



**South Jerrabomberra
DCP 2015
Parts 4 and 5
Subdivision, Roads and
Public Places**

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Part 4 - Subdivision Controls

4.1 Introduction

This section sets out the objectives and controls for the subdivision design at South Jerrabomberra. This is supplemented by the QPRC Engineering Design and Construction Specifications, controls in the Queanbeyan Development Control Plan 2012 and any relevant Environmental Planning Instrument.

Subdivision design should be based upon:

- Community building
- Neighbourhood creation
- Safety
- Accessibility
- Solar orientation
- Maximising views and scenic amenity
- Appropriate controls to enhance residential amenity

General Objectives

- 1) Subdivision design and density should reflect the land capability, natural constraints and hazard of the land and be consistent with and enhance the character of the surrounding residential development.
- 2) Create a legible subdivision pattern that maximises the 'sense of neighbourhood' and promotes walking and cycling over private car uses.
- 3) To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public places.
- 4) Optimise amenity of residential allotments in regard to views, solar access and proximity to community facilities, open space and public transport
- 5) Ensure that neighbourhoods have a range of densities and housing choices to cater for the various needs of the community and that consideration is given to creating walkable communities where urban design focuses on pedestrian comfort between key destinations.
- 6) Provide good solar access opportunities for future dwellings to optimise solar access.
- 7) Provide and maintain a visual and acoustic attenuation buffer between the Hume Industrial Area and the residential areas of South Jerrabomberra.

General Controls

- a) Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.

Land should not be divided:

- i. In a manner which would prevent the satisfactory future division of land, or any part thereof;
- ii. If the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;
- iii. Unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;

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- iv. Unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.
- v. If the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- vi. Where the land is likely to be inundated by floodwaters;
- vii. Where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose;
- viii. If the division and subsequent use is likely to lead to the clearance of one or more significant trees.

Note: Where any lot being created in a subdivision is of mixed title, the land held under Old System Title within that lot shall be brought under the Real Property Act.

- a) Subdivision design shall be generally in accordance with the Neighbourhood Structure Plan.
- b) Subdivision lot sizes shall comply with the minimum lot sizes as specified in the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 ((QPRLEP 2022))* (refer to Lot Size Maps).
- c) There are to be no lots above the 740m contour.
- d) Residential lots located between the 710 and 740 metre contours are to be large to act as visual attenuation between the urban and rural fringe. Any design and siting guidelines prepared for these areas are to consider consistency of colour, shape, scale, texture and reflectivity to protect scenic amenity.
- e) Neighbourhoods should relate to the neighbourhood centre with retail, commercial or community facilities that are generally within a 5 – 10 minute walk from all dwellings where possible.
- f) Neighbourhood pattern is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles.
- g) Pedestrian and bicycle connectivity within residential neighbourhoods is to be provided between the residential areas and public open space areas in the buffer, public transport nodes, education and community / recreation facilities.
- h) Street blocks are to be generally a maximum of 250m long by 70m wide. Block lengths and widths in excess of 250m may be considered where connectivity objectives are achieved.
- i) Each new allotment has sufficient building area on it, being land with a slope of less than 20%.
- j) Any development or subdivision application that incorporates road construction shall be accompanied by a planting schedule for road reserves. Such proposed planting shall include a mix of exotic and local native species.

Where the land in the opinion of the Council is unstable, a geophysical report on the stability of land is to be prepared by consultants acceptable to Council and the report is to indicate which part of the land is suitable for development or appropriate measures that need to be taken to stabilize the area proposed for development.

4.2 Lot Size and Design

Objectives

- 1) To provide subdivisions which are generally compatible with the urban suitability and capability of the land on which it is to be carried out on.
- 2) To provide layouts which encourage development compatible with the maintenance and enhancement of the existing urban and scenic character of the LGA.
- 3) To design subdivision layouts which maximise the potential use of public transport and non residential uses.

Controls

- a) The density of allotments should maintain and promote the residential character of the area for infill subdivisions.
- b) Lot sizes should be compatible with the character of the surrounding area and are to comply with the *QPRLEP 2022*.
- c) Lot sizes and lot layouts in urban release areas should take account of the environmental constraints of the area and be designed to conserve agricultural productive land (where applicable) and the retention of any significant natural features of the site.
- d) Lot sizes and lot layouts in urban release areas which increase potential residential density shall be sited in close proximity to public transport nodes and to commercial/community facilities.
- e) Lot size and lot layouts should reflect the servicing capacity of the area.

4.3 Lot Orientation

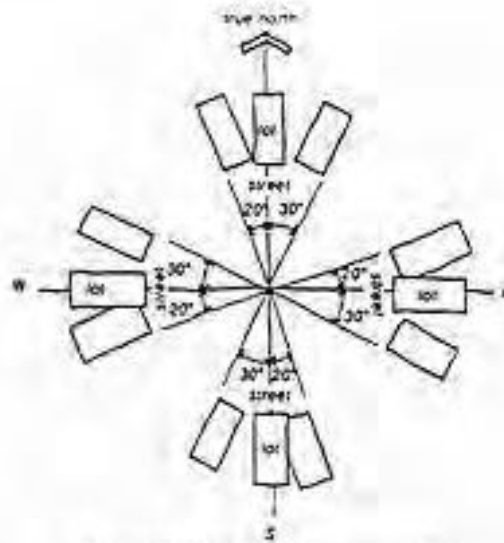
Lot layout and orientation must be considered from a number of angles, including maximising energy efficiency, creating a sense of place and attractive streetscape, supporting community interaction and safety, and housing choice.

In assessing applications for residential subdivisions major emphasis is placed on the ease with which the great majority of future dwellings will be able to achieve good solar access.

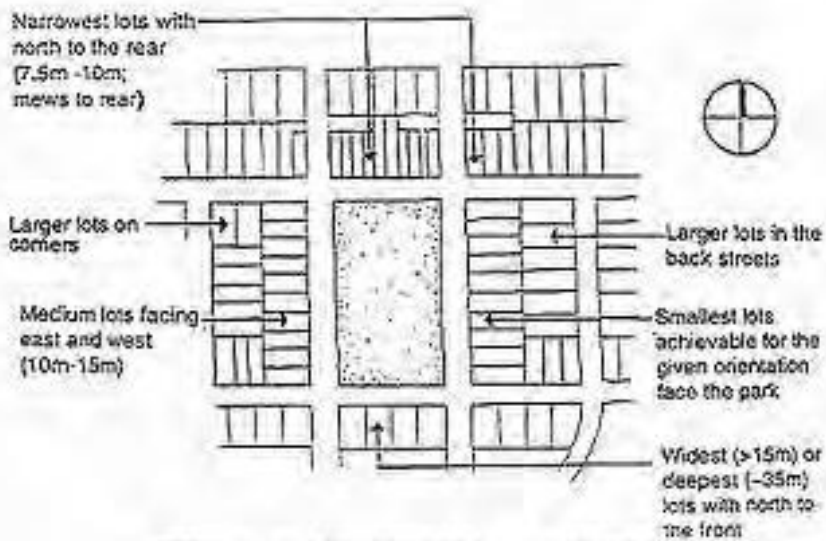
The preferred lot orientation is either on a north-south or east-west orientation (refer Figure 1).

Lot Orientation and Dimension Objectives

- 1) Lot orientation, size and dimensions should enable dwellings to be generally sited either on an N-S or E-W orientation. Where other amenities such as views over open space are available or the topography prevents solar orientated design then alternative lot orientations can be considered.
- 2) Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.
- 3) Lot orientation and dimensions should support the provision of future dwellings having living areas with a northerly orientation as well as a private open space area with a northerly orientation that is located to the rear or side of the dwelling.
- 4) E-W orientated lots should be wider to allow for a long-axis.
- 5) N-S orientated lots with north to the front should be wider and/or deeper.
- 6) N-S orientated lots with north to the rear can be narrower and less deep. These lots are generally well suited to two storey development and small lot housing.



Orientated lots for solar access in temperate and hot-arid climates.
(Source: Amcoid)



Example of subdivision pattern likely after applying the principles

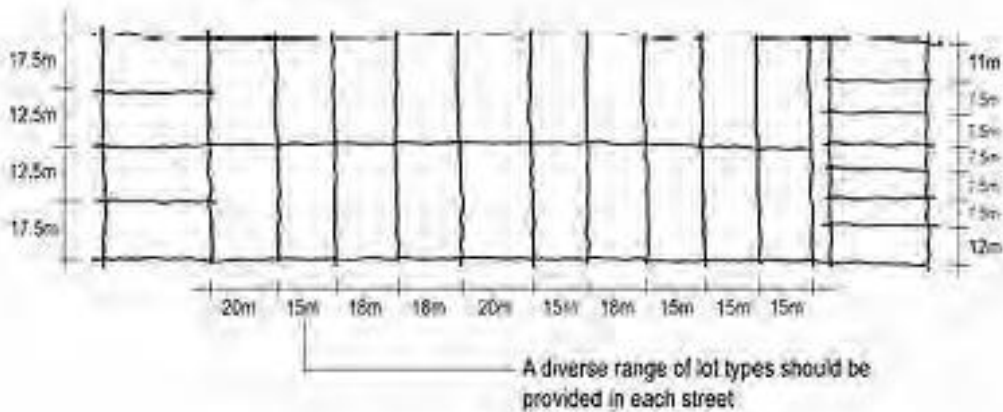


Figure 1: Lot Orientation

4.4 Lot Size and Layout

Objectives

- 1) Encourage a variety of lot sizes across the site to promote housing choice and create varied streetscapes.
- 2) Smaller lot sizes are to be located within easy walking distance of the neighbourhood centre and B4 Mixed Use Zone, with larger lot sizes generally located on the higher elevations and adjoining the C2 environmental conservation zoned land of South Jerrabomberra.
- 3) Promote generally rectangular, or otherwise uniform street blocks and lots to maximise efficiency.

Controls

- a) Minimum lot size is to be in accordance with the *QPRLEP 2022*.
- b) Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.
- c) Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.
- d) Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.

Table 1: Minimum Frontage

Lot Size	Minimum Frontage Dimension
130-170 m ²	4.5m
170-329m ²	6.0m
330 – 449m ²	10m
450 – 600m ²	12m
600 – 900m ²	12m
900 – 1500m ²	15m
Over 1500m ²	18m

- e) No more than two battle axe shaped allotments should adjoin each other. The access corridor is that part of a battle axe shaped allotment which provides private access between the main part of the allotment and the public road.

Council's requirements for access corridors are as follows (refer Figure 2):

- Maximum length: 60m
- Minimum width: 4.0m
- Minimum width of Shared Access Corridor: 6.0m
- No more than two allotments should be served by a shared access corridor

The access corridor of a battle axe allotment is not included in the calculation of the minimum allotment area.

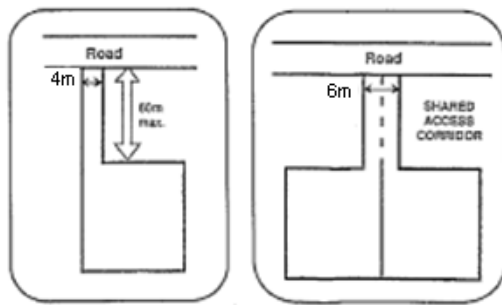


Figure 2: Access Corridors

Clause 7.26 “Development on Certain at South Jerrabomberra” of the *QPRLEP 2022* also provides additional requirements in respect of the subdivision of land subject to the 130m² minimum lot size on the Lot Size Map. Any development application for subdivision of this land must include a minimum of four (4) lots, and the subsequent dwelling designs for those lots provided with the development application.

4.5 Bushfire Management

Objectives

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

Controls

- a) A perimeter road should be used where required for bushfire mitigation enclosing all lots within the southern section of South Jerrabomberra.
- b) Maintain a 20m wide separation between the estate boundary and lots are to be provided in accordance with the distances specified in the Planning for Bushfire Guidelines 2006.
- c) Provide at least two access points to the site to minimise travel times for fire services.

4.6 Additional Controls for Subdivision in a Buffer Area

Buffer Areas are shown on the Master Plan (Map 1)

4.6.1 Buffer to Hume Industrial Area and Goulburn / Bombala Railway

Objectives

- 1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to noise sensitive uses including shop top housing.
- 2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
- 3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate odour emissions where applicable.

Controls

- a) Where appropriate, acoustic, odour and vibration mitigation measures shall be incorporated into the design or layout of development within the buffer.
- b) A combination of mitigation measures such as vegetation, mounding and built form should be utilised within the buffer where appropriate.
- c) That any earth mounding or acoustic walls should be to a height of 3m where vegetation or other suitable land uses that mitigate odour, noise and vibration cannot be used.

- d) The buffer land shall provide visual mitigation measures to limit the impact of Hume industrial uses on residential development and other sensitive uses in South Jerrabomberra where appropriate.
- e) Future Development within the buffer is to consider noise guidelines, including for *Suburban Land in the NSW Industrial Noise Policy (EPA 2000)*.
- f) A planting strip should be provided to screen Hume industrial uses from residential properties where appropriate
- g) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
- h) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

4.6.2 Additional Controls for Buffer Land and Land on the Urban/Non-Urban Interface

Urban and Non-Urban Interface

Objectives

- 1) The interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas.
- 2) Ensure the potential for land use conflict is considered at subdivision stage.

Controls

- a) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall comprise suitable lot sizes which reflect the site constraints.
- b) Landscaping on land at the interface shall not include any weed or invasive species.
- c) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.
- d) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.
- e) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.

Part 5 – Roads and Public Places

5.1 Introduction

It is intended that the roads and public places in South Jerrabomberra will respect its natural landscape, environment and water and create a place that is for people.

This part includes public infrastructure for example water, the road access network, public open spaces landscaping, public art and signage.



5.2 Street Network

- It is important that the street network creates legibility and contributes to a sense of place, social sustainability, casual surveillance and active vibrant places.
- A legible well connected street network ensures that people move easily between key activity nodes such as neighbourhood centres, schools etc. It will also ensure privacy for neighbourhoods by supporting local destination traffic rather than through traffic.
- Streets in South Jerrabomberra will be designed to facilitate efficient pedestrian, bicycle, public transport and private car movement.
- A network of pedestrian and cycle paths in South Jerrabomberra will provide good access to key destinations such as the neighbourhood centres at South Tralee and the Poplars, the schools, parks and community facilities contained in the buffer area.
- An Arterial Road will connect the area of South Jerrabomberra from the Poplars through South Tralee and the lands further south and provide an identifiable public transport route.

Objectives

- 1) Establish a street network that complements the characteristics of each residential component of South Jerrabomberra and promotes a liveable and permeable local environment.
- 2) To minimise the establishment of traffic generating development along main and arterial roads.
- 3) Provide safe and convenient access to all subdivisions and all allotments within a subdivision.
- 4) Facilitate safe movement of road users through the provision of usable and accessible facilities for pedestrian and cyclists.
- 5) Promote use of public transport through the provision of appropriate facilities for users of public transport such as a park and ride facilities.
- 6) Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout South Jerrabomberra and connections to the established network.
- 7) Create a street hierarchy that reflects the function and character of each street and forms part of a legible network.
- 8) Make provision for a public transport route through South Jerrabomberra and to provide facilities for users of public transport.
- 9) Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network, as illustrated in images above.

Controls

- a) Streets are to be designed in accordance with the Master Plan, Council's Engineering Design and Construction Specifications and any applicable legislative requirements.
- b) A development application must demonstrate that the proposed streets are appropriate for their role in the street network.
- c) Subdivisions shall be designed so that allotments along a main arterial road have access from a local or secondary road.
- d) All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in the QPRC Engineering Design and Construction Specifications.
- e) Streets are to include a stormwater drainage facility as required. WSUD controls should be provided where and incorporated into the design at appropriate locations.



- f) Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.
- g) Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on-street cycling lanes .

There are four distinct levels of roads identified for residential neighbourhoods.

1. Access Street
2. Local Street
3. Collector Street
4. Local Sub-Arterial

Any other road type is at the discretion of the road authority to approve. Other road types not listed in the QPRC Engineering Design and Construction Specifications must be able to ensure functional access (through appropriate width of the pavement and road reserve) and manoeuvrability (appropriate intersection radius) for all road users as a basic rule. All technical information for the design and delivery of street networks in any development shall be sourced from the QPRC Engineering Design and Construction Specifications. This can be found at the following link:

<https://www.qprc.nsw.gov.au/Building-Development/Engineering-design-and-construction-specifications>

5.3 Public Open Spaces and Landscaping

Objectives

- 1) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of South Jerrabomberra.
- 2) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
- 3) Establish attractive walking and cycling links throughout.
- 4) Create attractive landscapes that are durable and generally low maintenance.
- 5) Landscaping of public open space shall be generally in accordance with any Landscape and Open Space Strategy for South Jerrabomberra which will be reflected in a local Voluntary Planning Agreement.

5.4 Open Space and Landscaping in the Hume Industrial Buffer Area and Goulburn / Bombala Railway Buffer Area

Controls

The buffer area to provide:

- a) An open space resource.
- b) An embankment with tree and shrub planting as appropriate, providing for noise attenuation and the visual screening of the Hume Industrial area where Noise and Visual Studies advise.
- c) Cycle and pedestrian paths, amenities, playgrounds, passive recreation, active sports facilities and shelters, art and heritage interpretation.
- d) A neighbourhood park which shall:
 - i. Be identified in the Neighbourhood Structure Plan.
 - ii. Be located so that the park is generally within 800m from the majority of dwellings.
 - iii. Have a minimum area of 3,000m².
 - iv. Be located with drainage lines or ridgelines to accommodate stormwater management and views respectively.
 - v. Provide areas and facilities for both active and passive recreation.
 - vi. Provide detail grading and retaining systems to allow for levels associated with existing trees to be retained and to achieve a satisfactory and practical park grade.
 - vii. Provide one large play area with adequate shade facility and fencing/planting to define the play zone.
 - viii. Provide a large shelter facility with BBQ facility with seating and tables.
 - ix. Provide entry and signage (park name) elements.
 - x. Ensure heritage overlay where appropriate through interpretive signage, artwork installations or retention of existing shelter belt and cultural plantings.
 - xi. Include water sensitive urban design elements such as vegetated swales, minor creek lines, passive irrigation and detention ponds or treatment basins as a water feature.

5.5 Local Parks

Objectives

Local Parks shall:

- 1) Have a minimum area of 1,000m² and be linked to a larger open space network.
- 2) Be generally within 400m of most residents.
- 3) Allow for passive and / or active recreation.
- 4) Provide seating and pathways for circulation.

- 5) Incorporate small children's play facilities.
- 6) Provide entry and signage elements.
- 7) Integrate open space with stormwater management and environmental strategies
- 8) Optimise ecological functionality through planting of endemic species.

5.6 Civic Spaces in the Neighbourhood Centres

Objectives

Civic spaces in the neighbourhood centres shall:

- 1) Provide one central space.
- 2) Provide vegetation or other buffering elements from NW to SE winds to provide protected enjoyable spaces.
- 3) Provide areas and facilities for both active and passive recreation and café/spill out zone from adjoining retail or community facility.
- 4) Provide entry and signage (park name) elements.
- 5) Provide interpretive signage to reflect upon cultural and ecological landscape.
- 6) Provide and integrate artwork.
- 7) Provide and integrate cycle parking.
- 8) Provide for and integrate water sensitive urban design elements.
- 9) Be predominantly planted with a single identifier species.
- 10) Be generally oriented to optimise solar access.



5.7 Linear Parks and Drainage Reserves

Objectives

Linear Parks and drainage reserves shall:

- 1) Maximise ecological function through the planting of endemic species.
- 2) Link the neighbourhood and local parks and other key community focal points into the continuous open space network.
- 3) Facilitate overland flow requirements.
- 4) Integrate non-vehicular circulation within footpaths and cycleways to increase safety and connectivity.
- 5) Include water sensitive urban design elements such as weir structures to control water flow around drainage lines and create pooling where required, urban creek lines along streets and existing creeks.
- 6) Include bushland regeneration where appropriate.

5.8 Landscaping in Public Places

Objectives

- 1) Main access roads and boulevards are to incorporate WSUD bio retention elements where appropriate.
- 2) Gateways to the site are to include feature planting to establish a visual identity and include exotic species.
- 3) Any subdivision application shall be accompanied by a planting schedule detailing proposed planting for local streets. Such proposed planting shall include a mix of exotic and local native species.
- 4) Other plants may be used where it can be demonstrated that they meet the objectives and controls in this DCP.

5.9 Construction of Landscaping

Construction of Landscaping is to be in accordance with a site analysis plan and landscape plan and is not to commence until it has been approved by Council and a construction certificate has been issued for the subdivision or for that part of the subdivision where landscaping in accordance with the approved plan is to occur. A landscape plan must be submitted with a DA application for subdivision.

Objectives

A Landscape Plan is to demonstrate the full understanding of:

- 1) The existing site and its landscape features including landform, soil, climate, ecology and vegetation.
- 2) The existing surrounding land use and neighbourhood character.
- 3) The influence the existing and any proposed development may have on the amenity of the area.
- 4) The potential bushfire threat to the property/land and whether a bush fire hazard exists on or is adjacent to the land.
- 5) The implications of vegetation and wildlife corridors.

A Landscape Plan is to provide details on:

- 1) Earthworks.
- 2) Plant species and sizes.
- 3) Hard and soft landscape treatments.
- 4) Utilities and services.
- 5) Entry statements, street furniture, signage, public lighting, play equipment.
- 6) Waste management.
- 7) Rehabilitation/remediation work to any degraded land.
- 8) Treatment and protection measures of gullies, creeks and river corridors and significant tree and other vegetation.

5.10 Community and Educational Facilities

Objectives

- 1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout South Jerrabomberra.
- 2) Encourage the co-location of appropriate services and facilities adjacent to school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
- 3) Encourage the design of education and community buildings that will provide a high level of amenity, health and well-being for users of the building.

Controls

Community facilities provided at South Jerrabomberra shall:

- a) Generally conform to the scope as outlined in the South Tralee Strategic Social Plan August 2013 which serves the whole of the South Jerrabomberra Area.
- b) Adopt the objectives and controls in the *Queanbeyan Development Control Plan 2012* Part 2 which provides guidance on locating development above the 1 in 100 year flood level.

5.11 Educational Facilities

Sites for public schools must equate to at least one 3 hectare site for a primary school and one 9 hectare site for an integrated pre-school/child care, primary and high school, unless otherwise agreed by the NSW Department of Education and Training.

The potential sites for public schools are shown on the Structure Plan (Appendix 2). Alternate sites may be permitted subject to agreement with the NSW Department of Education and Training.

Should the NSW Department of Education and Training advise at a later date that the potential public school site is no longer required, the sites may be developed for permissible residential uses or if there is a justifiable need, for other community uses.

School sites shall:

- a) Be designed and built in accordance with current standards and guidelines from NSW Department of Education and Training or equivalent private education body.
- b) Be located near other community facilities including child care facilities, health centres, public open space and community sporting and other recreation facilities
- c) Be located on walking and cycling networks.
- d) Be located on a distributor or collector road and be well serviced by public transport, pedestrian and bicycle links.
- e) Be relatively flat and free of possible restrictions such as power easements, contamination, and environmental constraints.
- f) Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.

Educational Establishments (including schools), Community Facilities and Places of Worship are to:

- a) Be located above the 1 in 100 year flood level.
- b) Co-locate with appropriate facilities.
- c) Locate in or near activity centres to enhance community identity and create focal points in the development.
- d) Achieve high quality design that complements the existing and desired character of the surrounding area.
- e) Be designed so that the layout and built form minimises impacts on the surrounding residential area, in relation to parking, views, overshadowing and noise.

Parking provisions for community uses are to meet the standard set out in the Queanbeyan DCP section 2.2.

Notwithstanding above, the overall parking rate may be considered by Council to be satisfied with a combination of On Site Parking, Communal Car Parks and On Street Parking where it can be demonstrated by a suitably qualified traffic consultant that there is sufficient public parking in the locality (as demonstrated by an empirical assessment).

5.12 Public Art

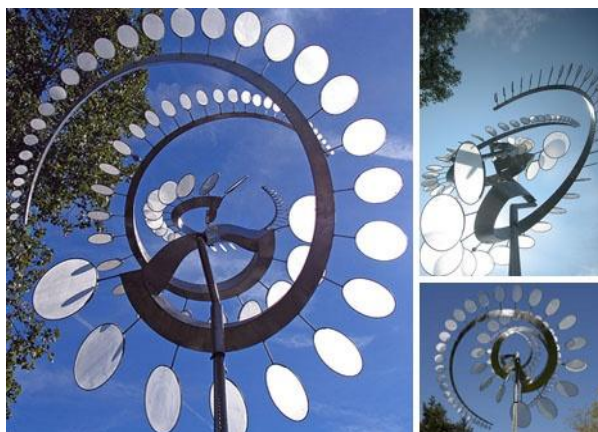
Public art may be manifested in countless forms including, sculpture, water features, paving, fencing, paintings, mosaics, incorporated into seating, paving, bus shelters etc. Public art shall be provided in a timely, efficient and cost effective manner.

Objectives

- 1) To create opportunities for the provision of public art to embrace the natural environment of the site and foster a sense of place.
- 2) To provide spaces which act as focal points, utilising the existing views and vistas of the site.
- 3) To create an element of surprise, wonder and announcement.

Controls

- a) As part of the precinct planning/neighbourhood level subdivision layout, identify spaces suitable for public art.
- b) Where appropriate work with stakeholders, community and Council to create a piece of work that enhances public places.
- c) Integrate the provision of public art into the staging program for the neighbourhood.



5.13 Signage in Public Places

Objectives

- 1) The use of signage is an effective means of communicating information. All signage shall be designed to enhance and support the desired character of the new neighbourhood.
- 2) Objectives for signage in South Jerrabomberra include:
 - i. To establish a consistent approach to the use of signs without being detrimental to the urban streetscape of the different neighbourhoods.
 - ii. To ensure that signs are in keeping with the scale and character of buildings and localities.
 - iii. To minimise the extent of visual clutter caused by the proliferation of signs and to encourage the rationalisation of proposed signs.
 - iv. Ensure that signage is of a high quality design and finish.

Controls

- a) That all signage be subject to a development application to Council, with the exception of those listed in Exempt and Complying State Environmental Planning Policy provisions.
- b) Any application for signage must state that the proposal complies with *State Environmental Planning Policy (Exempt and Complying) 2008* under the *Environmental Planning and Assessment Act 1979*.
- c) Signage in public places is to be shown in applications for Construction Certificates and is to be consistent with the guidelines for signage in public places outlined in the

any Landscape and Open Space Strategy prepared for any part of South Jerrabomberra.

- d) Public signage is to clearly identify each local neighbourhood.



5.14 Additional Controls for the Poplars Neighbourhood Centre

Access & Parking

1. Vehicular access is to be provided from a proposed intersection on Tompsitt Drive, the specific location and design of which is subject to the detailed design and siting of development on site.
2. The proposed access is to be designed to accommodate the access needs of the Neighbourhood Centre and the Community Site 01 (located immediately to the west).
3. Direct vehicle access is not permitted from Tompsitt Drive except via the main vehicular access.
4. Carparking is to be suitably landscaped and is to be designed to minimise vehicle and pedestrian conflicts and maximise general safety for users.
5. Carparking shall be located so as to be convenient for users of the Neighbourhood Centre and minimise any impact on the amenity of adjoining residential areas.
6. Bicycle parking shall be incorporated into any landscape and car parking design.

Vehicle Servicing of the Neighbourhood Centre

1. Servicing is to be designed and located in such a manner that is convenient for users of the centre and to minimise any impact on the amenity of adjoining residential areas.
2. Service zones are to be designed to be visually unobtrusive and suitably screened where practicable from public view.