



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

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Part 3A Single Dwelling Residential Development

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Part 3A Single Dwelling Residential Development

3A.1 Introduction

3A.1.1 Purpose of this Part

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

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

3A.1.2 Objectives for Single Dwelling Residential Development

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

3A.1.3 Relationship to Other Plans and Council Policies

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

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

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

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

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

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

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

3A.2 Compatibility with Neighbourhood Character

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

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

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

Objectives

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

Controls

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

3A.2.2 Siting and Building Setbacks

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

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Objectives

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

Controls

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

Table 1

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

Figure 1

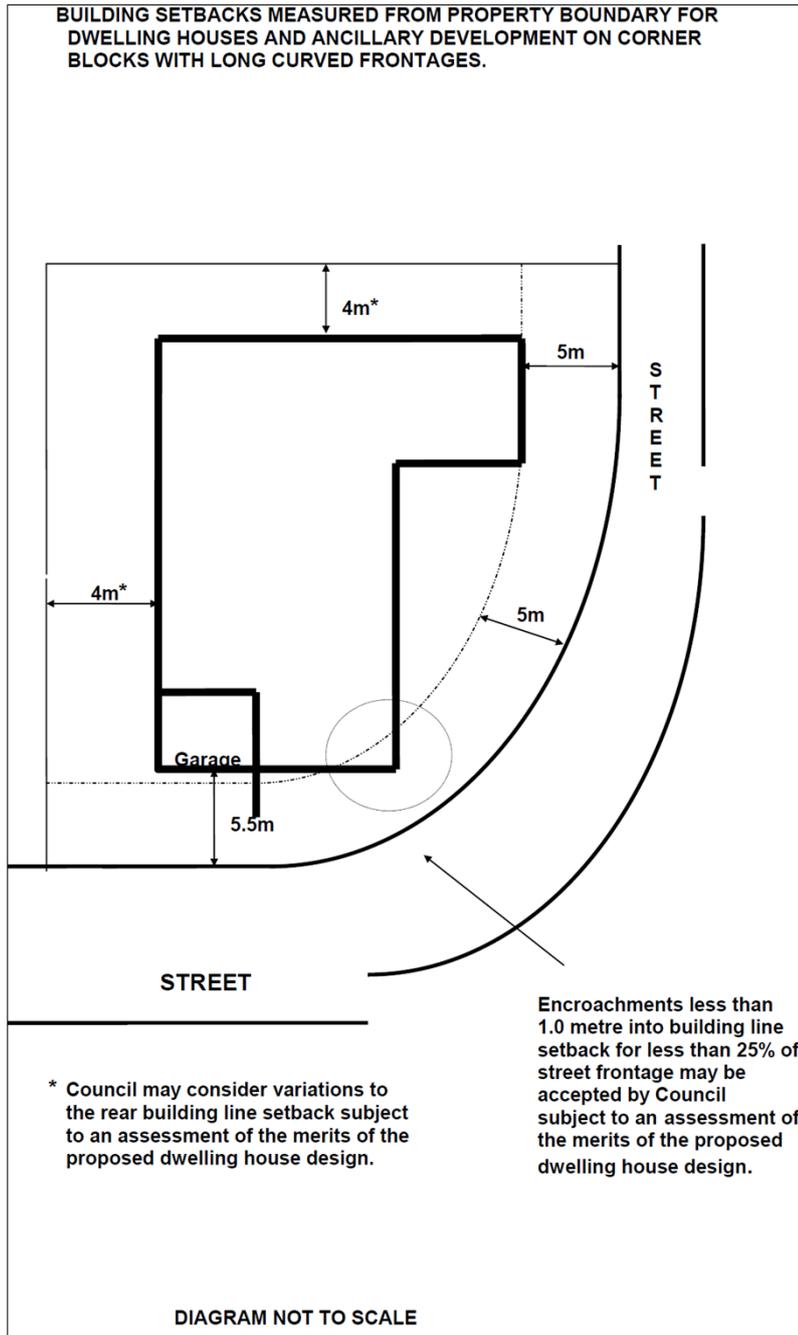


Figure 2

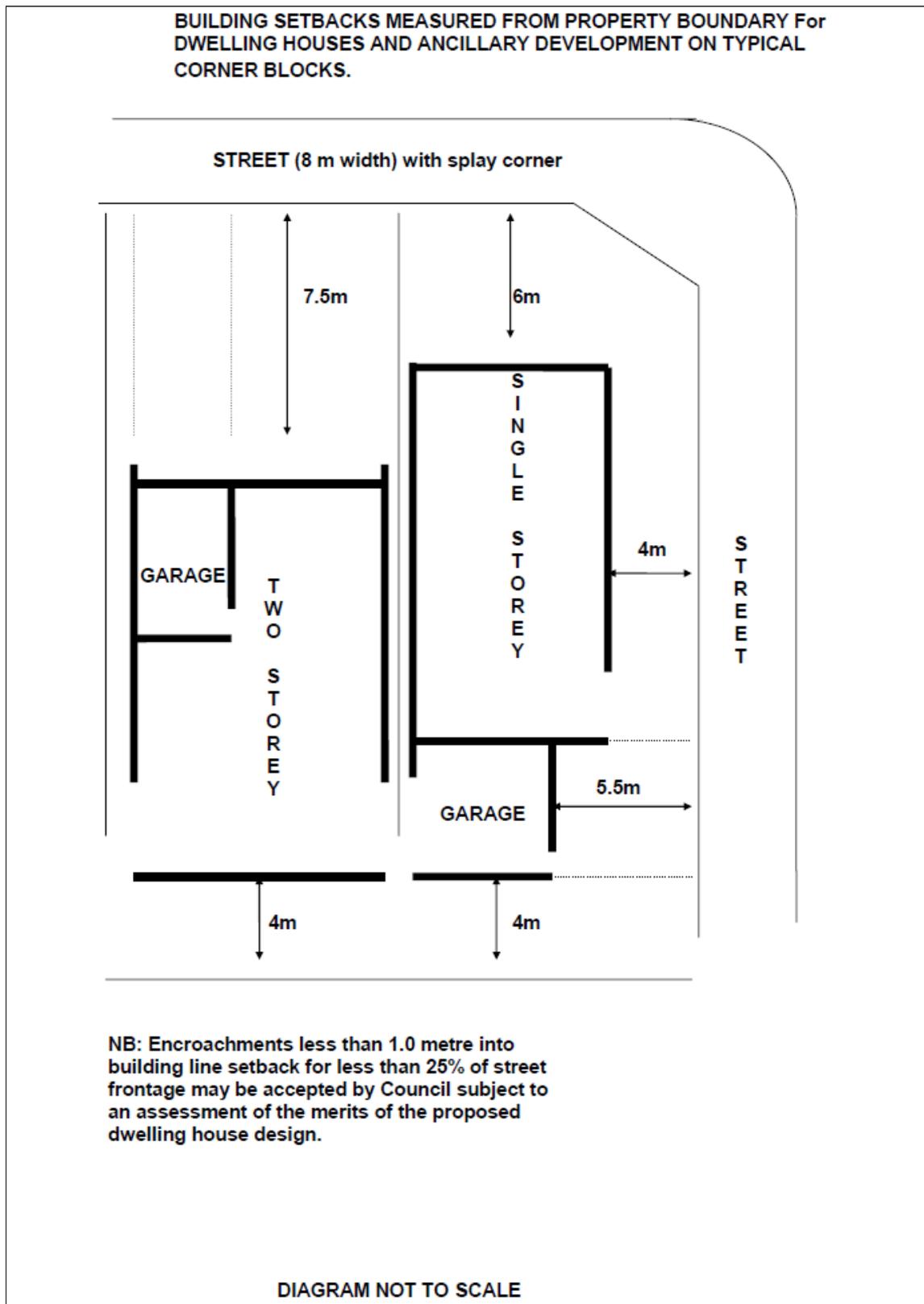
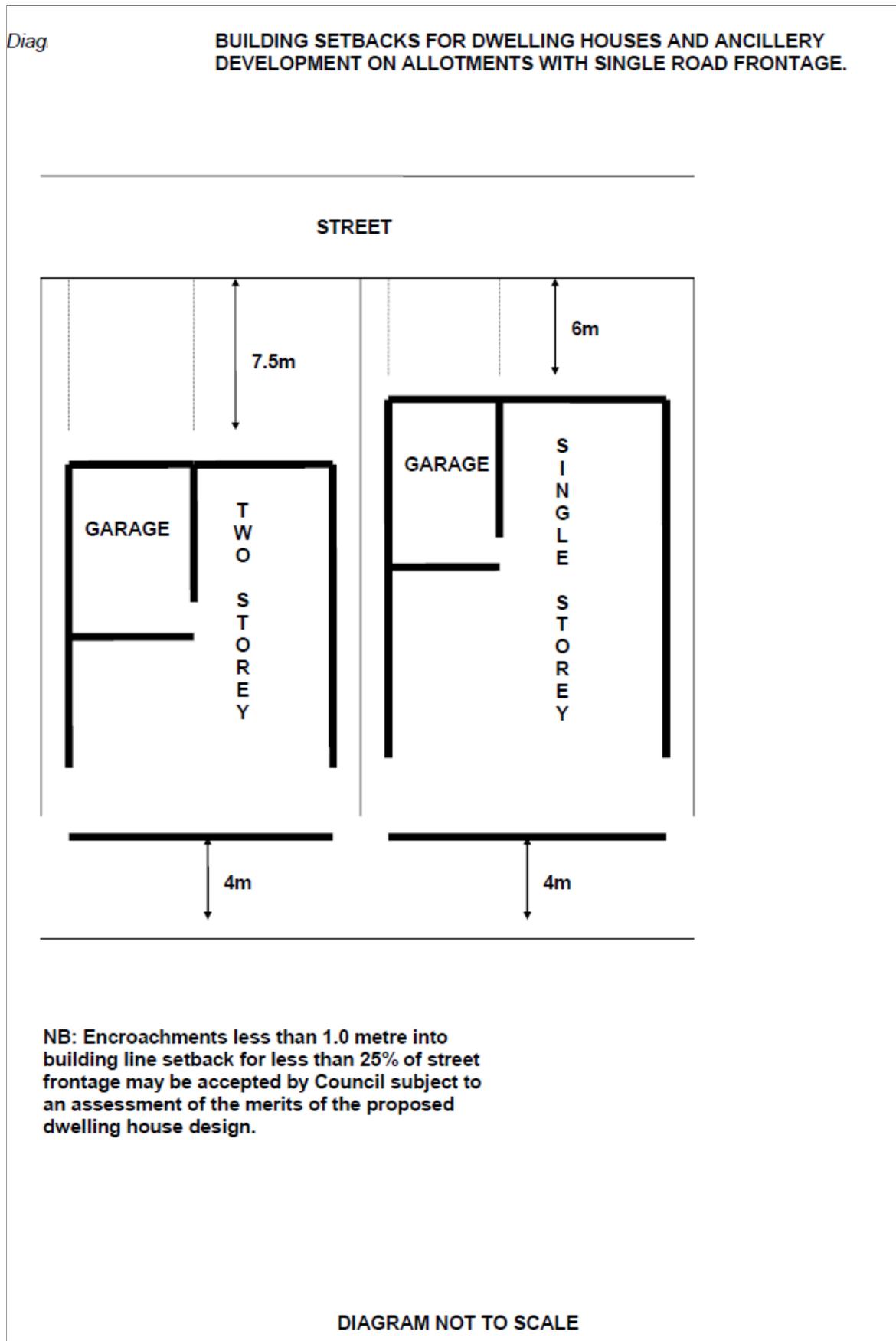


Figure 3



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3A.2.3 Fences

The majority of fences are exempt development under State Environmental Planning Policy [*State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008*](#). This policy needs to be checked in order to determine whether to lodge a Development Application or not for a fence or screen wall.

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

Definitions

For the purposes of this clause the following definitions apply:

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

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

Objectives

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

Controls

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

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

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

Objectives

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

Controls

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

3A.3 Efficiency in layout

3A.3.1 Topography

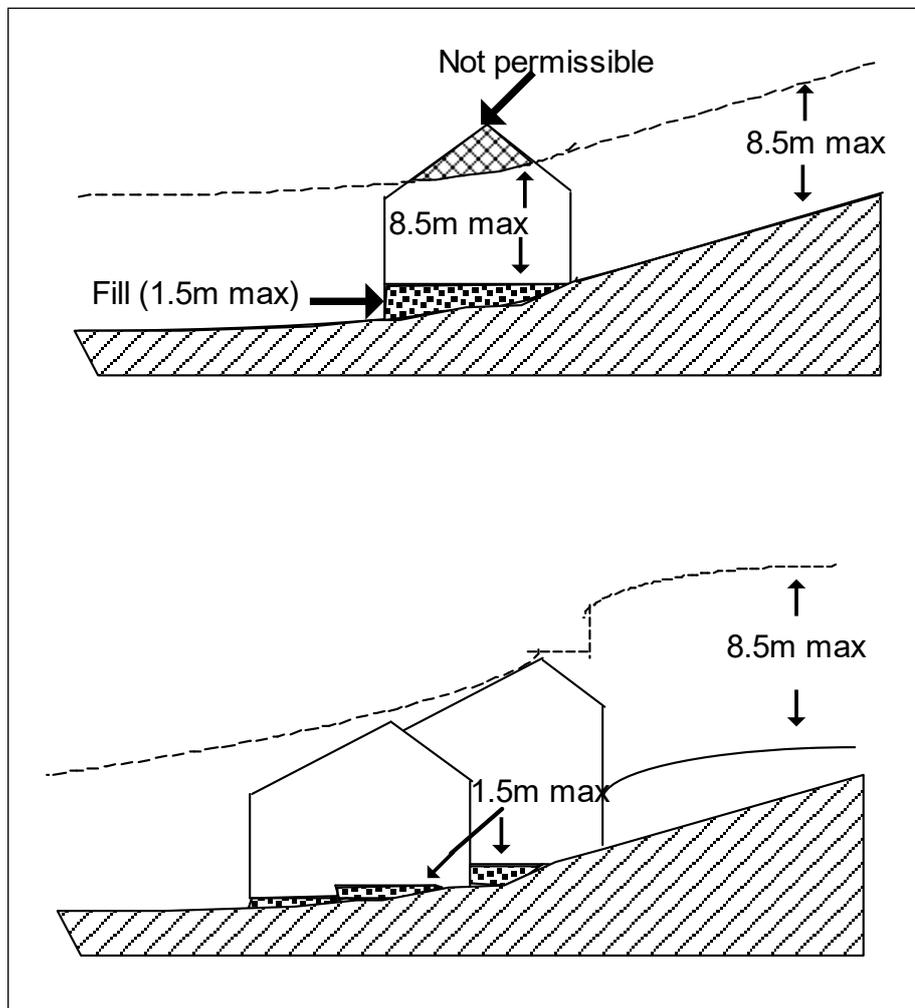
Objectives

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

Controls

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

Figure 4



3A.4 Specific Requirements for Lot 6 DP 837155

Objectives

Objectives 3A.4 apply.

Controls

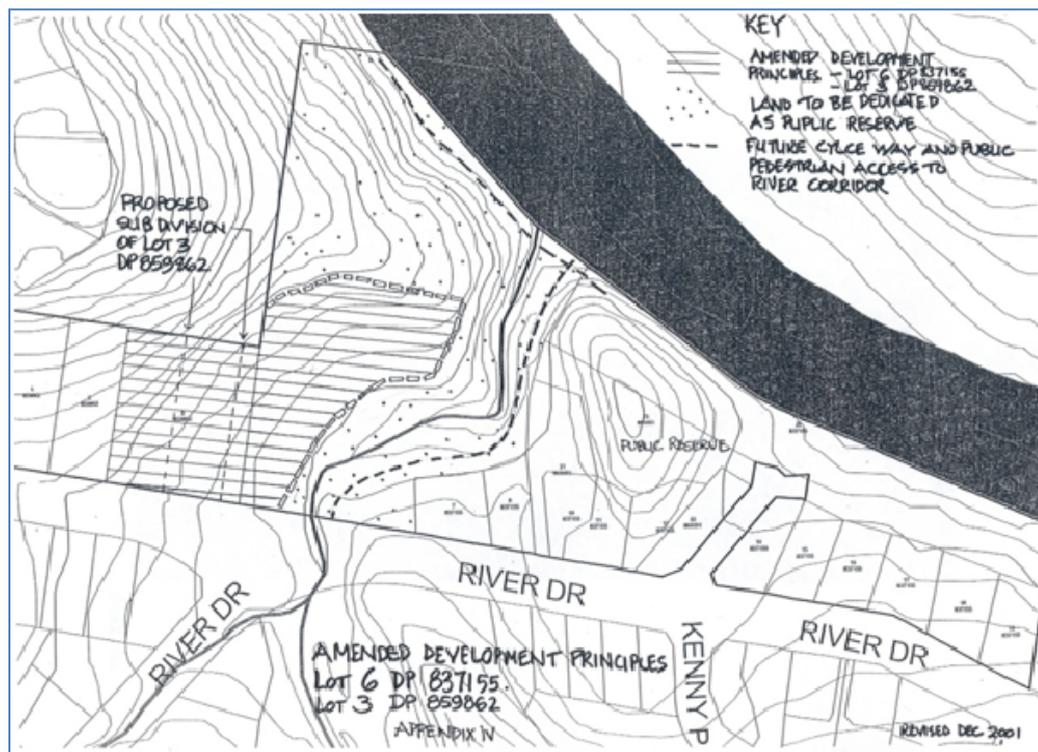
- With the development of two dwellings on Lot 3 DP 859862 as a result of the subdivision and creation of two 1,400m² allotments, a total of 12 dwellings only shall be allowed in the multi-unit development on Lot 6 DP 837155.
- Development principles, in respect of Lot 6, have been modified in accordance with the flora and fauna survey of this land, the associated site constraints, setbacks to Barracks Flat Creek and the adoption of the Plan of Management for the

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

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

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



3A.5 Vehicular Access and Parking

Objectives

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

Controls

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

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

3A.6 Landscaping in scenic protection areas

Objectives

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

Controls

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

3A.7 Consideration of Views, Shadowing and Privacy

Objectives

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

Controls

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

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

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

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

Controls

- a) The total combined floor area of detached outbuildings shall not exceed 100m².
- b) The wall height of the outbuilding shall not exceed 3m. The ridge height of the outbuilding shall not exceed 4m.

3A.9 Carwoola Heights

This section applies to Regent Drive and Birdwood Place

Figure 6



Objectives

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

Controls

a) Clearance of Land

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

b) Building Design and Siting

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

c) Driveways

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

Figure 8 - Jumping Creek Estate

