation.
- k) New residential development is not to have an adverse amenity effect upon existing non-residential uses. For example, new residential development should not occur nearby to existing high noise-generating uses unless sufficient evidence is provided to demonstrate that the new residential building can sufficiently mitigate noise impacts.
- l) New non-residential uses with longer operating hours (i.e. café or restaurant) establishing near residential development shall incorporate acoustic measures to ensure no adverse impact upon residential amenity. An acoustic report may be required to be provided to document and prove this mitigation as part of the development application.

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6.2.21 Landscaping Acoustic and Visual Amenity

Objectives

- 1) Provide useable areas of outdoor space (including roof gardens) that can be used by the residents and leisure.
- 2) Provide a buffer between buildings.
- 3) Allow light to penetrate between buildings.
- 4) Contribute to streetscape and amenity.
- 5) Ensure that landscaping and planting is sustainable and appropriate for the site.

Controls

- a) Comply with the general principles outlined in clause 2.6 of this DCP whilst using low maintenance trees and shrubs.
- b) Provide for deep rooted tree planting along side boundaries.
- c) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.
- d) Provide appropriate landscaped areas by roof terraces, balconies etc;
- e) Use planting to create a buffer against cold winter winds or to direct cooling breezes in summer in to living spaces and outdoor recreation and leisure spaces.
- f) Design front gardens/planting zones that will soften and complement the view of the buildings from the street;
- g) Use landscape and planting to define dwelling entries in a way that does not obscure them;
- h) Plant new trees where possible to complement the streetscape.
- i) Provide opportunities for deep planting onsite where screening car parking, or for street trees and these deep planting zones are to be protected as part of the development.
- j) Use planting to create favourable microclimate conditions and to reduce required energy use through heating or cooling.
- k) Apply selective use of vegetation to provide screening for privacy purposes and to mitigate and soften hardscape areas and/or to provide desirable shade.
- l) Protect existing mature trees and their canopies as part of the development.

6.2.22 Amalgamation and Staging of Development

Objectives

- 1) Where lots are amalgamated as part of redevelopment consider the impact on public domain elements (such as pedestrian walkways and open space) and the building type and scale (including footprint size and building articulation at street level).
- 2) Consideration shall ensure that new development blends into the streetscape and expresses/reinforces the characteristic subdivision pattern of the area in the built form detail.

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Controls

- a) Development shall not leave isolated sites unable to be developed in the future (due to limited access, narrow frontage – less than 20m, etc) unless the longevity of the remaining isolated building can be demonstrated (i.e. heritage building). If the isolated site cannot be integrated, documentation must be provided to demonstrate attempts to purchase and integrate the site, as well as identifying how the isolated development could develop in the future.
- b) Redevelopment shall consider the need for integration with adjoining future development, including access. A structure plan or concept plan may be required for initial development sites to ensure that appropriate consideration has been given to future development potential and this DCP or related Central Business District Master Plan.
- c) The commercial reality of the side boundary setbacks outlined above means that amalgamation of sites less than 30m in width is effectively rewarded by means of achievable height and floor space. On sites less than 20m in width, feasible tower development cannot be achieved within the required setbacks.
- d) Any further subdivision of existing allotments in the CBD should be discouraged for the reasons outlined above, rather consolidation is encouraged. Any such proposal will be considered upon merit.

6.3 Car Parking, Access and Servicing

6.3.1 Required on Site Car Parking

Objectives

- 1) Comply with the relevant objectives in clause 2.2 of this DCP.

Controls

- a) Compliance with the relevant controls in clause 2.2 of this DCP.

6.3.2 Vehicular Access and Loading/Unloading

Objectives

- 1) Comply with the relevant objectives in clause 2.2 of this DCP.

Controls

- b) Compliance with the relevant controls in clause 2.2 of this DCP.

6.3.3 Change of Use

Objectives

- 1) To encourage continued use and reuse of existing commercial premises in the CBD to make it more financially viable for prospective lessees, landowners and purchasers to establish their proposed business and to promote continued commercial uses and avoid empty premises.
- 2) To encourage establishment of a vibrant Queanbeyan commercial centre.

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Controls

- a) Where the use of an existing building is to be changed Council will require that additional car parking (if any) be provided on the basis of the difference between the requirements for the approved/authorised existing use and the proposed use.
- b) Notwithstanding the above control nothing in this plan shall be applied to require that additional parking is required for the change of use of existing lawful commercial premises within the CBD (where there is no increase in floor space proposed) to:
 - i. Business premises
 - ii. Food and drink premises
 - iii. Restaurants
 - iv. Retail premises
 - v. Takeaway food & drink premises
 - vi. Kiosksas defined under the Standard Instrument
- c) Car Parking will not be required by Council for the establishment of footpath cafes within the CBD.

6.3.4 Pedestrian Access and Mobility

Objectives

- 1) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition whilst also contributing to the vitality and vibrancy of the public domain.
- 2) To ensure buildings and places are accessible to people with a disability.
- 3) To provide a safe and accessible public domain.

Controls

- a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.
- b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the *Disability Discrimination Act 1992* (as amended).
- c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.
- d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.
- e) The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain.

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- f) Pedestrian access ways, entry paths and lobbies shall use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.
- g) Any new development providing basement car parks shall make provision for access for persons with a disability.

6.3.5 Site Facilities and Services

Objectives

- 1) To ensure that site facilities (such as clothes drying areas, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning units and communication structures) are effectively integrated into the development and are unobtrusive.
- 2) To ensure that site services and facilities are adequate for the nature and quantum of development.
- 3) To establish appropriate access and location requirements for servicing.
- 4) To ensure service requirements do not have adverse amenity impacts.

Controls

- a) Mailboxes
 - i) Provide letterboxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance of the development. They should be integrated into the wall where possible and be constructed of materials consistent with appearance of the building; and
 - ii) Letter boxes shall be secure and large enough to accommodate articles such as newspapers.
- b) Communication structures, air conditioners and service vents
 - i) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures to be:
 - Away from the street frontage;
 - Integrated into the roofscape design and in a position where such facilities will not become a skyline feature at the top of any building; and
 - Adequately setback from the perimeter wall or roof edge of buildings.
 - ii) A master antenna/satellite dish shall be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas.
- c) Waste and Recycling Storage and Collection General (all development)
 - i) All development is to adequately accommodate waste handling and storage on site. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council.
 - ii) Waste storage areas are to be designed to:

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- Ensure adequate driveway access and manoeuvrability for any required service vehicles;
 - Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments; and
 - Screened from the public way and adjacent development that may overlook the area.
- iii) The storage facility must be well lit, easily accessible on grade for movement of bins, free of obstructions that may restrict movement and servicing bins or containers and designed to minimise noise impacts.
- d) Location requirements for Waste Storage Areas and Access
- iv) Where waste volumes require a common collection, storage and handling area, this is to be located:
- For residential flat buildings, enclosed within a basement or enclosed car park;
 - For commercial, retail and other development, on site in basements or at ground within discrete service areas not visible from main street frontages;
 - Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided; and
 - Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions:
- | | |
|----------------|---|
| Vehicle length | 10 metres |
| Vehicle height | 4 metres |
| Ramp width | 4 metres |
| Turning circle | AUSTROADS template for HRV
R=12.5m, Speed=5kph |
| Axle height | 9 tonne/axle |

6.4 Residential Development Controls

All residential housing such as shop top housing, serviced apartments etc. must comply with Part 3 C and 3D of this DCP.

6.5 Other Business Zones (excepting those in South Jerrabomberra and Googong)

6.5.1 Objectives and Planning Controls Applicable to Development within the Karabar Community and Commercial Precinct

Objectives

- 1) Comply with the objectives of Zone B1 Neighbourhood Centre of *QPRLEP 2022*.

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- 2) Provide guidelines for redevelopment that are appropriate in scale, form and design, which enhance the townscape/streetscape of the Precinct.
- 3) Formulate urban design solutions which will enable the expansion of the Karabar Community and Commercial Precinct in a way which enhances the Precinct.
- 4) Improve vehicle, pedestrian and bicycle traffic and access (including access points) within the Precinct and integrate it with existing transport nodes (public transport).
- 5) Address the physical and social inter-relationship between the Precinct's redevelopment and the surrounding community which it serves.
- 6) Ensure that the density, bulk and scale of development is appropriate for a site.
- 7) Ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located.
- 8) Facilitate development that contributes to the economic growth of the city's neighbourhood centres.

Controls

- a) Compliance with the provisions of Zone B1 Neighbourhood Centre of *QPRLEP 2022*
- b) Building heights shall comply with the relevant Height of Buildings Map of the *QPRLEP 2022*.
- c) Floor space ratios of development need to comply with clause 4.4 of the *QPRLEP 2022* and the relevant Floor Space Ratio Map of the *QPRLEP 2022*. A maximum Floor Space Ratio of 1:1 is permitted for the mixed use buildings in Zone B3 Commercial core which applies to the Karabar Community and Commercial Precinct.
- d) Compliance with the provisions of Option 2 of the adopted Karabar Master Plan (see Page 44) or an amended plan as approved by Council as well as the relevant provisions of the supporting report. In the event of any inconsistencies with the provisions of *QPRLEP 2022* then the provisions of the latter shall prevail to the extent of any inconsistency.
- e) Expanses of any single material is to be avoided to assist articulation and visual interest.

6.5.2. Objectives Applicable to Development in Other Business Zones

The broad objectives of these provisions for development proposed in all other Business zones are to:

- 1) Compliance with the objectives of the applicable zone as well as with the objectives and relevant provisions of other applicable clauses in *QPRLEP 2022*.
- 2) Good quality development which has regard to adjoining development in minimising any adverse impacts.

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6.5.3 Planning Controls for Development in Other Business Zones (excepting Karabar)

Objectives

- 1) Comply with the objectives of applicable clauses of *QPRLEP 2022*.
- 2) Comply with Part 3D of this development control plan in Business zones where shop top housing is permitted with consent.

Controls

- a) Compliance with the objectives of applicable clauses of *QPRLEP 2022*.
- b) Compliance with the relevant controls of part 3D of the development control plan in Business zones where shop top housing is permitted with consent.

Appendix 1 – Karabar Master Plan

