



South Jerrabomberra DCP 2015

Amended

Combined Table of Contents

| | |
|---|--------------------|
| Principal Plan adopted by Council: | 11 Feb 2015 |
| Document ID: | 893102 |

Amendment Schedule

| Amendment No. | Area subject to Amendment | Purpose | Resolution to Exhibit | Adopt | Notification | Effective From |
|--|---|---|--|--|-----------------|-----------------|
| Principal Plan South Jerrabomberra DCP SF 130635 | South Jerrabomberra | Introduce Development Controls for the urban release areas | 22 October 2014 Ordinary Meeting 295/14 | 11 February 2015 | 6 March 2015 | 6 March 2015 |
| No.1 | Table of contents Parts 1&2 Parts 4&5 Part 6 Part 7 Appendices 1, 2 & 3 | Small lots and studio dwelling controls. Insertion of Neighbourhood Structure Plan for South Tralee and Forrest/Morrison | 8 November 2017 Planning and Strategy Committee of the Whole PLA354/17 | 20 Feb 2018 Ordinary Meeting of Council | 20 March 2018 | 20 March 2018 |
| No. 2 | Table of contents updated Part 6 - Updating Table 6.3 Part 7 – Updating Table 1 of Section 7.14 | The amendment seeks to clarify the planning controls for the Zero Lot Line that apply to Single Dwellings and to Small Lots Housing and Studio Dwellings of land at South Jerrabomberra | 13 October 2021 | 12 October 2022 | 21 October 2022 | 21 October 2022 |

Part 1 Preliminary

- 1.1 Introduction
- 1.2 Citation
- 1.3 Land Covered by this DCP
- 1.4 Date of Approval and Commencement of this DCP
- 1.5 Aims and Purpose of this DCP
- 1.6 Variation to this DCP
- 1.7 Relationship to Other Planning Instruments and Policies
- 1.8 How to Use this DCP
- 1.9 Pre-DA Process
- 1.10 Development Application Submission Requirements
- 1.11 Checklist for the Preparation of Neighbourhood Structure Plans
- 1.12 Checklist for Subdivision Applications

Part 2 Context

- 2.1 Regional Planning Context

Part 3 Master Plan

- 3.1 Master Planning for South Jerrabomberra
- 3.2 Master Plan Objectives
- 3.3 Master Plan Aims
- 3.4 Desired Future Character of Development Areas in South Jerrabomberra
- 3.5 Staging of Development in South Jerrabomberra
- 3.6 Neighbourhood Structure Plans
- 3.7 Neighbourhood Structure Plan Controls
- 3.8 Additional Controls for Buffer Land and Land on the Urban/Non-Urban Interface

Part 4 Subdivision Controls

- 4.1 Introduction
- 4.2 Lot Size and Design
- 4.3 Lot Orientation
- 4.4 Lot Size and Layout
- 4.5 Bushfire Management
- 4.6 Additional Controls for Subdivision in a Buffer Area

Part 5 Roads and Public Places

- 5.1 Introduction
- 5.2 Street Network
- 5.3 Local Sub-Arterial Road
- 5.4 Collector Road
- 5.5 Local Streets
- 5.6 Access Street
- 5.7 Edge Street– Adjacent to Major Open Space Areas
- 5.8 Local Street – Laneway
- 5.9 Public Open Spaces and Landscaping
- 5.10 Open Space and Landscaping in the Hume Industrial Buffer Area and Goulburn / Bombala Railway Buffer Area
- 5.11 Local Parks
- 5.12 Civic Spaces in the Neighbourhood Centres
- 5.13 Linear Parks and Drainage Reserves
- 5.14 Landscaping in Public Places
- 5.15 Construction of Landscaping
- 5.16 Community and Educational Facilities
- 5.17 Educational Facilities
- 5.18 Public Art
- 5.19 Signage in Public Places
- 5.20 Additional Controls for the Poplars Neighbourhood Centre

Part 6 General Residential Controls - Single Dwellings, Alterations/ Additions and Secondary Dwellings

Section A: Streetscape and Urban Character

- 6.1 Introduction
- 6.2 Streetscape
- 6.3 Streetscape – Public and Private Laneways
- 6.4 Building Form and Design
- 6.5 Height, Site Coverage and Gross Floor Area
- 6.6 Privacy and View Sharing
- 6.7 Safety and Security

Section B: Site Amenity

- 6.8 Principle Private Open Space and Landscape Design

6.9 Car Parking and Garages

Section C: Energy Efficiency

6.10 Thermal performance

6.11 Solar Access

6.12 Energy and Natural Ventilation

6.13 Waste Management

6.14 Water Conservation

Section D: Environmental Management

6.15 Soil and Salinity

6.16 Cut and Fill

6.17 Stormwater Management and Flooding

6.18 Bushfire Management

6.19 Aboriginal Heritage

6.20 European Archaeological Heritage

6.21 Tree Retention and Biodiversity

6.22 Land Contamination Management

6.23 Development May be Subject to Additional Controls

Part 7 General Residential Controls Small Lot, Multi Dwelling Housing, Dual Occupancies, Residential Flat Buildings and Shop Top Housing

Section A: Streetscape and Urban Character

7.1 Introduction

7.2 Streetscape

7.3 Streetscape Laneways

7.4 Building Form and Design

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

7.6 Height and Floorspace

7.7 Visual and Acoustic Privacy and View Sharing

7.8 Safety and Security

7.9 Access and Mobility

Section B: Site Amenity

7.10 Pedestrian Access and Building Entries

7.11 Principle Private Open Space and Landscape Design

7.12 Car Parking and Garages

- 7.13 Site Facilities
- 7.14 Studio Dwellings and Small lots
- Section C: Energy Efficiency and Environmental Management**
- 7.14 Solar Access
- 7.15 Energy and Natural Ventilation
- 7.16 Waste Management
- 7.17 Water Conservation
- 7.18 Stormwater Management
- 7.19 Soils and Salinity
- 7.20 Cut and Fill
- 7.21 Water Sensitive Urban Design and Flooding
- 7.22 Bushfire Management
- 7.23 Aboriginal Heritage
- 7.24 European Archaeological Heritage
- 7.25 Tree Retention and Biodiversity
- 7.26 Land Contamination Management
- 7.27 Odour
- 7.28 Noise
- 7.29 Construction Waste
- 7.30 Landfill/Earthworks
- 7.31 Development May be Subject to Additional Controls

Part 8 Environmental Management

- 8.1 Introduction
- 8.2 Soils and Salinity
- 8.3 Cut and Fill
- 8.4 Water Sensitive Urban Design
- 8.5 Natural Hazards Objectives and Controls
- 8.6 Bushfire Management
- 8.7 Aboriginal Heritage
- 8.8 European Archaeological Heritage
- 8.9 Development in Areas Subject to Aircraft Noise
- 8.10 Airspace Operations
- 8.11 Land in the Vicinity of Proposed Arterial Roads
- 8.12 Land Adjoining Hume Industrial Area and Goulburn/Bombala Railway

- 8.13 Tree Retention and Biodiversity
- 8.14 Flora and Fauna Objectives and Controls
- 8.15 Land Contamination Management
- 8.16 Odour
- 8.17 Construction Waste
- 8.18 Landfill / Earthworks
- 8.19 Additional Controls for Subdivision in a Buffer Area

Part 9 Signage

- 9.1 Introduction
- 9.2 Signage Structures and Displays Not Requiring Consent
- 9.3 Street Signs Comprising Regulatory Signs and Advisory Signs, Name Plates, Directional Signs and Advance Traffic Warning

Part 10 Neighbourhood Centre including Mixed Use Controls and Principles

- 10.1 Introduction
- 10.2 Overall Desired Future Character
- 10.3 Signage
- 10.4 Safety and Security
- 10.5 Site Car Parking
- 10.6 Change of Use
- 10.7 Pedestrian Access and Mobility
- 10.8 Shop Top Housing
- 10.9 Residential Balconies Associated with Shop Top Housing
- 10.10 All other Residential Development Controls
- 10.11 Additional Controls for Visual and Acoustic Buffer Land
- 10.12 Additional Objectives and Controls for Poplars Neighbourhood Centre

Part 11 Business Park and Employment Land Controls and Principles

- 11.1 Purpose of this Part
- 11.2 Business Park Desired Future Character
- 11.3 Industrial Zone Desired Future Character
- 11.4 Site Coverage
- 11.5 Setbacks
- 11.6 Car parking and Vehicular Access

South Jerrabomberra DCP – Combined Table of Contents

- 11.7 Building Design
- 11.8 Safety and Security
- 11.9 Landscaping and Visual Amenity
- 11.10 Vehicular Access and Loading/Unloading
- 11.11 Pedestrian Access and Mobility
- 11.12 Site Works
- 11.13 Materials Storage
- 11.14 Fencing
- 11.15 Site Facilities and Services
- 11.16 Noise, Vibration and other Emission
- 11.17 Drainage
- 11.18 Vehicle Sales and Hire Premises
- 11.19 Landscaping Materials Supplies
- 11.20 Sex Services Premises

Appendix 1 and 2 – Glossary of Terms and Master Plan Maps

Appendix 3 – Neighbourhood Structure Plan Maps

Appendix 4 – Aircraft Noise Assessment Guidelines