

# **South Jerrabomberra DCP 2015**

## **Part 7**

**Amended**

**Small lots less than 330m<sup>2</sup>, Studio  
Dwellings, Multi Dwelling Housing,  
Dual Occupancies, Residential Flat  
Buildings and Shop Top Housing**

Principal Plan adopted by Council:	11 February 2015
Document ID:	893464

# Part 7 – Small Lots less than 330m<sup>2</sup>, Studio Dwellings, Dual Occupancies, Multi Dwelling Housing, Residential Flat Buildings and Shop Top Housing

## Section A: Streetscape and Urban Character

### 7.1 Introduction

This Section contains the controls for small lot Housing less than 330m<sup>2</sup>, studio dwellings Multi Dwelling Housing, Dual Occupancies, Residential Flat Buildings and Shop Top Housing. Development applications must consider these controls, as well as those contained within the *Queanbeyan Development Control Plan 2012* (QDCP 2012) referred to in paragraph 1.7 of this DCP.

### 7.2 Streetscape

Streetscape and Urban Character is made up of the visual elements of a street, including the road, adjoining buildings, fencing, trees and open spaces, etc. that combine to form the desired urban character.

#### 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 development areas.
- 2) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality especially where located in a Buffer Area (refer Staging Plan at Appendix 2)

The following additional objectives apply for Residential Flat Development and Shop Top Housing:

- 3) Establish a high quality residential environment where all dwellings within residential flat buildings and shop top housing have a good level of comfort and amenity.
- 4) Front buildings onto major streets with active uses.
- 5) Provide for a mix of type and size of unit ensuring that each unit has a designated secure storage space.
- 6) Encourage the development of mixed use residential/commercial development in the neighbourhood centre within easy walking distance of public transport.
- 7) Ensure that the design of mixed use developments maintains residential amenities, and preserves compatibility between uses.
- 8) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.

#### Controls

- a) Development shall be generally in accordance with the Neighbourhood Structure Plan.
- b) A mix of materials with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
- c) New buildings shall adhere to the minimum lot sizes as set out in Table 1 Small Lot Housing and Studio Dwellings, Table 2 Multi-dwelling housing, Table 3 Residential Flat Buildings and Table 4 Shop Top Housing.

## South Jerrabomberra DCP – Part 7

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- d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
- e) Fencing should be designed to provide a clear distinction between private and public space and to encourage casual surveillance of the street.
- f) Fencing should be consistent with the established style and pattern of fences in the locality.
- g) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.



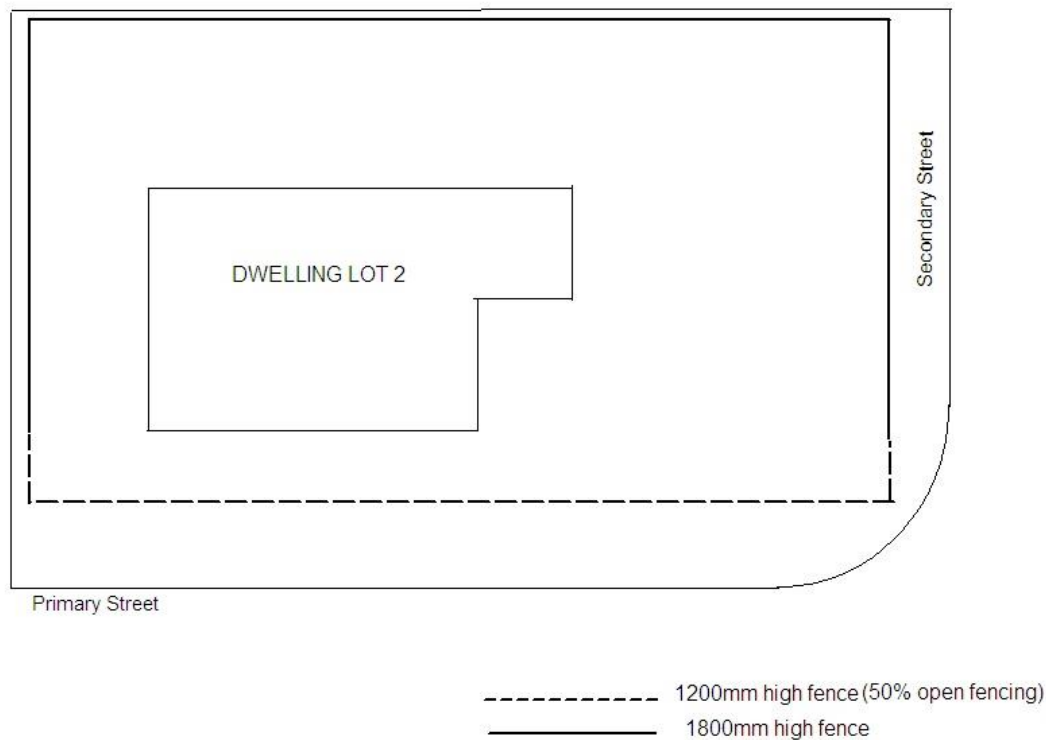
**Façade treatment to address both streets**

**Articulated Roof Form & Fencing & Landscaping define the front boundary**



- h) Where front fences / walls are used they are to be a maximum height of 1.2m to the primary street frontage.
- i) Front fencing is to be predominately open in design, such as picket fences, hedges or palisade style fencing.
- j) Maximum height of fences to secondary street frontage is 1.8m. A fence on a secondary street frontage that is 1.8m must not extend more than 50% of the lot depth. Fences to secondary street frontage that extend beyond the 50% lot depth are considered to be front fencing and have a maximum height of 1.2m.
- k) Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.

Figure 1:- Fencing requirements.



### 7.3 Streetscape Laneways

Laneways have the potential to lack amenity, become neglected and create a streetscape that is undesirable and lacks safety and security. Laneways need to act as more than simply a services corridor and should develop their own activated streetscape.

#### Objectives

- 1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and both active and passive surveillance.
- 2) To provide development that is of a scale and architectural quality which contributes to the laneway's streetscape.
- 3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length.
- 4) To ensure the laneway's use as a service corridor is not compromised by a design which encourages inappropriate, unsafe parking, encourages the erection of obstructions or otherwise prevents the passage of service and resident vehicles.
- 5) To provide vehicular access to the rear or side of lots where front access is restricted or not possible, particularly narrow lots where front garaging is not permitted.
- 6) To reduce garage dominance in residential streets.
- 7) To facilitate the use of attached and narrow lot housing.
- 8) A continuous run of studio dwellings or small lots along the lane is to be avoided, as it changes the character, purpose and functions of the lane.

#### Controls

- a) Laneways shall be limited in length and constructed with decorative elements to break up the laneway surfaces.
- b) Laneways in adjacent housing blocks shall not be continuous over access streets to prevent the appearance of long, gun barrel laneways unless appropriate measures such as using staggered laneways are taken to eliminate the gun barrel effect.

- c) Straight layouts across the blocks are preferred for safety and legibility, but the detailed alignment can employ subtle bends to add visual interest and avoid long distance monotonous views, subject to meeting the minimum construction requirements for turning paths.
- d) Changes in laneway direction to remove long straight lengths, is encouraged subject to meeting the minimum construction requirements for turning paths.
- e) Dwellings and garages shall be setback from laneways as provided in Tables 1, 2, 3 and 4.
- f) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of the laneway.
- g) Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. An area shall be provided on each laneway frontage to plant at least one medium sized tree. Landscaping treatments with pavers, gravel or similar hardstand materials is not acceptable.
- h) Laneways shall be provided with street lighting.
- i) The minimum garage doorway widths for manoeuvrability are 2.4m (single) and 4.8m (double).
- j) The configuration of the laneway, associated subdivision and likely arrangement of garages arising from that subdivision should create ordered, safe and tidy laneways by designing out ambiguous spaces and unintended uses such as casual parking, the storage of trailers, bin stacking etc.
- k) Passive surveillance along the laneway from the upper storey rooms is encouraged.
- l) Ground floor habitable rooms on laneways are to be avoided unless they are located on external corners (laneway with a street) and face the street to take advantage of the residential street for an address.

### 7.4 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) Provide quality architecture through richness in detail and architectural interest and complementary to the particular precinct within South Jerrabomberra.
- 4) Provide legibility of building function.
- 5) Maintain pedestrian scale in the articulation of details on lower levels.
- 6) Ensure that balconies are integrated into the overall architectural form and detail of both residential flat buildings and shop top housing and contribute to the safety and liveliness of the street by allowing for casual overlooking.
- 7) Establish a high quality residential environment where all dwellings have a good level amenity.
- 8) Encourage the development of mixed residential/commercial developments in the neighbourhood centre within easy walking distance to public transport.
- 9) Ensure the design of mixed use developments maintains residential amenity and preserves compatibility between uses.
- 10) Ensure that there is separate entry provided for public vehicle parking and residential parking in shop top housing developments.

- 11) Residential development is generally located to take advantage of high amenity spaces and views, such as the Tralee Hills, Mount Jerrabomberra, or other public domain open spaces.
- 12) Encourage façade articulation of individual buildings to enhance the streetscape, such as highlighting front entries to give the building a sense of address.

### Controls

#### Design

- a) Development is to exhibit a high degree of design quality and provide attractive street frontage by ensuring that all dwellings have a main element to address the street.
- b) The design of new development is to address shading from summer sun, ventilation and topography.
- c) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants.
- d) A development will need to separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
- e) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.
- f) Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot.
- g) Rear garages with studio dwellings may have first level balconies facing the lane provided the balcony remains within the lot boundary. Where 2m deep, overhanging balconies provide for principal private open space the application must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc.
- h) Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance.

#### Articulation and Façade Treatment

- a. Large expanses of blank walls or 'glass box style' developments will not be permitted. As these are considered to be inconsistent with the desired character of South Jerrabomberra.
- b. Provide non-congruous balconies, awnings and screens.
- c. Avoid the use of blank building walls at the ground level.
- d. Provide fixed and/or operable sun screens and articulate façades.
- e. Select articulated elements which are integral with the building design and massing.
- f. The articulation zone is not to lead to an increased internal gross floor area.

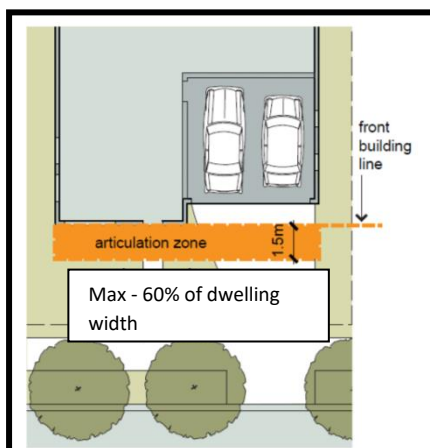


Figure 2 Articulation Zone

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:

- Entry feature or portico, awnings or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.

### Building Entries

Define building entries clearly using setbacks, canopies, different materials, textures and colours.

### Roof Design

- a. Articulate roofs to provide a varied and interesting roofscape.
- b. Minimise impact on tree-top skyline viewed from beyond the site.
- c. Avoid glare, high colour contrast and screen unsightly roof mounted services.
- d. Obscure roof mounted structures when viewed from higher dwellings and the public domain. Pitched hip and gable roof forms shall predominate.
- e. Strong colours and black shall be avoided.
- f. Roof design shall fully integrate and coordinate services. Antennae, plant and solar panels should not be viewed from public areas where practical.
- g. Where a studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and studio dwelling.

## **7.5 Additional Building Form and Design Controls for Residential Flat Buildings and Shop Top Housing**

### **Objectives**

- 1) Provide Shop Top Housing only in appropriate locations.
- 2) Establish an attractive streetscape through high quality design where all dwellings as Shop Top housing have a good level of comfort and amenity.
- 3) Provide for a mix of type and size of unit ensuring that each unit has a designated secure storage space.
- 4) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.
- 5) Shop top housing shall encourage activity on streets by providing awnings to ground floor retail, commercial or public uses.
- 6) Residential development is generally located to take advantage of high amenity spaces, such as the River, Park, or other civic spaces.
- 7) In development with shop top housing a separate entry is provided for vehicle and residential uses.
- 8) All developments must provide a designated secure storage space for each unit.





**Shop-top housing Sawtell NSW**

### Controls

- a) Development shall be located generally in accordance with the Neighbourhood Structure Plan.
- b) A mix of materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
- c) Development shall comply with the minimum standards as set out in Table 1 Shop Top Housing.
- d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
- e) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.
- f) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants.
- g) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
- h) Locate clearly demarcated residential entries directly from the public street.
- i) Clearly separate and distinguish commercial and residential entries and vertical circulation.
- j) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.
- k) Provide safe pedestrian routes through the site, where required.
- l) Front buildings onto major streets with active uses.
- m) Avoid the use of blank building walls at the ground level.
- n) The design of Shop Top housing shall address:
  - i. Articulation to the street unless in the buffer area to Hume Industrial Estate
  - ii. Roof form to provide for visual variety
  - iii. Entrances which are easily identifiable
  - iv. Car parking to meet the needs of residents
  - v. Allow for private open space/balconies, privacy, natural ventilation, daylight access, storage areas and a high level of amenity for residents.
- o) Where Shop Top Housing is located in proximity to existing and future noise and odour sources, or within the buffer area to the Hume Industrial estate, building design shall ensure that the impact of any of the existing activities in that adjoining area are minimised by:
  - i. Incorporating acoustic protection measures within the building design.
  - ii. Siting noise - sensitive rooms like habitable rooms away from the noise source
  - iii. Utilising design features such acoustic barriers, fences, mounding and landscaping.
  - iv. Views from habitable rooms and balconies to face away from the Hume Industrial Estate.
- p) Awnings are to:

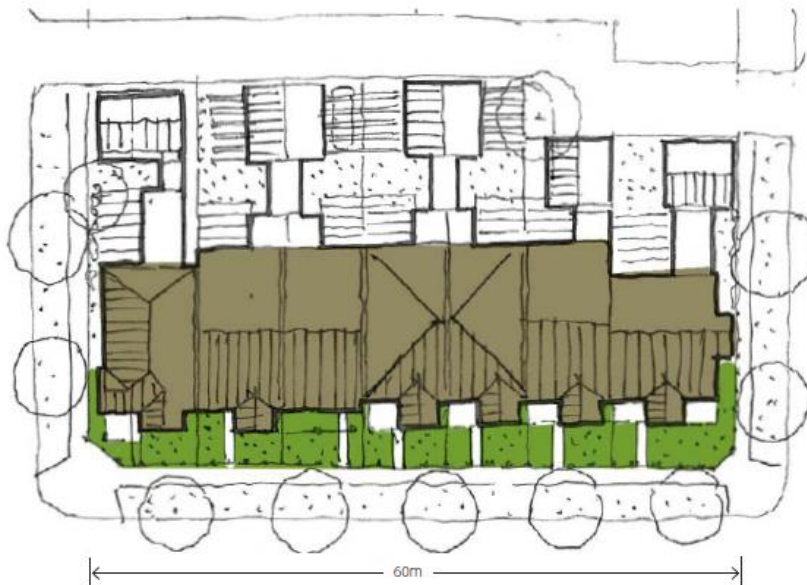


- i. Give continuous cover in areas which have a desired pattern of continuous awnings
- ii. Complement the height, depth and form of the desired character or existing pattern of awnings
- iii. Provide sufficient protection for sun and rain
- iv. Contribute to the legibility of the shop top housing and amenity of the public domain by locating local awnings over building entries. Provide safe pedestrian routes through the site, where required.
- v. Enhance safety for pedestrians by providing under-awning lighting.

The following additional controls apply for Residential Flat Buildings.

- a) Residential flat buildings shall be located generally in accordance with the Neighbourhood Structure Plan
- b) Residential Flat Buildings must be designed to be consistent with the principles outlined in *State Environmental Planning Policy (SEPP) 65 – Residential Flat Development and Residential Flat Design Code*.
- c) Residential flat buildings shall provide for the articulation of roofscape where appropriate.

**Figure 3: Maximum Wall Length – Attached Dwellings, Residential Flat Buildings and Shop Top Housing**



### 7.6 Height and Floorspace

#### Objectives

- 1) To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.

#### Controls

- a) The maximum permissible floor space ratio for development within B1 Neighbourhood Centre and B4 Mixed Use zones shall be in accordance with the requirements of the relevant LEP (Refer to relevant Floor Space Ratio Map).

- b) The maximum heights shall be in accordance with the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)* (Refer to relevant Height of Buildings Map).

### 7.7 Visual and Acoustic Privacy and View Sharing

Designing for privacy protects the ability of the occupants of the building to carry out functions within all rooms and private open spaces without visual intrusion. Visual privacy is influenced by site configuration, topography, scale of the proposed development, building layout and relationship to adjoining developments.

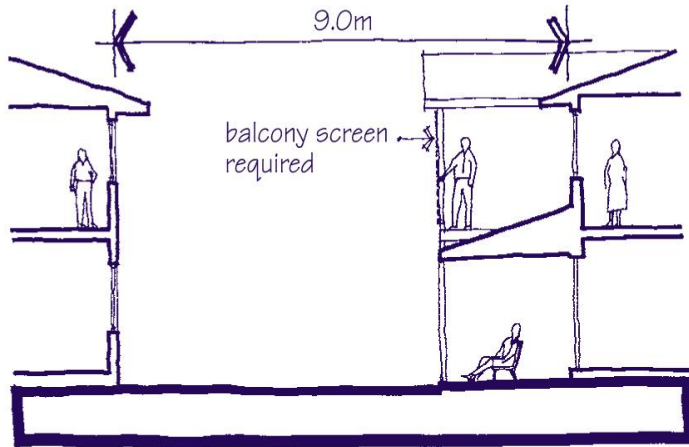
#### Visual and Acoustic Objectives

- 1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.

#### Visual and Acoustic Controls

- a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of 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) Narrow or high sill windows may be used to reduce overlooking. Unscreened outlooks into a habitable room on an adjacent dwelling are to have a minimum distance of 6m at the ground floor level or 9m on upper floor levels.
- d) Screening is not required in circumstances where the windows are within non-habitable rooms (e.g. bathrooms, toilets, storage or laundries) and have translucent glazing or high sill windows.
- e) Where dwellings are built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless the wall adjoins a laneway, public road, public open space or drainage land.
- f) Windows of upper-level habitable rooms facing a habitable room of a neighbouring dwelling within 9m are to:
  - i. Be offset by 1m
  - ii. Have high sill windows
  - iii. Have fixed obscure or frosted glazing installed in window above ground level of a dwelling where the sill height is less than 1.6m
  - iv. Balconies to have fixed obscure or frosted glazing
  - v. Provide other suitable solutions

Figure 4: Above ground floor a screen is required where setback is less than 9m from next door window  
Source: Brisbane City Plan



Dual purpose privacy and shade screens on a residential flat development



Balcony privacy screen in residential flat development

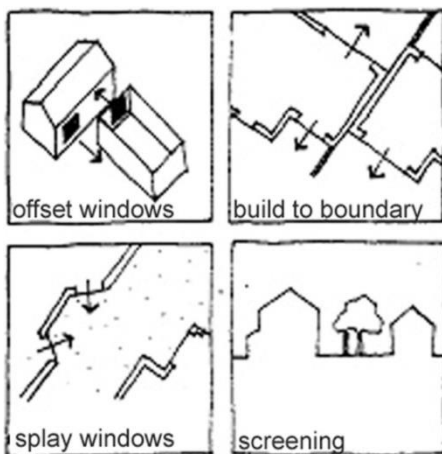


Figure 5: Position windows to limit overlooking

**Visual and Acoustic Privacy Controls**

- a) Shared walls and floors to be constructed in accordance with the sound transmission and insulation requirements of the *Building Code of Australia*.

- b) Where residential development is proposed along a main road (Arterial or sub-arterial) Environmental Protection Authority's *Environmental Criteria for Road Traffic Noise Policy* is to be achieved through a combination of building setbacks, noise barriers and solid high fences and building design, layout and treatment.
- c) Where buildings adjoin any other major external noise sources (e.g. parking/recreation areas / services or loading & unloading area / air conditioning units, etc.), proper consideration is to be given to the following design issues:
  - i. Appropriate separation.
  - ii. Use of buildings as noise buffers i.e. less sensitive land uses to be located closer to the noise source.
  - iii. Locating sensitive areas of use such as bedrooms away from noise sources.
  - iv. Use of acoustic glazing, solid-core doors, solid wall construction and other appropriate noise preventative design measures.
  - v. Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.
- d) Noise sources such as air conditioners, exhaust fans and the like shall be located away from sensitive areas such as bedrooms.



Figure 6: Areas not sensitive to noise provide buffers to noise sensitive areas

Source: Brisbane City Plan

### 7.8 Safety and Security

#### Objectives

- 1) Maximise personal and property security for residents and visitors by ensuring siting and design of built form and open space are planned to facilitate casual surveillance to decrease the opportunity for crime.
- 2) Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.

### Controls

- a) Design buildings and landscaping in accordance with Part 2.9 of the *Queanbeyan Development Control Plan 2012 – Safe Design*.
- b) Provide safe pedestrian routes through the site, where required.
- c) Enhance safety for pedestrians by providing under-awning lighting in shop top housing developments.

### 7.9 Access and Mobility

This section of the DCP is informed by *Landcom's Universal Housing Guidelines 2008* which are based on a review of the *Australian Standards for Adaptable Housing and for Access and Mobility*. These principles support the 'Planning to Stay' concept.

This section contains key principles for designing houses that age with us.

### Objectives

- 1) To provide a diversity of apartment types, which cater for different household requirements now and in the future.
- 2) To encourage housing designs which meet the broadest range of the occupants' needs as possible.
- 3) To encourage adaptive re-use.

### Controls

Multiple Dwelling Houses and Residential Flat Buildings must comply with *AS4299-1995 Adaptable Housing* on the following ratio:

- i. One adaptable dwelling for every 10 dwellings in the development.
  - ii. Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling.
- a) For adaptable housing direct and level access is to be provided from the car parking space to the dwelling or lift access.
  - b) Car parking spaces for adaptable dwellings shall have at least 6.0m in length with potential for 3.8m in width.
  - c) Front entrances are to have a minimum internal clearance of 850mm.
  - d) Internal entry level doorways to have a minimum internal clearance of 820mm.
  - e) Internal entry level corridors to have a minimum width of 1,000mm.
  - f) A living/family room; a room/space capable of being used as a bedroom; and a bathroom are to be located on the ground/entry level.
  - g) A living/family room is to be provided with circulation space of at least 2.25m diameter (clear of furniture).
  - h) Bedroom space (on ground/entry level) is to be large enough for a queen size bed and include wardrobe and circulation space (i.e. 3.5 x 3.2m/3.7 x 3.0m).
  - i) One bathroom (on ground/entry level) is to have minimum dimensions of 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower (at 700–1,500mm and 700–1,850mm above floor level respectively).
  - j) Kitchen with a minimum of 2.7m between walls.
  - k) Laundry with a minimum clear circulation space of 1.55m diameter.
  - l) Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen).



### Section B: Site Amenity

#### 7.10 Pedestrian Access and Building Entries

Design is to focus on delivering high quality, safe and pleasant walking environments for pedestrians. Potential for pedestrian/vehicle conflict must be avoided in the design of developments. Pedestrian access must be enjoyable, logical and available equally to all people who live in, work or visit a development.

##### Objectives

- 1) To promote developments which are well- connected to the street and contribute to the accessibility of the public domain.
- 2) To ensure that all users of developments, including people with strollers, wheelchairs and bicycles, are able to reach and enter shop, office, apartment, other use areas, and communal areas via minimum grade ramps, paths, access ways or lifts.

##### Controls

- a) The planning of the site is to optimise accessibility for all to the development from the public domain.
- b) High quality accessible routes are to be provided to public and semi-public areas of residential buildings and the site, including major entries, lobbies, communal open spaces, site facilities, parking areas, public streets and internal roads.
- c) The main building entrance is to be accessible for all from the street and car parking areas.
- d) Residential entries are to be clearly demarcated directly from the public street and the commercial entries are to be separately distinguished from the residential entries
- e) Pedestrian ramps are to be integrated into the overall building and landscape design.
- f) Ground floor shops and apartments are to be designed to be accessible for all from the street.
- g) Pedestrian accessways and vehicle accessways are to be separated and clearly distinguishable.
- h) The provision of public through-site pedestrian accessways is to be considered in the development of all large sites.
- i) The access requirements from the street or car parking area to the entrances of buildings are to be clearly identified.
- j) For studio dwellings access is to be separate from the principal dwelling and is to front a public street, lane or shared private access way. If appropriately designed, a combined access for the principal dwelling and studio dwelling can be through communal land but this must be shown on the subdivision plan for separate titling.

#### 7.11 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.

PPOS is that part of open space primarily intended for outdoor living activities which enjoy a reasonable amount of privacy.

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

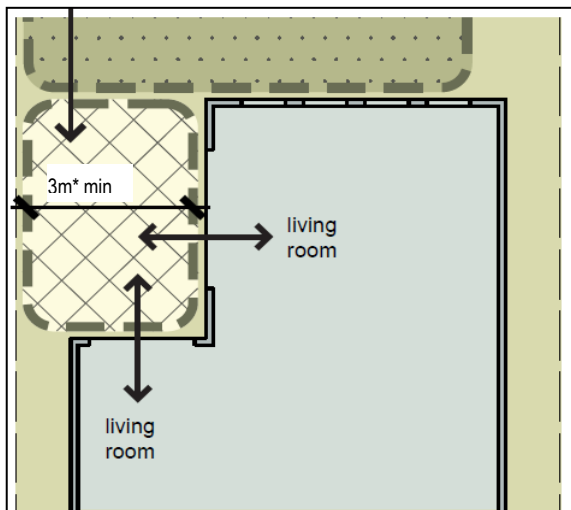


### Objectives

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

### Controls

- a) PPOS shall be provided in accordance with Tables 1, 2 and 3.
- b) The PPOS is to be:
  - i. Located behind the building line.
  - ii. Directly accessible from, and adjacent to a habitable room, other than a bedroom,
  - iii. Located to have a northerly aspect where practical.



**Figure 5 Principal Private Open Space 24m<sup>2</sup> min – single dwelling**

\* 3m min. for lots less than 600m<sup>2</sup>. Refer to Table 1 for other lot sizes

- c) A landscape plan is to be prepared in relation to private and communal open space for small lot housing, Multi-Unit/Dual Occupancy development, Residential Flat Buildings and Shop-top Housing. Such a landscaping plan must be prepared by a Council accredited consultant in accordance with Part 2.6 Landscaping of the *Queanbeyan Development Control Plan 2012*.
- d) For studio dwellings the principal private open space shall be in the form of a balcony directly accessed off living space having a minimum size of 12m<sup>2</sup> with a minimum dimension of 2m. It must be north facing where possible with a minimum of 3 hours of solar access between 9am-3pm on 21 June.

Solar access and privacy to the private open space of neighbouring lots shall not be significantly reduced or compromised.

### 7.12 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 with the design of the site and the building.
- 5) Ensure the house facade is dominant, with the garage a recessive element in the streetscape.

#### Controls

- a) All on-site parking is to be provided in accordance with the Tables 1, 2 and 3.
- b) The provision of parking meets the needs of the activity associated with any land use to be accommodated on the site.
- c) Provide security access controls to all entrances into private car parking areas
- d) Car parking structures shall be incorporated into the design of residential flat buildings so to not dominate the appearance of the building when viewed from public streets or internal roads. However it is understood that for studio dwellings and small lots, the garage will dominate the appearance of the building from the rear.
- e) All off street parking (including parking spaces and manoeuvring areas) shall be designed in accordance with *AS/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking* and *AS2890.2-2002, Part 2: Parking Facilities, Part 2: Off-street commercial vehicle facilities* and in accordance with Part 2 of the *Queanbeyan Development Control Plan 2012* except where Tables 1, 2 and 3 in this Part applies.
- f) Parking may be provided in tandem where two spaces are provided for one dwelling.
- g) For studio and one bedroom dwellings one on-site car space is required and two spaces for two or more bedroom dwellings. Garages for separately titled studio dwellings may have a zero lot setback to one side boundary and may be attached to another garage/studio dwellings on an adjoining lot.
- h) Garage doors of residential development are to be set back at least:
  - i. 1m behind the façade of the home.
  - ii. 5.5m from the street boundary to allow another car to park on site in the driveway if necessary.
  - iii. 0m setback where garages are rear loaded for small lots or studio dwellings.



Garage set back to rear laneway



Garages setback from front building line

- i) Double garages are only permitted on lots 12.5m wide or greater.
- j) Garages on corner lots shall be preferably accessed from the secondary street.
- k) Driveways to be a minimum of 1.5m from street trees.
- l) Provide landscaping between the driveway and the side boundary.
- m) Where bicycle parking is provided in multi unit and residential flat buildings such bicycle parking is to be located in proximity to building entrances in highly visible and illuminated areas to minimise theft and vandalism.
- n) Garages are to be treated as an important element of the dwelling facade and are to be integrated with and complementary, in terms of design and material, to the dwelling design.
- o) Garage doors are to be visually recessed through use of materials, colours, and overhangs.
- p) When facing the street, the maximum total width of a garage or carport door is to be 50% of the building facade length.
- q) Garages and covered parking spaces with a column or structure on one or both sides are to be at least 5.5m long with a clear width of at least 3m and a clear height of 2.2m.
- r) Long straight driveways (gun barrel developments) are to be avoided.
- s) Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.
- t) The opening of basement parking spaces shall not occupy more than 50% of the total width of the street elevation of the building. This does not apply to rear lanes.
- u) No parking is required for secondary dwellings (including studio apartments).
- v) In finalising the parking numbers required the total number is to be rounded up to the next whole number.
- w) Parking shall provided at a rate of not less than one disabled space per disability unit in accordance with Australian Standards 2890.1 and Part D3.5 of the *Building Code of Australia* for parking located at ground level.

**Note:** If there are any inconsistencies between the SJDCP and QDCP, then the SJSCP prevails.



**Basement Parking entries incorporated into design of residential flat building**

### 7.13 Site Facilities

#### Objectives

- 1) To have adequate provision made for site facilities including: garbage areas, mail boxes, service meters etc.
- 2) To have site facilities that are functional, accessible and easy to maintain.
- 3) To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly.

#### Controls

- a) Refer to 7.16 for specific waste storage area requirements.
- b) Communal waste bin enclosure areas are to be located so as to:
  - i. Conceal their contents from view from the dwellings, public places and adjacent properties,
  - ii. Avoid creating an odour nuisance for dwellings on the property and adjoining properties,
  - iii. Avoid creating a noise nuisance during servicing for dwellings on the property and on adjoining properties, and
  - iv. Be incorporated into the landscaping if provided at ground level.
- c) One television antenna is provided to serve all dwellings in a residential flat building. Likewise for other communication antennae or dishes.
- d) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6 cubic metres. A lockable garage or locker in a carport is acceptable.
- e) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.
- f) Developments are to be provided with secure, open air clothes drying facilities screened from street view.
- g) Open air, common clothes drying facilities are provided to be easily accessible to all residents and visually screened from streets and other public areas. If clothes drying facilities are located on private balconies, 2m<sup>2</sup> is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.

- h) Mechanical plant is to be designed as integral to the building and structure. Mechanical plant for individual apartments (such as air conditioner heat pumps) is to be visually and acoustically screened from public spaces and neighbouring dwellings.
- i) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well lit location. Mail boxes must be located on the site and shall not be erected on the road verge.
- j) For studio dwellings and small lot housing, provisions shall be made for separate services, such as mail delivery and waste collection, and on-site garbage storage areas so that bins are not visible from a street or laneway. Services are to be located on a street address that can be accessed by garbage collection and mail delivery services. Where it is more appropriate due to design and layout such services may be serviced from the front residential street via the principal dwelling lot.

### 7.14 Studio Dwellings and Small Lots

#### Objectives

1. Studio dwellings provide passive surveillance and monitor laneway activities.
2. Studio dwellings and small lots of 130-170m<sup>2</sup> are to be accessed from laneways only.
3. Studio dwellings and small lots do not detrimentally impact the amenity of adjoining residential land (overshadowing, privacy or visual).
4. A studio dwelling must be developed in a complimentary architectural style, materials and colours to the principal dwelling.
5. Design quality of corner lots should be considered in terms of streetscape, setback, solar access and parking.

#### Controls

1. Studio dwellings and small lots in South Jerrabomberra shall comply with Table 1.

Table 1: Small Lot Housing and Studio Dwellings

Small Lot Housing and Studio Dwellings				
Lot Size	Studio Dwellings	130<170m <sup>2</sup>	170 < 250m <sup>2</sup>	250 < 330m <sup>2</sup>
<b>Lot Width (min)</b>	Not applicable	4.5m	6.0m	6.0m
<b>Site Coverage</b>	Not applicable	70% including all ancillary buildings.	70% including all ancillary buildings	70% including all ancillary buildings
<b>Building height</b>	As per relevant LEP	As per relevant LEP	As per relevant LEP Height of Buildings Map	As per relevant LEP Height of Buildings Map
<b>Setback (min) (excluding garages and carports)</b>	Not applicable	3.0m	3.0m	3.0m
<b>Front</b>				
<b>Side</b>	0m	0.9m (0m for zero lot line)	0.9m (0m for zero lot line)	0.9m (0m for zero lot line)

## South Jerrabomberra DCP – Part 7

Small Lot Housing and Studio Dwellings				
Lot Size	Studio Dwellings	130<170m <sup>2</sup>	170 < 250m <sup>2</sup>	250 < 330m <sup>2</sup>
<b>Zero lot line</b>	Not applicable	Zero lot line to both side boundaries is accepted for internal lots but must only extend 60% of the lot length for the ground floor.  The zero lot line for the 2nd storey will be assessed on merit.  <b>Note:</b> Detached garages are not included in calculations.	70% of the depth of the lot for single storey.  The zero lot line for the 2nd storey will be assessed on merit.  For lots that have a width measured at building line of at least 6m but less than 8m, the building may be built to both side boundaries.	70% of the depth of the lot for single storey.  The zero lot line for the 2nd storey will be assessed on merit.  For lots that have a width measured at building line of at least 6m but less than 8m, the building may be built to both side boundaries
<b>Garage setback to front boundary</b>	Not permitted	Not permitted	5.5m	5.5m
<b>Corner Lot – Secondary street setback (excluding garages and carports)</b>	1.5m	1.5m	1.5m	2.0m
<b>Corner Lot – Secondary street setback for garage and carports</b>	As per garage setback	5.5m	5.5m	5.5m
<b>Articulation of front facade</b>	Not applicable	Articulation element of 1.5m is encouraged and will be assessed on merit.	Measured from the minimum setback of the lot, 1.5m encroachment for 45-50% of the dwelling width on the side at which the articulation zone is proposed.	
<b>Rear setback (min) where there is no rear laneway for building wall height greater than 4.5m</b>	Not applicable	Not applicable	4.0m	4.0m
<b>Rear setback (min) to private or public laneway for a</b>	0m	0m	0m	0m



## South Jerrabomberra DCP – Part 7

<b>Small Lot Housing and Studio Dwellings</b>				
Lot Size	Studio Dwellings	130<170m <sup>2</sup>	170 < 250m <sup>2</sup>	250 < 330m <sup>2</sup>
<b>garage or carport</b>				
<b>Landscaped area min (Permeable area, grasses, trees etc)</b>	Not applicable	Not applicable	10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road.	10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road.
<b>Principal Private Open Space (PPOS) Minimum area</b>	12m <sup>2</sup> – balcony only. Minimum width of 2m	16m <sup>2</sup> PPOS is to be directly accessible from living areas, with a minimum width of 3m	24m <sup>2</sup> PPOS is to be directly accessible from living areas, with a minimum width of 3m and located behind the building line to the main street frontage  Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m <sup>2</sup>	24m <sup>2</sup> PPOS is to be directly accessible from living areas, with a minimum width of 3m and located behind the building line to the main street frontage  Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m <sup>2</sup>
<b>Solar access to principal private open space (as measured between 9am and 3pm on 21 June)</b>	Balcony to be north facing where practical. Minimum 3hrs required. 3hrs to adjoining living room windows and PPOS on neighbour's land.	Private open space will be north facing where practical. Minimum 3hrs to 50% of principal open space. 3hrs to adjoining living room windows and PPOS on neighbour's land.		
<b>Car parking spaces - minimum number</b>	1 space	2 paces for each dwelling (to be located behind the building line)		
<b>Garage to house frontage (front façade only)</b>	Not applicable	Not applicable	Total width of all the door openings must not exceed: <ul style="list-style-type: none"> <li>• 3.2m on lots 8m to 12 m wide measured at the building line, or</li> <li>• 6m if the lot is greater than 12 m wide measured at the building line.</li> </ul>	
<b>Underground parking</b>	Not permitted			
<b>Earthworks</b>	1.5m Maximum cut and fill			

## South Jerrabomberra DCP – Part 7

<b>Small Lot Housing and Studio Dwellings</b>				
Lot Size	Studio Dwellings	130<170m <sup>2</sup>	170 < 250m <sup>2</sup>	250 < 330m <sup>2</sup>
<b>Fences and retaining walls</b>	Not applicable	<p><b>Forward of the building line</b> – 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.</p> <p><b>Behind the building line</b> – Be no more than 1.8m above ground level (existing).</p> <p><b>For sloping sites</b> – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level in any other case.</p>		
<b>Clothes drying</b>	Nil	Provide open air clothes drying area screened from public street		
<b>Garbage area</b>	Located behind building line Area must accommodate a minimum of 3 waste bins			

Table 2: Multi Dwelling Housing and Dual Occupancy

<b>Multi Dwelling Housing and Dual Occupancy</b>	
<b>Min lot size</b>	Dual Occupancy – 600m <sup>2</sup> Multi Dwelling Housing – 750m <sup>2</sup> (Refer to Clause 4.1A of the QLEP (ST) 2012)
<b>Min lot width</b>	Dual Occupancy – 18.0 metres Multi Dwelling Housing – 25.0 metres
<b>Site coverage max</b>	40%
<b>Building height</b>	As per the relevant LEP
<b>Articulation zone</b>	1.5m (minor architectural feature over 45 - 50% building width)
<b>Front setback min</b>	6.0m
<b>Corner lot - Secondary Setback (min)</b>	Where facade length is less than 9m in length setback is 3.0 metres Where facade length is greater than 9m in length setback is 4.0 metres.
<b>Garage setback to front or secondary boundary (min)</b>	5.5m
<b>Side setback min</b>	Up to 2 Storeys – 3.0m Subsequent stories – an additional 0.5m per storey
<b>Rear setback min</b>	4.0m
<b>Garage setback to public or private rear lane</b>	0m
<b>Principal Private Open Space – On ground Minimum area</b>	24m <sup>2</sup> – North facing, directly accessible from living areas. Must have a minimum width of 4m to be counted as private open space. 50% of PPOS to be permeable and landscaped.

<b>Multi Dwelling Housing and Dual Occupancy</b>	
<b>Principal Private Open space – Balcony Minimum area</b>	Must be north facing 12m <sup>2</sup> minimum area 2.0m minimum dimension <b>(The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)</b>
<b>Solar access to Principal Private Open Space as measured between 9am and 3pm on 21 June</b>	Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
<b>Communal Landscaped Area (min)</b>	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
<b>Car Parking – minimum number of spaces</b>	1 space per 1 bedroom dwelling and with a Gross Floor Area (GFA) of not more than 60m <sup>2</sup> . 2 spaces per dwelling for all other dwellings
<b>Visitor parking - minimum number of spaces</b>	A minimum of 2 spaces plus one space per 4 dwellings (in excess of 4 dwellings).
<b>Underground parking</b>	Underground parking permissible where the slope of the land provides the opportunity
<b>Garage to building frontage (front façade only)</b>	No more than 50% of street façade. Double width garage doors not permitted. Two separate doors are to be used with a min 230mm separation. No common gable over both doors.
<b>Maximum length of multi dwelling buildings</b>	Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken.
<b>Minimum gap between multi dwelling buildings</b>	6.0m
<b>Earthworks</b>	1.5m maximum cut and fill

Table 3: Residential Flat Building

<b>Residential Flat Building</b>	
<b>Minimum Lot Size</b>	1000m <sup>2</sup>
<b>Lot width (min)</b>	25m
<b>Site coverage max</b>	40%
<b>Building Height</b>	As per <i>QPRLEP 2022</i>
<b>Front setback min</b>	Residential Flat Buildings - 6.0m
<b>Corner Lot Secondary Setback (min)</b>	Residential Flat Buildings:

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Residential Flat Building	
	Where facade length is less than 9m in length setback is 3.0m; Where facade length is greater than 9m in length setback is 4.0m
<b>Articulation zone</b>	1.5m articulation zone – 40% of width of building
<b>Garage setback to front boundary (min)</b>	6.0m
<b>Garage setback to secondary boundary (min)</b>	5.5m
<b>Side setback min</b>	Residential Flat Buildings: 3.0m – up to two storeys plus an additional 0.5m – for each floor over two storeys
<b>Rear setback min (excluding garaging)</b>	Residential Flat Buildings: 4.0m
<b>Garage setback to rear public or private lane</b>	0m
<b>Principal Private Open Space minimum - On Ground</b>	24m <sup>2</sup> North facing, directly accessible from living areas minimum width of 4.0m. 50% of PPOS to be permeable and landscaped.
<b>Principal Private Open Space Balcony minimum area</b>	12m <sup>2</sup> North facing directly accessible from living areas minimum width of 2.0m. <b>(The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)</b>
<b>Solar access to Principal Private Open Space (PPOS) as measured between 9am and 3pm on 21 June</b>	Minimum 3 hrs to 50% of PPOS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
<b>Communal Landscaped Area (minimum)</b>	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
<b>Garage to building frontage (front façade only)</b>	No more than 50% of street façade.
<b>Number of car spaces (min)</b>	1 space per 1 bedroom dwelling and with a Gross Floor Area (GFA) of not more than 60m <sup>2</sup> . 2 spaces per dwelling for all other dwellings
<b>Visitor parking</b>	A minimum of 2 spaces plus one space per 4 dwellings (in excess of 4 dwellings).
<b>Underground parking</b>	Permissible – 3m set back to side boundaries Minimum basement floor to ceiling height - 2.2m
<b>Earthworks</b>	1.5m maximum cut and fill

Residential Flat Building	
Maximum length of residential flat building	Buildings should not exceed a total length of 60m. Wall planes should not exceed 30m in length without the roof and wall design being broken.
Minimum gap between residential buildings	6.0m

Table 4: Shop Top Housing

Shop Top Housing	
Minimum Lot Size	1000m <sup>2</sup>
Lot width (min)	25m
Site coverage max	40%
Building Height	As per the relevant LEP
Front setback min	First Storey (Ground floor) – Zero setback Second Storey – Zero setback Subsequent Storeys – 6.0m
Corner Lot Secondary Setback (min)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Side setback min	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Rear setback min (excluding garaging)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Articulation zone	1.5m articulation zone – 45-50% of width of building
Principal Private Open Space Balcony Minimum area	12m <sup>2</sup> North facing directly accessible from living areas minimum width of 2.0m. <b>(The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)</b>
Solar access to Principal Private Open Space (PPOS) as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
Communal Landscaped Area (min)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
Number of car spaces (min)	1 space per 1 bedroom dwelling and with a Gross Floor Area (GFA) of not more than 60m <sup>2</sup> .

<b>Shop Top Housing</b>	
	2 spaces per dwelling for all other dwellings
<b>Visitor parking</b>	A minimum of 2 spaces plus one space per 4 dwellings (in excess of 4 dwellings).
<b>Underground parking</b>	Permissible – 3m set back to side boundaries Minimum basement height - 2.2m
<b>Earthworks</b>	1.5m maximum cut and fill
<b>Maximum length of shop top housing</b>	Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken.
<b>Minimum gap between residential buildings</b>	6.0m



## Section C: Energy Efficiency and Environmental Management

### 7.14 Solar Access

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

#### Objectives

- 1) Allow adequate daylight into habitable room windows.
- 2) Minimise the degree of over shadowing of neighbouring properties.
- 3) Encourage energy efficient principles and practices.

#### Controls

- a) Buildings shall be sited and designed to maximise sunlight to north facing windows and private open space.
- b) PPOS shall not have sunlight reduced to less than three hours between 9am and 3pm on 22 June.
- c) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.
- d) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves or louvers.
- e) Windows to habitable rooms shall open to the sky or a verandah.



House with large windows facing north maximises solar access and a verandah down the western facade shades from summer afternoon sun.

### 7.15 Energy and Natural Ventilation

Designing for natural ventilation is one of the corner stones of sustainable development, by eliminating the need for mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and room 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 area.
- 3) Promote greater energy efficiency and ecologically sustainable development.

#### Controls

- a) Reduce energy consumption by precinct and site specific initiatives such as optimisation of street block orientation and exploring solar ready initiatives in housing

design. Buildings shall be designed and oriented 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, buildings shall make use of solar energy and solar hot water.
- d) Setbacks of dwellings are to be developed to ensure the natural flow of air for cooling.
- e) Buildings are to be developed with a maximum internal dimension between openings of 14m to maximise natural ventilation.
- f) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices, which have an aggregate opening or openable size of not less than 5% of the floor area of the room.
- g) Locate openings on opposite sides of the room.
- h) Locate windows and openings in line with each other, and where possible, in line with prevailing breezes. A low level inlet and high level outlet is preferable.
- i) Consider strategic positioning and type of vegetation to modify wind.
- j) Incorporate window types that provide security while allowing for good ventilation.

The following additional controls apply for Residential Flat Buildings and Shop Top Housing.

- k) Residential Flat Buildings and Shop Top Housing are to be designed to ensure that a minimum of 60% of residential apartments in every building in a development are to be naturally ventilated



**Openable roof top windows improve natural ventilation**



**Dual purpose sun shading and ventilation external louvers**

### 7.16 Waste Management

#### Objectives

- 1) To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction.
- 2) To encourage waste minimisation, including source separation, reuse and recycling.
- 3) To ensure efficient storage and collection of waste and quality design of facilities.

#### Controls

- a) Each dwelling shall be provided with sufficient room on site to store 3 x 240L mobile garbage bins (MGBs). The minimum space required is 2300mm long by 750mm wide. Storage areas shall have an easily cleaned all weather surface.
- b) Storage areas shall be located so that:

- i. MGBs are not visible from public view and located behind the building setback;
  - ii. MGBs can be transferred from their storage location to the street frontage for collection without needing to be wheeled over steps or through the dwelling unit.
- c) As a general rule MGBs shall not be wheeled more than 75 m. For aged persons or persons with a disability this shall not exceed 50m. Grades shall be less than 1:14.
  - d) For multi unit developments with nine or more units or a frontage less than 20m and for residential flats each development shall be provided with an external communal storage bay for MGBs. Communal MGB's shall be stored in this area for the use of all occupiers. MGBs shall not be removed from the storage area by occupiers. Council's waste contractors will remove bins from the storage area, empty bins and place the emptied bins back in the storage area.
  - e) Storage bays shall be located within 6m of the boundary on the road from which they will be serviced and shall be constructed as follows:
    - i. Wall height shall be a minimum of 1,200mm.
    - ii. Floors shall be a minimum 100mm reinforced concrete graded to drain to the outside.
    - iii. The opening to the storage area shall be a minimum of 2,000mm wide and where practical located so that it does not open directly onto the street.
    - iv. The opening shall be provided with a gate or roller style door. In larger developments a personal access door may also be required to allow occupiers ease of access to the storage area.
    - v. A paved path 2,000mm wide with a grade of no less than 1:14 shall be provided from the opening to the driveway or other paved area leading to the kerbside.
    - vi. For a single row of bins the minimum internal width of the storage area shall be 2,750mm. For a double row of bins (along each side of the enclosure) the minimum width is 3,500mm.
    - vii. An area 600mm wide x 750mm deep shall be provided for each MGB.
    - viii. Provision shall be made for the following number of MGBs -1 x 240L MGB (red lid garbage) for every two units - 1 x 240L MGB (yellow lid bin) for every two units.
  - f) Roofed storage areas are generally discouraged except where overlooking is likely to occur from balconies above. Roofed storage areas shall be provided with ventilation panels in external walls.
  - g) A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.
  - h) It is recommended that a layby be constructed as close as possible to the waste storage area to allow residents leaving the premises to park briefly to utilise the storage area.

**Note:** For multi unit developments between 7 and 8 units please discuss the particular circumstances of the site with Council staff who will determine whether the single dwelling provisions or a communal storage area will need to be provided. In developments with particularly wide frontages the single dwelling provisions may be applied to developments with 9 or more units after discussion with Council staff.

### 7.17 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) Development applications for new developments are required to include a Water Management Statement. This is a statement that summarizes proposed water management measures and expected performance levels compared to BASIX performance standards and should include details of how water usage is minimised and how the quality and quantity of water discharge from the site is managed, details of the potential for water recycling and rainwater harvesting and reuse options.
- b) Details of proposed installation of appliances and plumbing hardware, are to provided in accordance with relevant standards.
- c) Rainwater tanks are required to be installed where BASIX certificates require such items connected to all new residential dwellings.

### 7.18 Stormwater Management

#### Objectives

- 1) To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.
- 2) To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.
- 3) To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.
- 4) To encourage reuse, recycling and harvesting of stormwater to reduce wastage consumption.

#### Controls

- a) Where any development will result in an increase in stormwater runoff, Council may require the developer to make satisfactory arrangements for the efficient disposal of stormwater from the site. These arrangements may include (but not be limited to) onsite detention of stormwater and/or appropriate augmentation of Council's stormwater disposal system.
- b) The stormwater discharge for development sites shall not exceed the 5 year ARI storm event. Typically an onsite stormwater detention system will be required to reduce the velocity of stormwater discharge.
- c) Stormwater should be gravity drained to Council's drainage system, which may require inter - allotment drainage.
- d) An easement may be required over downstream properties. In this circumstance a letter of agreement from the owner(s) of the downstream properties is to be submitted with the development application.
- e) Such agreement must state that they have no objection to the discharge of stormwater through their properties to reach Council's drainage system nor do they have objection to the creation of necessary easements over the pipelines.
- f) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, a deferred commencement consent would be issued in such cases where an easement is outstanding.
- g) The collection and pumping of stormwater upslope shall be limited to on-site stormwater harvesting and the pump out of underground car parks to provide discharge to the street gutter or stormwater system.

### 7.19 Soils 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 development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction* (NSW Department of Housing 3rd Edition March 2004 ('The Blue Book')) are to be submitted with each subdivision development application.
- b) 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 revegetated/established.
- c) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).

### 7.20 Cut and Fill

#### Objectives

- 1) Minimise the extent of excavation and fill.
- 2) Ensure that the built form responds to the topographical constraints of the locality and 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) Excavation 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) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.
- c) The maximum height of retaining walls is to be 1.0m.
- d) Where terraced walls are proposed the minimum distance between each step is 0.5m.



- e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer.
- f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
- g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's *Development Adjacent to Water, Sewer and Stormwater Mains Policy*.

### 7.21 Water Sensitive Urban Design and Flooding

#### Objectives

- 1) Ensure that all development within South Jerrabomberra incorporates stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways with particular regard to cross border flows that could affect the Jerrabomberra wetlands in the ACT.
- 2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
- 3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
- 4) 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) Where appropriate Development Applications shall include a Stormwater Drainage Analysis, detailing stormwater runoff volumes and velocities, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies including those in the ACT), and in particular for a range of storm events and addressing the objectives of WSUD.
- b) Existing natural drainage lines shall form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and or wetlands) to alleviate stormwater peaks and retain sediments and pollutants.
- c) Stormwater management strategies shall be adopted to maximize the efficient use of land and facilitate adequate allocation of land for these purposes.
- d) Stormwater management strategies shall be developed and implemented in a manner which addresses potential salinity hazards.
- e) Stormwater treatments are to be designed to meet the minimum level of performance which is a reduction in the stormwater peak run off flows to predevelopment levels for a range of storms ARI events.
- f) Stormwater management design is to maintain the existing hydrological regime for stream forming flows, with respect to peak flows and duration of flow through Hume or Jerrabomberra Creek.
- g) WSUD elements shall be incorporated into the design of all development.
- h) A Development Application shall include WSUD assessment that addresses:
  - i. The relevant site characteristics and constraints;
  - ii. Stormwater management strategies including treatment measures, reuse and maintenance requirements with particular regard to cross border flows;
  - iii. A rationale for the proposed strategies; and
  - iv. Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.



### 7.22 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 2019*”. (The document can be obtained on the Rural Fire Service’s webpage) [www.rfs.nsw.gov.au](http://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 QPRC Bush Fire Prone Lands 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) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.

### 7.23 Aboriginal Heritage

#### Objectives

- 1) To ensure that any items of potential Aboriginal heritage significance is appropriately incorporated into the redevelopment of the South Jerrabomberra area.

#### Controls

- a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant Neighbourhood. 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. 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 Cultural Heritage Assessment Report that is supported by the comments of the local Aboriginal groups.

- b) Where development is to impact upon an identified Aboriginal site, an Aboriginal Heritage Impact Permit (AHIP) will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974*.

### 7.24 European Archaeological Heritage

#### Objectives

- 1) To protect the recognised European archaeological significance of the South Jerrabomberra area.
- 2) To ensure that information regarding the archaeological heritage significance of the area 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 3 for each relevant Neighbourhood. 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.

### 7.25 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.
- 3) The development should minimise the environmental impacts of clearing for bushfire hazard reduction.
- 4) To maintain or improve as much existing vegetation as practicable within the locality.
- 5) Reduce impacts of runoff from roads and impervious areas on adjacent lands.
- 6) To manage weeds on the site during and after construction to prevent the spread of weeds.

#### Controls

- a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.
- b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.
- c) Existing significant trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.
- d) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.

- e) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
- f) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

### 7.26 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

- a) Development applications for development in Areas of Environmental Concern (AEC) as identified within each Neighbourhood in Appendix 3 shall be accompanied by the required level of investigative report as set out in *State Environmental Planning Policy (Resilience and Hazards) 2021*.
- b) 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.
- c) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the *NSW Environmental Protection Authority's (Office of Environment and Heritage) Guidelines for Consultants Reporting on Contaminated Sites* and *State Environmental Planning Policy (Resilience and Hazards) 2021*.
- d) 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.
- e) Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed

### 7.27 Odour

#### Objectives

- 1) To ensure appropriate levels of odour amenity for future residents near the Hume Industrial Area.

#### Controls

- a) Any proposed development within the Buffer Area (refer Appendix 2) that would be sensitive to odour will require to be accompanied by a detailed odour assessment.
- b) Landscaping within the buffer is required to reduce dust impacts.

### 7.28 Noise

#### 7.27.1 Aircraft Noise Guidelines

#### Objectives

- 1) To reduce the impact of aircraft noise in new dwellings and dwelling additions.

### Controls

- a) Based on the *Practical Ultimate Capacity ANEF* for Canberra Airport maximum noise levels across the site will be due to the departure of a long range 747-400. Based on AS2021:2000 a LA<sub>max</sub> (slow) level of 78 dB(A) has been determined whereby the following ANR (Aircraft Noise Reduction) are required.
  - i. Sleeping areas, dedicated lounges 28 dB(A)
  - ii. Other habitable spaces (i.e. kitchens, rumpus rooms) 23 dB(A)
  - iii. Bathrooms, toilets, laundries 18 dB(A)
- b) To satisfy a), comply with the construction methods detailed in Appendix 4 or alternatively submit an acoustic report prepared by a suitably qualified acoustic consultant detailing how the construction will comply with *AS 2021 - 2000, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction*.

### 7.29 Construction Waste

All construction waste contains resources that are useful. Recovering, recycling and using these as secondary resources reduces demand for landfill sites.

Waste includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in such volume, constituency or manner as to cause an alteration in the environment.
- Any discarded, rejected, unwanted, surplus or abandoned substance.
- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance.
- Any substance prescribed by the regulation to be waste for the purpose of the *Waste Minimisation and Management Act 1995*.

### Objectives

- 1) Development should improve design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.
- 2) Building designs and construction techniques should minimise waste generation.

### Controls

- a) A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:
  - i. The volume and type of waste to be generated.
  - ii. How waste is to be stored and treated on site.
  - iii. How and where residual material is to be disposed.
- b) The Waste Management Plan must be accompanied by drawings with specific details showing:
  - i. On site sorting and storage areas.
  - ii. Access for collection vehicles.
  - iii. Vegetation to be removed or retained.
- c) The Waste Management Plan must optimise recycling to reduce waste to landfill. The owner/applicant must provide relevant evidence to Council or the accredited certifier of compliance with the specified arrangements.

### 7.30 Landfill/Earthworks

It is common practice to use the term 'clean fill' to describe the material suited for landfill activity. However landfill carried out with material that contains building waste such as broken concrete slabs or bricks may be contaminated and present long term environmental problems particularly in flood affected areas.

The EPA requires that landfill uses only virgin excavated natural material (VENM) such as clay, gravel, sand, soil and rock.

Landfill with material that is mixed with any other type of waste excavated from areas of land contaminated with human made chemicals or which contains sulphidic soils is not acceptable.

Landfill with material other than VENM may require a licence from the EPA for a waste facility operation.

#### Objectives

- 1) To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.
- 2) Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment.
- 3) Development should minimise the amount of landfill required.

#### Controls

- a) Adequate justification of the need for landfill to be deposited on a site must be provided.
- b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.
- c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.
- d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.
- e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.
- f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.
- g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.
- h) Landfill must not adversely affect the natural flow of drainage or runoff.
- i) Before granting development consent for landfill or earthworks, an applicant is to demonstrate to Council the following issues have been addressed:
  - i. The likely disruption of or any detrimental effect on existing drainage patterns and soil stability in the locality.
  - ii. The effect of the proposed development on the likely future use or redevelopment of the land.
  - iii. The quality of the fill or of the soil to be excavated, or both.
  - iv. The effect of the proposed development on the existing and likely amenity of adjoining properties.
  - v. The source of any fill material or the destination of any excavated material.
  - vi. The likelihood of disturbing Aboriginal objects or other relics.

- vii. Proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

### **7.31 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.