South Jerrabomberra

DCP 2015

Part 6

Amended

General Residential Controls

Single Dwellings and Alterations/Additions

Principal Plan adopted by Council:	**11 February 2015**
Document ID:	**893421**

Part 6 – General Residential Controls– Single Dwellings and Alterations/Additions

Section A: Streetscape and Urban Character

6.1 Introduction

This Section contains the controls for private development within the South Jerrabomberra area. Development applications for the private domain must consider these controls, as well as those contained within the Queanbeyan DCP 2012 and policies.

6.2 Streetscape

Objectives

1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various areas of South Jerrabomberra as envisaged in the Master Plan.
2) Provide a variety of streetscapes that reflect the character of the different development areas, the diversity of edge conditions, housing types and street hierarchy.
3) Ensure garage structures do not visually dominate the streetscape.
4) Promote the use of verandas, balconies, porches to encourage front yard living spaces for surveillance and to relate to the streetscape and engage with the community.
5) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

Controls

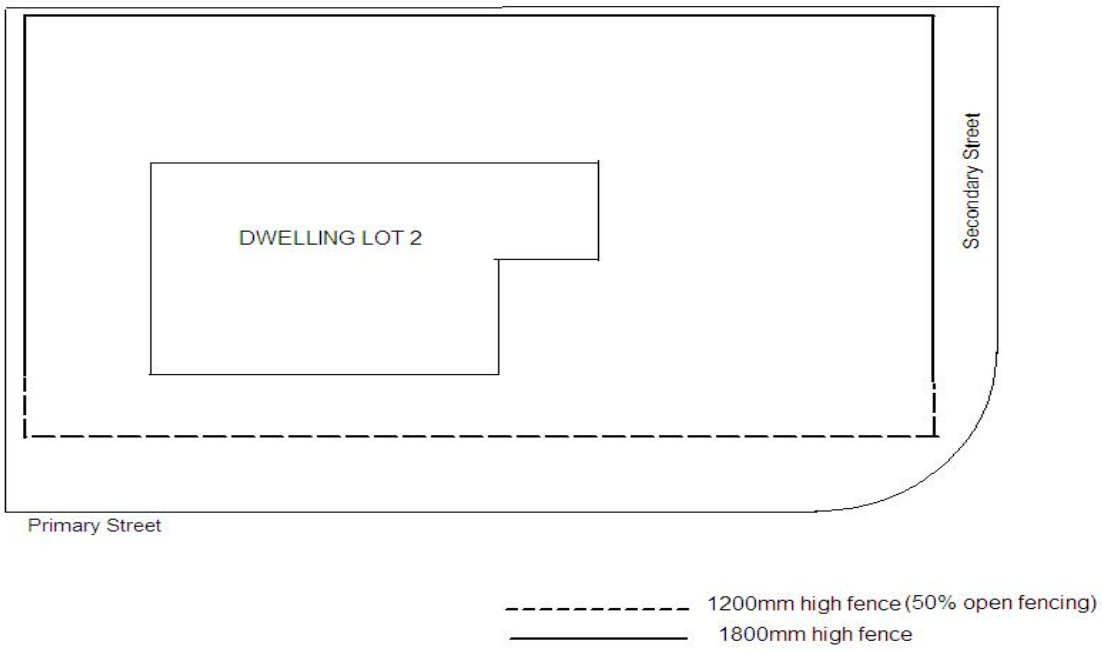
a) To create an attractive and cohesive streetscape through the use of a mix of compatible materials including masonry, timber and glass and the provision of simple and articulated building and roof forms.
b) New buildings shall adhere to the minimum building line setbacks as set out in Table 6.3.
c) Any building with walls on the boundary shall adhere to zero lot line requirements set out in Table 6.3.
d) Corner sites are developed as visually significant elements in order to promote a strong and legible character, while maintaining sight lines for the safety of pedestrians and vehicles. Façade treatment should address both street frontages.

Garage to house frontage

Façade treatment to address both streets. Articulated roof. Fences and landscaping defining the front boundary

e) There is to be a clear distinction between private and public space and to encourage casual surveillance of the street.
f) Where a rear lane is provided to a dwelling house, vehicular access to the front of the dwelling house shall be denied.
g) Where a rear laneway is not provided to a dwelling house, garages facing a street shall comply with the maximum garage to house frontage requirement as set out in Table 6.3.
h) Where a rear laneway is not provided garage doors are to adhere to the requirements set out in Table 6.3.
i) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.
j) Retaining walls forward of the building line are to be no greater than 1.0m in height.
k) Fences shall meet the following requirements:
    i. **Forward of the building line** – Be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence except for corner lots (Figure 1).
    ii. **Behind the building line** – Be no more than 1.8m above ground level (existing).
    iii. **For sloping sites** – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level in any other case.

Figure 1:- Fencing requirements.



6.3 Streetscape – Public and Private Laneways

Objectives

1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and active surveillance.
2) To provide development that is of a scale and architectural quality which contributes to the laneways streetscape.
3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways.
4) The laneway design shall not compromise the laneway's use as a service corridor by obstructing passage of service and resident vehicles or encouraging inappropriate and unsafe parking.

Controls

a) Dwellings and garages shall be setback from laneways as set out in Table 6.3.
b) Articulation of buildings and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. Landscaping treatment with pavers, gravel or similar hardstand materials is not acceptable.
c) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of laneways.

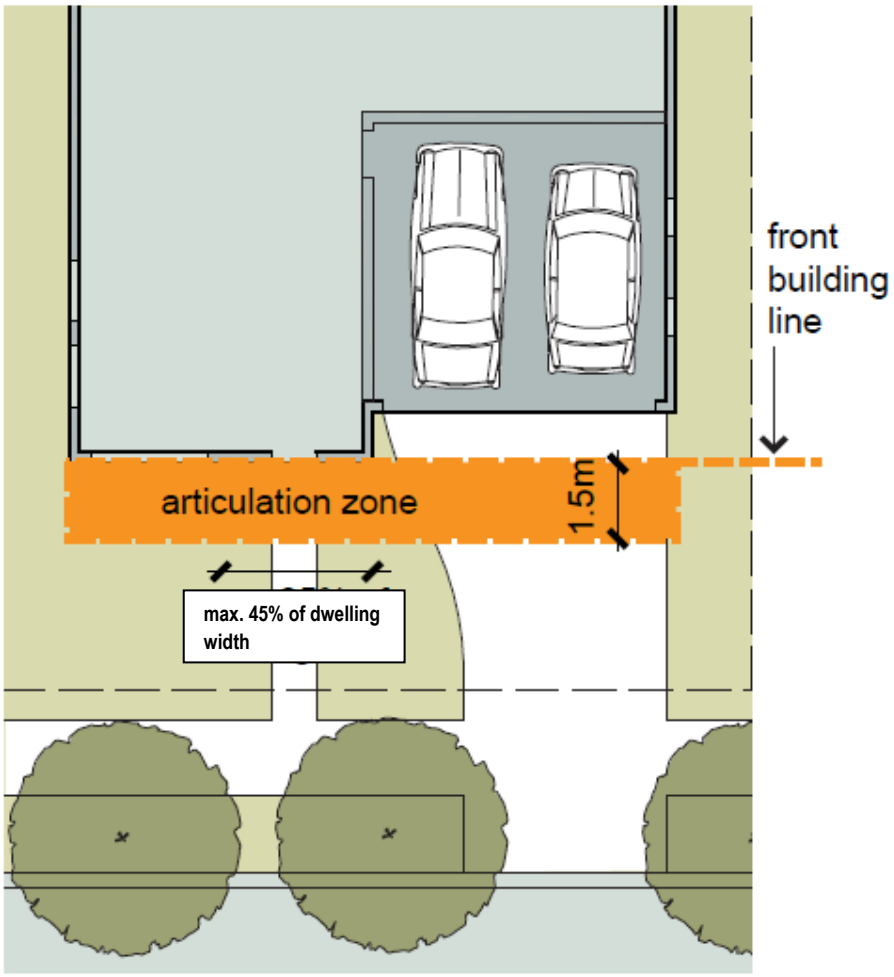
6.4 Building Form and Design

Objectives

1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.
3) Encourage facade articulation of individual buildings to enhance the streetscape such as highlighting front entries to give the building a sense of address.

Controls

a) Building form shall be modulated with articulated façades to avoid heavy bulky appearance.
b) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.
c) The façade of a dwelling on a corner lot is to address both streets and is to be appropriately articulated.
d) Articulation zones shall be a maximum of 1.5m deep into the minimum front setback and designed to be maximum of 45% of the dwelling width
e) Articulation zone is not to lead to an increased internal gross floor area.



Articulation zones

The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:

i. Entry feature or portico,
ii. Awnings and other features over windows,
iii. Sun shading,
iv. Balcony (roofed or unroofed),
v. Window box treatment to any first floor element,
vi. Recessing or projecting architectural elements,
vii. Open verandas,
viii. Bay windows or similar features.

6.5 Height, Site Coverage and Gross Floor Area

Objectives

1) Manage the scale of development across South Jerrabomberra to promote appropriate residential densities.
2) To ensure height and scale of development responds appropriately to the topography and the transition from lower density development on the urban rural interface to higher density development near the neighbourhood centre.

3) Development shall not exceed the 740m contour.

Controls

a) The maximum height for dwellings shall be consistent with the height of building map of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022).*

Note: The building height is taken as the vertical distance between ground level (existing) and the highest point of the building.

b) The ridgeline of any building shall not protrude above the 740m contour.

c) New buildings shall adhere to the maximum site coverage set out in Table 6.3

Note: Site Coverage is defined under the appropriate *QPRLEP 2022* and means the proportion of a site covered by buildings. However, the following are not included for the purpose of calculating site coverage:

i. Any basement,
ii. Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
iii. Any eaves, unenclosed balconies, decks, pergolas and the like.

6.6 Privacy and View Sharing

Objectives

1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.
2) To maximise opportunities for view sharing.

Privacy Controls

a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking into dwellings and /or the private open space of neighbouring properties.
b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.
c) Privacy considerations must be determined on merit. As a guide windows may require privacy screens or other suitable privacy measures where the floor level is more than 1m above ground level and less than 3m from the side and rear boundary.

View Sharing Controls:

a) Development is to be designed to minimise loss of views from neighbouring properties. Significant views within South Jerrabomberra include the hilltops of Mount Jerrabomberra, Mount Pemberton and Tralee Hills and Stringybark Ridge and are to be valued and shared.

Acoustic Privacy Controls

a) Noise sources such as air conditioners, exhaust fans and the like shall be sound insulated or located away from noise sensitive areas such as bedrooms of the dwelling or where dwellings on adjoining properties are likely to be located.

6.7 Safety and Security

Objectives

1. Buildings and open space areas are planned to facilitate casual surveillance to decrease the opportunity for crime.
2. Encourage design that contributes to a perception of community safety.

Controls

a) Design buildings and landscaping in accordance with Section 2.9 of the *Queanbeyan Development Control Plan 2012–Safe Design Guidelines for the City of Queanbeyan.*

Section B: Site Amenity

6.8 Principal Private Open Space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Principal Private Open Space (PPOS) is the 'breathing space' for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

Principal Private Open Space is an area at ground level (existing) that is directly accessible from and adjacent to a habitable room other than a bedroom.

Landscape area refers to a permeable area of a lot that is capable of growing plants, grasses and trees or other impervious surfaces.

Objectives

1) Landscape design shall optimise useability, privacy, social opportunity, equitable access and respect for neighbour's amenity.
2) Provide sufficient open space for the reasonable recreation needs of residents.
3) Allow northerly aspect into the principal private open space of new residential buildings.
4) Provide areas for deep soil planting with additional landscaping that is to be low maintenance in the long term without continued reliance on watering systems.
5) Principal private open space should provide a pleasant outlook.

Controls

a) Landscaping and private open space requirements are set out in Table 6.1.

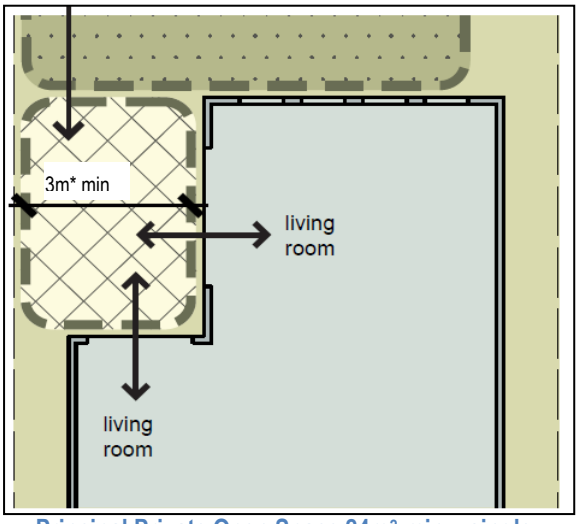
b) Principal private open space is not to be generated by left-over spaces resulting from building siting and location but shall be attractive and useable spaces.

c) The principal private open space is to be:

i. Located behind the building line to the primary street frontage.

ii. Directly accessible from, and adjacent to, a habitable room, other than a bedroom.

iii. Located to have a northerly aspect, where the lot allows.



Principal Private Open Space 24m² min – single dwelling

* 3m min. for lots less than 600m².

e) A landscape plan for each dwelling is to be prepared and submitted and must incorporate:

i. Front gardens to include at least 2 'small' trees appropriate for the size of the front garden.

ii. Rear yards shall accommodate grassed areas, or open space with other soft, permeable ground cover, with good solar access.

iii. Rear yards of allotment greater than 900m² shall accommodate at least one large tree, 8m to 15m high at maturity, to establish a natural canopy.

iv. Open air clothes drying area are to be concealed from view from the street.

Table 6.1 Principal Private Open Space and Landscaping Requirements

Lot Size	330m² < 450m²	450 < 600m²	600 < 900m²	900 < 1500m²	>1500m²
Landscaped area	15% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	20% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	25% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	35% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the primary road must be landscaped.	45% of the area of the lot must be landscaped with a minimum width of 1.5m. 50% of the area forward of the building line to the primary road must be landscaped.
	50% of the landscaped area must be located behind the building line of the primary road.				
Principal Private Open Space (PPOS)	• Dwellings located on a lot with a size of 330m² <600m² must have a minimum of 24m² of private open space with a minimum width of 3m. • Dwellings located on a lot with a size of 600m²< 1500m² must have a minimum of 24m² of private open space. • Located behind the building line to the primary street frontage.				

6.9 Car Parking and Garages

Objectives

1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
2) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.
3) Provide safe and functional parking areas.
4) To integrate the location and design of car parking within the design of the site and the building.
5) Ensure the house facade is dominant, with the garage being a recessed element in the streetscape.

Parking Controls

a) All on-site parking is to be provided in accordance with Table 6.2.
b) Parking may be provided in tandem.
c) All off street parking shall be designed in accordance with *AS/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking.*
d) Underground parking is not permitted.

Garage Controls

a) Garage doors of single dwelling developments are to be set back at least:
   i. 1m behind the front facade of the home and
   ii. 5.5m from the front boundary to allow another car to park on site in driveway if necessary.
b) Garage door widths are to adhere to the requirements of Table 6.2.
c) Garages are to be treated as an important element of the dwelling façade and are to be integrated with and complementary, in terms of design and material to the dwelling design.
d) When facing the street, the maximum total width of a garage, carport or covered car parking space is to comply with the maximum garage to house frontage requirements as set out in Table 6.3.
e) The maximum width of a driveway at the property boundary shall be 5.5m.
f) Any proposed car parking spaces located within a front or rear setback shall remain uncovered and shall have a minimum length of 5.5m.

Table 6.2 Car parking requirements

Car parking	2 spaces required per dwelling and both parking spaces are to be provided behind the main building line.
Garage door width	Total width of all garage door openings must not exceed: • 3.2m on lots 8m to 12m wide measured at the building line, or • 6m if the lot is 12m wide measured at the building line.

Table 6.3 Single dwelling requirements

Dwelling Type	**Single Dwelling and Alterations/Additions**				
Lot Size	**330m² < 450m²**	**450 < 600m²**	**600 < 900m²**	**900 < 1500m²**	**>1500m²**
Lot width (min)	10m	12m	12m	15m	18m
Site coverage max	60%	50%	50%	40%	30%
Building height	As per *QPRLEP 2022*				
Front (Primary) boundary setback (exc.garages, carports)	4.0m	4.0m	4.5m	6.5m	10.0m
Front boundary setback to garages, carports	1.0m behind the front façade and a minimum of 5.5m from boundary	1.0m behind the front façade and a minimum of 5.5m from front boundary	1.0m behind the front façade and a minimum of 5.5m from front boundary	1.0m behind front facade	1.0m behind front facade
Side setback	0.9m for two storey (0m for zero lot line)	0.9m (0m for zero lot line –	0.9m for single storey	1.5m	2.5m

Dwelling Type	Single Dwelling and Alterations/Additions				
Lot Size	**330m² < 450m²**	**450 < 600m²**	**600 < 900m²**	**900 < 1500m²**	**>1500m²**
		single story on one side only)	1.5m for two storey		
Zero Lot Line requirements **(Maximum length of zero lot line wall)**	70% of the depth of the lot for single storey dwelling only 50% of the depth of the lot for the single storey portion of two storey dwelling, and,30%of the depth of the lot for second storey portion of the dwelling	70% of the depth of the lot for single storey dwelling only 50% of the depth of the lot for the single storey portion of two storey dwelling, and,30%of the depth of the lot for second storey portion of the dwelling	Not permissible	Not permissible	Not permissible
Rear setback for building wall height up to 4.5m (where there is no rear laneway)	3.0m	3.0m	3.0m	5.0m	10.0m
Rear setback for building wall height greater than 4.5m (where there is no rear laneway)	4.0m	4.0m	4.0m	5.0m	10.0m
Rear setback to private or public laneway for a garage, carport	0m	0m	5.5m	5.5m	10.0m
Corner Lot – **Secondary frontage Setback (excl. garages, carports)**	2.0m	2.0m	3.0m	3.0m	5.0m
Corner Lot – **secondary frontage Setback for garages, carports**	1.0m behind the secondary frontage 5.5m from front boundary	1.0m behind the secondary frontage 5.5m from front boundary	1.0m behind the secondary frontage 5.5m from front boundary	1.0m behind the secondary frontage 5.5m from front boundary	1.0m behind the secondary frontage

Dwelling Type	Single Dwelling and Alterations/Additions				
Lot Size	**330m² < 450m²**	**450 < 600m²**	**600 < 900m²**	**900 < 1500m²**	**>1500m²**
Corner Lot – Rear / Side setback **Not primary or secondary**	One of the rear/side boundary setbacks to be 4.0m for any two storey portion. The other rear/side setback to be a minimum of 0.9m for two storeys or 0m for single storey	One of the rear/side boundary setbacks to be 4.0m for any two storey portion. The other rear/side setback to be a minimum of 0.9m or 0m for single storey.	4.0m for rear setback for two storeys 0.9m side setback for single storey	1.5m for single storeys 4.0m for any two storey portions	2.5m for single storey 4.0m for any two storey portions
Garage to house frontage (front facade only)	55% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling

Note: All requirements are minimums unless otherwise mentioned

Section C: Energy Efficiency

6.10 Thermal performance

The ability of buildings to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of buildings, provide increased amenity to occupants and reduce greenhouse emissions and hence, the cost of supplying energy.

Building Performance Objectives

1) To reduce the necessity for mechanical heating and cooling.
2) To reduce reliance on fossil fuels.
3) To minimise greenhouse gas emissions.
4) To promote renewable energy initiatives.

Building Performance Controls

a) All dwellings within South Jerrabomberra are to comply with the relevant energy efficiency requirements of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.* A BASIX Certificate is to accompany all development applications for new dwellings or alterations and additions to existing dwellings having an estimated construction cost of $50,000 or more.

6.11 Solar Access

A significant element of the level of amenity of a dwelling is its access to sunlight. Maximising solar access to dwellings, particularly living spaces and principal private open space also has significant benefits for energy conservation.

Objectives

1) Allow adequate daylight into habitable room windows.
2) Minimise over shadowing of neighbouring properties
3) Encourage energy efficient principles and practices.
4) Provide principal private open space with adequate sunlight over winter

Controls

a) Buildings shall be sited and designed to maximise sun light to north facing windows and principal private open space for a minimum of 3 hours of sunlight on 21 June. Shadow diagrams are to be provided for all 2 storey developments and should show shadows cast onto the subject property and adjoining properties including windows for 9.00am, 12.00 midday and 3.00pm.
b) Buildings shall be designed to take advantage of energy saving technology such as solar panels.
c) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves and louvres.
d) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.

6.12 Energy and Natural Ventilation

Designing for natural ventilation is one of the cornerstones of sustainable development, by eliminating the need for the mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and windows.

Objectives

1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
2) Reduce energy consumption throughout the South Jerrabomberra area.
3) Promote greater energy efficiency and ecologically sustainable development.

Controls

a) Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.
b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.
c) Where feasible make use of solar energy and solar hot water.
d) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices.

6.13 Waste Management

Minimising waste is relevant to all stages of a building's life cycle, from construction through occupation to eventual demolition. Importantly it includes the way in which waste and other recoverable resources are stored and collected to maximise the separation of waste materials and to minimise health impacts.

Objectives

1) To ensure the efficient storage and collection of wastes and recoverable resources by adopting the following principles:
    i. hygiene and cleanliness are a priority;
    ii. storage and collection systems shall be as simple to use and intuitive as possible;
    iii. storage and collection systems shall aim to maximise source separation of recoverable resources (e.g. recyclables, organics)
2) To avoid the generation of waste through appropriate design, material selection and building practices

Controls

a) A storage area capable of accommodating a minimum of three waste bins is to be located behind the front building line.

6.14 Water Conservation

Objectives

1) To optimise the conservation of potable water.
2) To minimise impacts of development on the hydrological regime of receiving waters including stormwater.

Controls

a) Water conservation measures identified in any BASIX certificate must be incorporated into the development.
b) Water storage tanks to be provided where BASIX certificates require such items.

Section D: Environmental Management

6.15 Soil and Salinity

Objectives

1) To minimise erosion and sediment loss during and after construction.
2) To minimise water pollution due to erosion, siltation and sedimentation.
3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls

a) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been re-vegetated/established.

6.16 Cut and Fill

Objectives

1) Minimise the extent of cut and fill.
2) Ensure that the built form responds to the topographical constraints of the South Tralee site.
3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
5) To minimise the need for retaining walls.
6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls

a) Cut and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
b) The maximum height of retaining walls is to be 1.5m.
c) Where terraced walls are proposed the minimum distance between each step is 0.5m.
d) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
e) Proposed excavation or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

Earthworks	1.5m Maximum cut and fill
Retaining walls	Retaining walls forwards of the building line are to be no greater than 1.0m in height

6.17 Stormwater Management and Flooding

Objectives

1) Ensure that all development within South Jerrabomberra incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways.
2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways such as the Jerrabomberra Creek.
3) To consider connecting the south western watercourse through to the NSW/ACT border, to provide a riparian link and environmental corridor.
4) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
5) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.

Controls

a) All stormwater generated on site is to discharge to Council stormwater system.
b) Water storage tanks to be provided where BASIX certificates require such items.
c) Compliance with Office of the Environment and Heritage Guidelines for Controlled Activities – Riparian Corridors (February 2008) is required.

6.18 Bushfire Management

Applicants are advised to consult the following publication: "*NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 20019".* The document can be obtained on the Rural Fire Service's webpage www.rfs.nsw.gov.au

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat. The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives

1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
4) Provide safe access for emergency service personnel
5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls

a) A Bushfire Assessment Report is to accompany all development applications for lands identified as 'bush fire prone' on the Queanbeyan City Council Bush Fire Prone Land Map. The Report is to identify the vegetation type, distance to vegetation and slope

under the hazard on the allotment and surrounding allotment, in order to establish the level of bush fire threat associated with the allotment.

b) The recommendations of the Bushfire Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).

6.19 Aboriginal Heritage

Objectives

1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.

Controls

a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Maps contained within Appendix 2. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.

b) A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits. Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.

c) Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974.*

6.20 European Archaeological Heritage

Objectives

1) To protect the recognised European archaeological significance of the precinct.
2) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls

a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 2. Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

6.21 Tree Retention and Biodiversity

Objectives

1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.

Controls

a) Existing trees, in particular large hollow bearing trees, are to be retained wherever possible. A preliminary report by an expert arborist or ecologist can assist in the assessment of the retention value of existing trees.
b) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
c) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
d) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

6.22 Land Contamination Management

Objectives

1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

1) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands.* A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
2) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc.), Council may request a Stage 1 Preliminary Site Contamination Investigation.
3) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the NSW EPA's (DECC) *Guidelines for Consultants Reporting on Contaminated Sites* and *State Environmental Planning Policy (Resilience and Hazards) 2021.* Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
4) Council may require a Site Audit Statement (SAS) (issued by an Office of Environment and Heritage Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

6.23 Development may be Subject to Additional Controls

Part of the land within the South Jerrabomberra area is subject to additional controls, as outlined in the *QPRLEP 2022*. Please refer to Part 8 of this document.