



Googong DCP

Appendix 7

Neighbourhood Structure Plans

**Neighbourhood 1
Centre**

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|---|------------------------|
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1. Introduction

This Structure Plan has been prepared by **SPACELAB**, in collaboration with AMC Architecture and dSB Landscape Architecture.

It relates to one of four 'neighbourhood centres' to be developed within the Googong Township, identified in Part 3 of the *Googong DCP* as 'Neighbourhood Centre 1'.

Neighbourhood Centre 1 is located within Neighbourhood 1A of the Googong Township, on land known as Lot 667 DP 195842, and bounded by Gorman Drive, Caragh Avenue, Aprasia Avenue and McPhail Way.

The **objectives** of this Neighbourhood Structure Plan are:

- 1) to amend the *Googong DCP*, pursuant to Clause 10.3 of the DCP, to provide more detailed land use and development objectives and controls for Neighbourhood Centre 1;
- 2) to ensure the development of a prosperous and vibrant, mixed use neighbourhood centre which provides a range of retail and community facilities that serve the local population, and higher density housing, and assists in creating a high level of containment for Googong;
- 3) to ensure that the detailed design of Neighbourhood Centre 1 is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome; and,
- 4) to provide objectives and controls for the assessment, by Council, of development within the neighbourhood centre, other than development for the purposes of remediation, subdivision, site preparation, infrastructure, road works and environmental landscape works.

2. Desired Future Character for Neighbourhood Centre 1

It is envisaged that Neighbourhood Centre 1 be developed into a low-scale, mixed-use activity node, with an urban village character, that meets the day-to-day needs of the residents of the surrounding residential neighbourhood.

To meet the day-to-day needs of local residents, the Centre shall provide for convenience retailing, as well as a mix of other specialty retail, professional and medical services, and child care and community facilities. Above-shop residential dwellings may also be provided to present the community with greater housing choice so as to cater to a more diverse mix of households.

All development within Neighbourhood Centre 1 shall be of a form and scale that is complimentary to predominantly residential character of the surrounding area, sensitive to adjacent non-residential land uses, and appropriate for its prominent, elevated position. All components of the Neighbourhood Centre shall be of high architectural quality, with an appropriate palette of materials and colours used, and shall, together, achieve a high-quality, sustainable urban design outcome.

Street frontages shall be active, with shops addressing the street to create a sense of place, vibrancy and safety. Building facades shall be clearly identifiable from the street and internal shop facades or mall style developments are not encouraged.

Public spaces shall have appropriate solar access, shall be landscaped and shall be provided with adequate street furniture and lighting.

All development and open space/public domain areas shall be designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) and Water Sensitive Urban Design (WSUD).

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3. Land Uses

Objectives:

- 1) To provide a mixture of compatible land uses that provide services and facilities to meet the day-to-day needs of local residents
- 2) To provide for higher density residential development to meet the diverse housing needs of the community
- 3) To integrate suitable business, retail, commercial, residential and other development so as to create a vibrant, walkable neighbourhood with a sense of community
- 4) To provide public open space for a focal point for the community
- 5) To incorporate public transport facilities (e.g., bus stops), and active transport infrastructure (e.g., cycle lanes and bike racks) into the design of the Centre

Controls:

- a) Development of Neighbourhood Centre 1 shall provide for retail premises with a total maximum GFA of 3,000m².
- b) Development shall include range of local convenience retail (including a supermarket), commercial premises, professional offices, health and medical services, child care centres/early childhood facilities and community facilities.
- c) Development can, subject to Council consent, also incorporate other uses permissible within the Mixed Use zone.
- d) Higher density residential dwellings (including a residential flat building) may be provided within the Neighbourhood Centre.
- e) An area of public open space, in the form of a civic square, plaza, arcade and/or main street, shall be provided within the Neighbourhood Centre.
- f) Refer to Figure 1 for indicative location of adjacent and nearby land uses.

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4. Layout

Objectives:

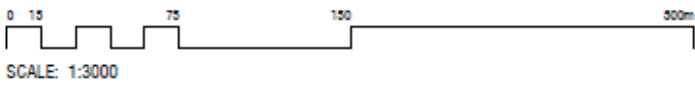
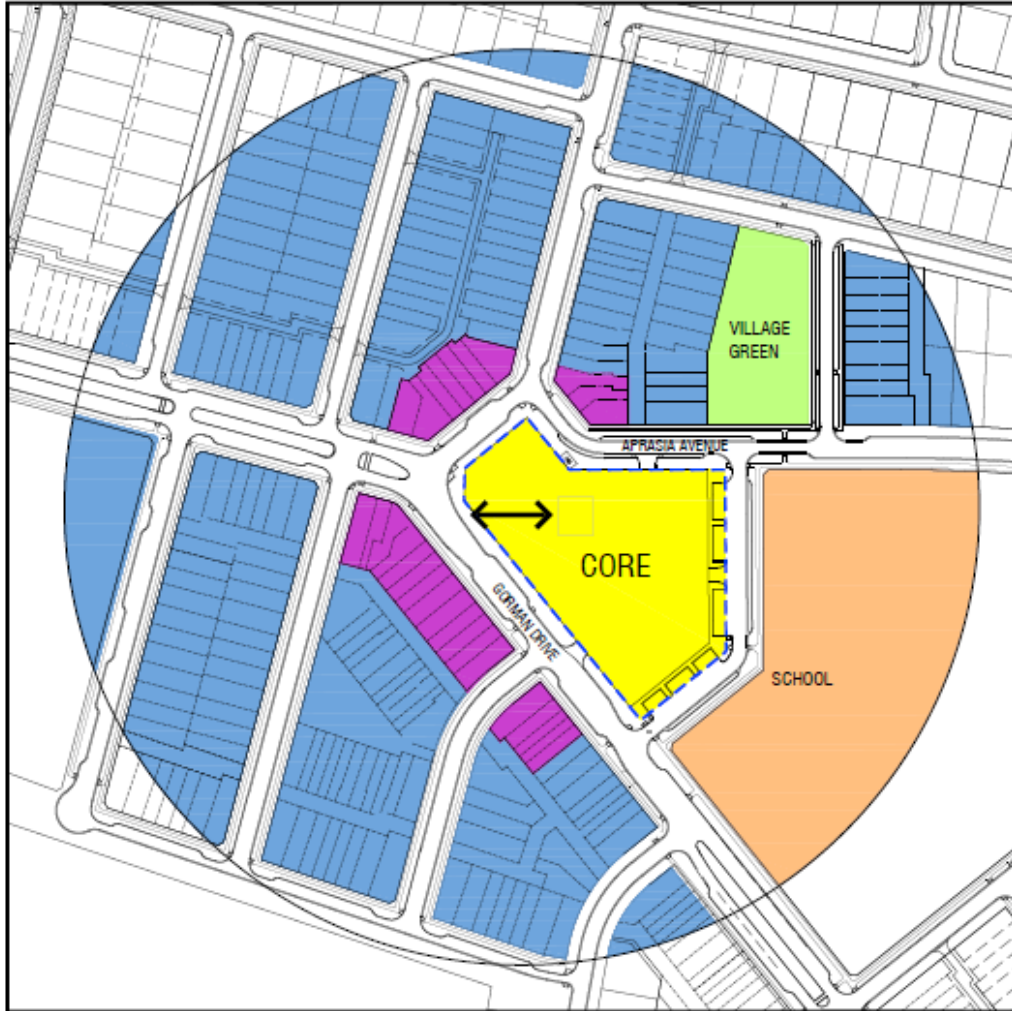
- 1) To maximise exposure of the Neighbourhood Centre from the surrounding street network to reinforce its purpose as a focal point for the community and its prominent, elevated position within the Googong Township
- 2) To ensure the Neighbourhood Centre achieves a vibrant, safe village feel
- 3) To ensure an appropriate, high-quality, sustainable urban design outcome is achieved

Controls:

- a) Buildings are to define the entry to adjacent residential and public open space areas, and are to be generally built to the street edge.
- b) All larger retail premises are to provide active uses to any street frontages and/or adjacent internal public open space areas (such as a civic square, plaza or arcade. Some of the smaller retail and commercial premises should present to the main street to create a vibrant, active, safe street). Unarticulated blank walls visible from the public domain are not acceptable.
- c) Residential dwellings, where proposed, are to be provided above ground level, and adjacent to public open space or the main street.
- d) Appropriate pedestrian access (possibly in the form of an arcade) is to be provided, linking the main street with the required internal public open space area and on-site car parking area.

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Figure 1
Neighbourhood Centre 1
Indicative Layout and Land Use



NOTE:
LAND USES IN CORE AREA INDICATIVE ONLY

| LEGEND | |
|--------|--------------------------------------|
| | MIXED USE CORE |
| | PARKS AND RECREATION |
| | RESIDENTIAL |
| | RESIDENTIAL UPPER LEVEL |
| | POTENTIAL LOCAL BUSINESS RESIDENTIAL |
| | SCHOOL SITE |
| | INDICATIVE PEDESTRIAN LINK |

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5. Built Form

Objectives:

- 1) To ensure that the density, bulk and scale of development is appropriate for the site
- 2) To ensure that the density, bulk and scale of development integrates with the streetscape and character of the surrounding residential neighbourhood and is not visually dominant
- 3) To ensure buildings are designed to provide a sense of scale comfortable to pedestrians
- 4) To provide for setbacks which create legibility and contribute to people's understanding of the centre
- 5) To provide for building setbacks along main streets which frame the street through providing continuous and cohesive facades
- 6) To provide for building setbacks which emphasise key site corners

Controls:

Building Height

- a) A range of building heights shall be provided across the site.
- b) The height of development shall not exceed the maximum height stipulated by the relevant Height of Buildings Map of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)* which stipulates a maximum height of 12m (3 storeys). Refer to Figure 2.
- c) Generally, buildings shall have a maximum of two storeys at the street boundary, with a 3m setback provided for the third storey. An exception to this requirement is buildings with a residential component, where buildings may have a height of three storeys (12m) at the street boundary so as to provide street definition and corner emphasis. Refer to Figure 2.
- d) There should be a transition in heights from the site to surrounding residential areas.

Setbacks

- a) The setbacks of buildings in Neighbourhood Centre 1 shall generally comply with Figure 3.
- b) To ensure a continuous and cohesive building façade is provided along both Gorman Drive and Caragh Avenue, buildings are to be built to the site boundary (zero setback), as indicated by the light blue dashed line in Figure 3.
- c) Development fronting McPhail Way is to have a setback of up to 8m to allow for the provision of 90° angle parking on site that is directly accessed from McPhail Way.

Floor Space Ratio

- a) Development within the Neighbourhood Centre shall have a floor space ratio (FSR) not exceeding the maximum stipulated by the relevant Floor Space Ratio map of the *QPRLEP 2022* which stipulates a maximum FSR of 1.5:1.

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State Environmental Planning Policy No. 65 –

If residential development within Neighbourhood Centre 1 is to be in the form of a residential flat building, that development is to be consistent with the relevant aim, objectives, and design quality principles of *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development*.

Figure 2
Neighbourhood Centre 1
Building Height Control

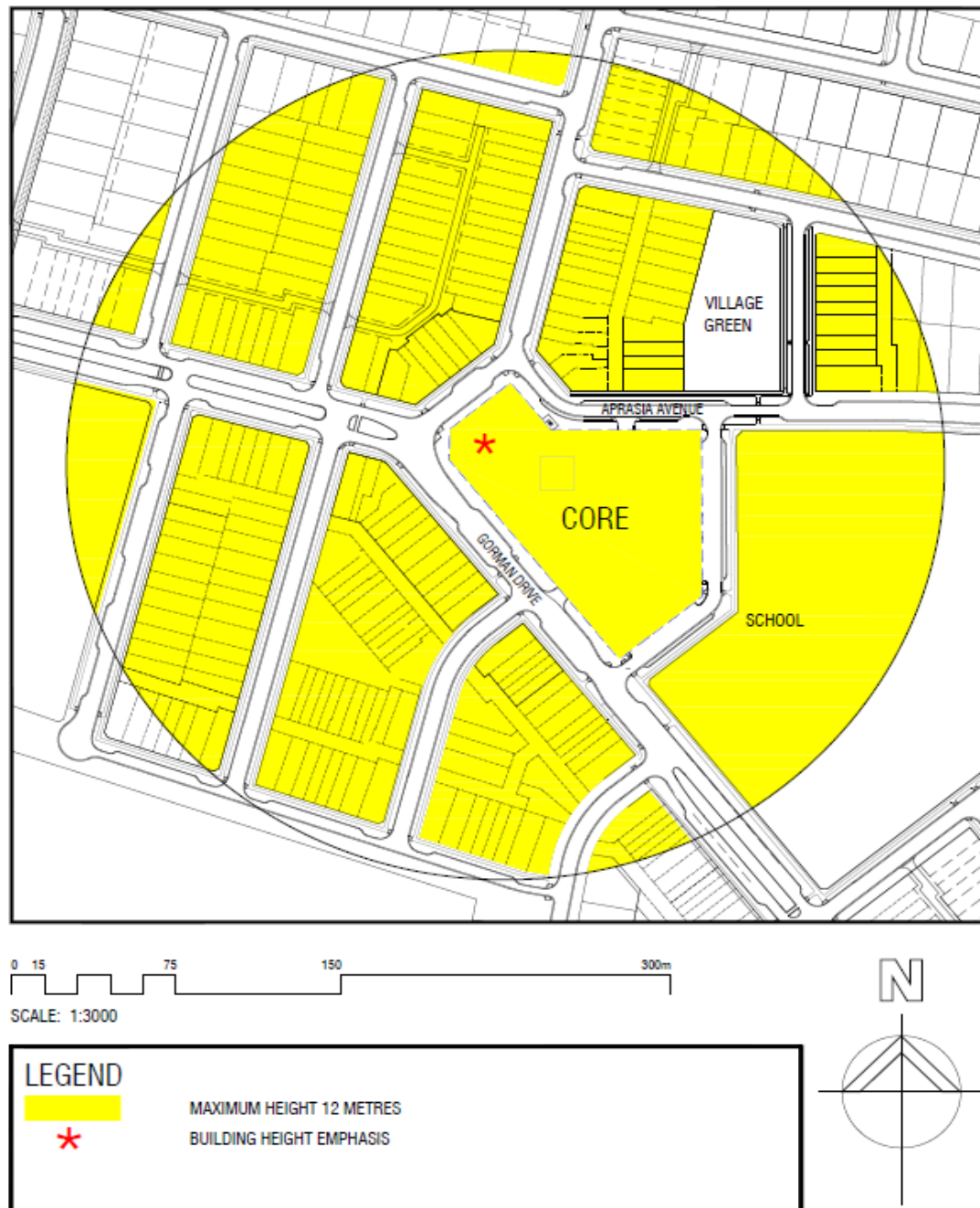
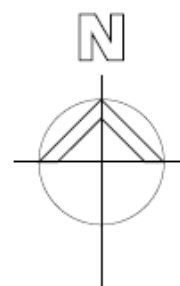
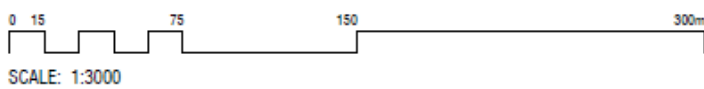

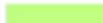




Figure 3
Neighbourhood Centre 1
Building Setbacks



NOTE:
THE SHADED AREAS DO NOT REPRESENT THE ACTUAL SETBACK DISTANCE, RATHER THE GENERAL AREAS WHERE THE SETBACK CONTROLS APPLY.

LEGEND

| | |
|---|--|
|  | ZERO (STREET) SETBACK |
|  | 2m (STREET) SETBACK |
|  | 3m (STREET) SETBACK/5.5m (STREET) SETBACK FOR GARAGE |
|  | SETBACK FOR NOSE TO KERB ON-STREET PARKING |

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6. Building Design

Objectives:

- 1) To ensure all components of the Neighbourhood Centre are of high architectural quality, with an appropriate palette of materials and colours used
- 2) To ensure a high-quality, sustainable urban design outcome is achieved

Controls:

- a) All buildings should feature articulated facades to create visual interest. This can be achieved through architectural treatments including stepped built form, emphasized entries, separation of the façade into sections by columns, windows and other vertical elements, incorporation of horizontal elements.
- b) Corners shall be clearly emphasized with architectural features or design elements such greater height, balconies or awnings.
- c) Un-articulated, blank or opaque walls greater than 10m in length or 30% of the site frontage, whichever is the lesser, are not acceptable to the retail frontages of Gorman Drive and Caragh Street.
- d) Openings, such as windows, shall be recessed, rather than being on the same plane as the main façade.
- e) Upper-storey balconies and verandahs must not be permanently enclosed. They can be enclosed temporarily, with transparent materials, if required for weather protection.
- f) Glazing shall be maximized for street-level retail and commercial uses, but shall be divided into appropriately-sized sections to avoid large expanses of glass.
- g) Unsightly building elements, such as garage doors and service infrastructure, should generally not be visible from the street/footpath.
- h) Roofs design is to relate to the existing and desired neighbourhood character. Design solutions may include:
 - special roof features and strong corners;
 - use of flat, skillion or very low pitch hipped roofs;
 - breaking down the massing of the roof by using smaller elements to avoid bulk;
 - using materials or forms complementary to the desired adjacent buildings and village character
- i) Roof treatments should be integrated within the building design. Design solutions may include:
 - roof design proportionate to the overall building size, scale and form;
 - use of roof materials which complement the building;
 - integration of service elements
- j) Plant equipment and other rooftop necessities are to be screened from view from the public domain.
- k) Awnings (and overhangs and verandahs) can be designed to provide for pedestrian comfort, streetscape continuity and legibility and shaping of the pedestrian space on the street.

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- l) Awnings are to be consistent in height to adjoining existing awnings, and of a complementary design, colour, or material. Awnings should have a minimum setback of 600mm from the kerb line. Posts used to support the lightweight elements shall not be dominant.
- m) Two storey verandahs are appropriate where suitable to the proposed building use and location.
- n) The palette of materials and colours used on a building should be consistent with the surrounding neighbourhood, and respond to the commercial and/or community typology of the building.
- o) Commercial materials such as composite aluminum cladding and concrete will be considered where they are appropriately articulated.

7. Active Street Frontages

These objectives and controls relate only to the active street frontages shown in Figure 4.

Objectives:

- 1) To provide active street frontages to all retail, commercial and mixed use buildings fronting main streets
- 2) To create lively main streets which encourage pedestrian use and which feel safe
- 3) To ensure the development of a vibrant, comfortable, safe community focal point
- 4) To ensure ground level retail and commercial premises provide direct access to/from the main street, with direct view into all premises

Controls:

- a) All retail and commercial development shall provide active street frontages at ground level in the locations shown in Figure 4. This is to be provided through numerous at-grade entry/exit points, and where appropriate, outdoor tables and seating in accordance with Council regulations.
- b) Walls on the ground floor of buildings within the active street frontage locations shown in Figure 4 shall contain no more than 5m of wall without a door or window. Windows shall make up at least 50% of the ground floor wall.
- c) For pedestrian/user comfort, the active street frontages shall be sheltered through the use of awnings (or overhangs, colonnades or verandahs). Refer to Part 6 of this Structure Plan for controls relating to awnings.
- d) Vehicular entrances are to be minimised to limit pedestrian/vehicle conflict. Refer to Clause 10 this Structure Plan and to Figure 5 for the location of vehicular entry points.
- e) Where car parking is to be provided at ground floor level, it is to be located behind active uses, such as shops and commercial premises.

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8. Solar Access

Objectives:

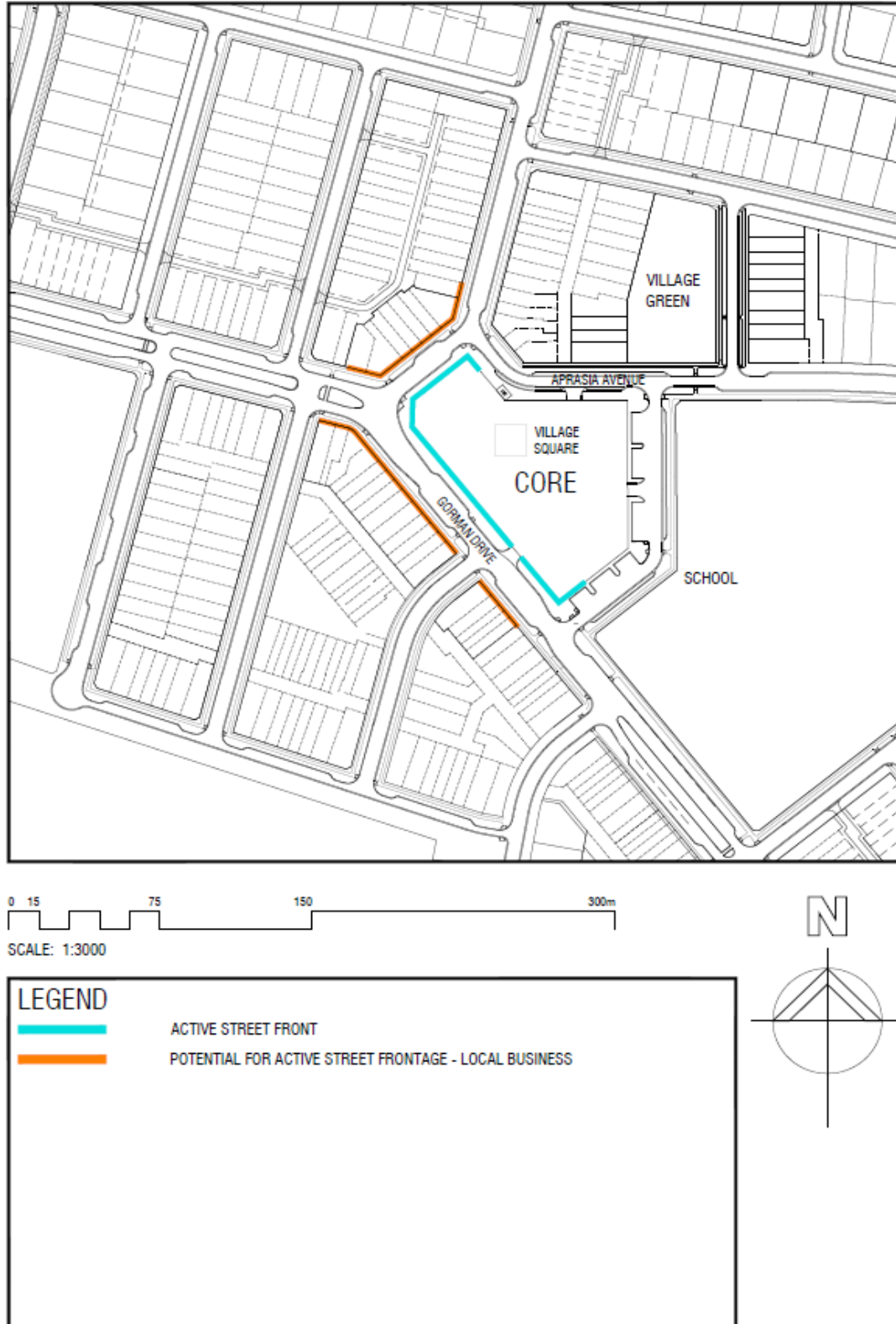
- 1) To ensure public and private open spaces in the Neighbourhood Centre enjoy good solar access
- 2) To provide adequate solar access to key pedestrian streets
- 3) To ensure buildings within the Neighbourhood Centre do not significantly over-shadow public open spaces, or the private open spaces of any residential dwellings, or the north-facing windows of the living areas of any residential dwellings;
- 4) To ensure residential dwellings have adequate solar access.

Controls:

- a) Buildings within the Neighbourhood Centre shall not over-shadow more than 50% of adjacent public open space areas (not including footpaths) between 9:00 a.m. and 3:00 p.m. at the winter solstice (21 June).
- b) Buildings adjacent to residential areas are to comply with the over-shadowing controls for residential development contained within Sections 6 and 7 of the DCP.
- c) Shadow diagrams are to be submitted with any development application for buildings that are two storeys or greater in height.
- d) Residential dwellings within the Neighbourhood Centre should have the following solar access between 9 a.m. and 3 p.m. at the winter solstice (21 June):
 - i) 50% of private open space areas shall have a minimum of 3 hours solar access;
 - ii) at least 80% of dwellings shall have living room windows which receive a minimum of 3 hours direct sunlight into primary window surfaces; and,
 - iii) the living room windows and private open space areas of neighbouring properties shall have a minimum of 3 hours solar access.

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Figure 4
Neighbourhood Centre 1
Active Street Frontages



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9. Safety and Security

Objectives:

- 1) To ensure development is designed in a way which minimises opportunities for crime
- 2) To ensure development is designed in a way that creates a feeling of safety
- 3) To provide safe ground-level access to buildings at all times of the day and night
- 4) To provide opportunities for casual surveillance of the public domain

Controls:

- a) Buildings and public open space areas, including landscaping, shall be designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
- b) Development should address and over-look streets, public open space areas, and above-ground car parking areas.
- c) All pedestrian spaces are to have at least two access points, and preferably more.
- d) All pedestrian spaces are to be provided with lighting to Australian Standards and CPTED requirements.
- e) A CPTED statement detailing how the design of a development addresses safety and crime prevention is to be submitted with any development application.

10. Vehicular Access and Parking

Objectives:

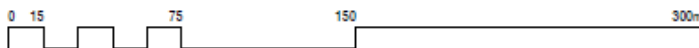
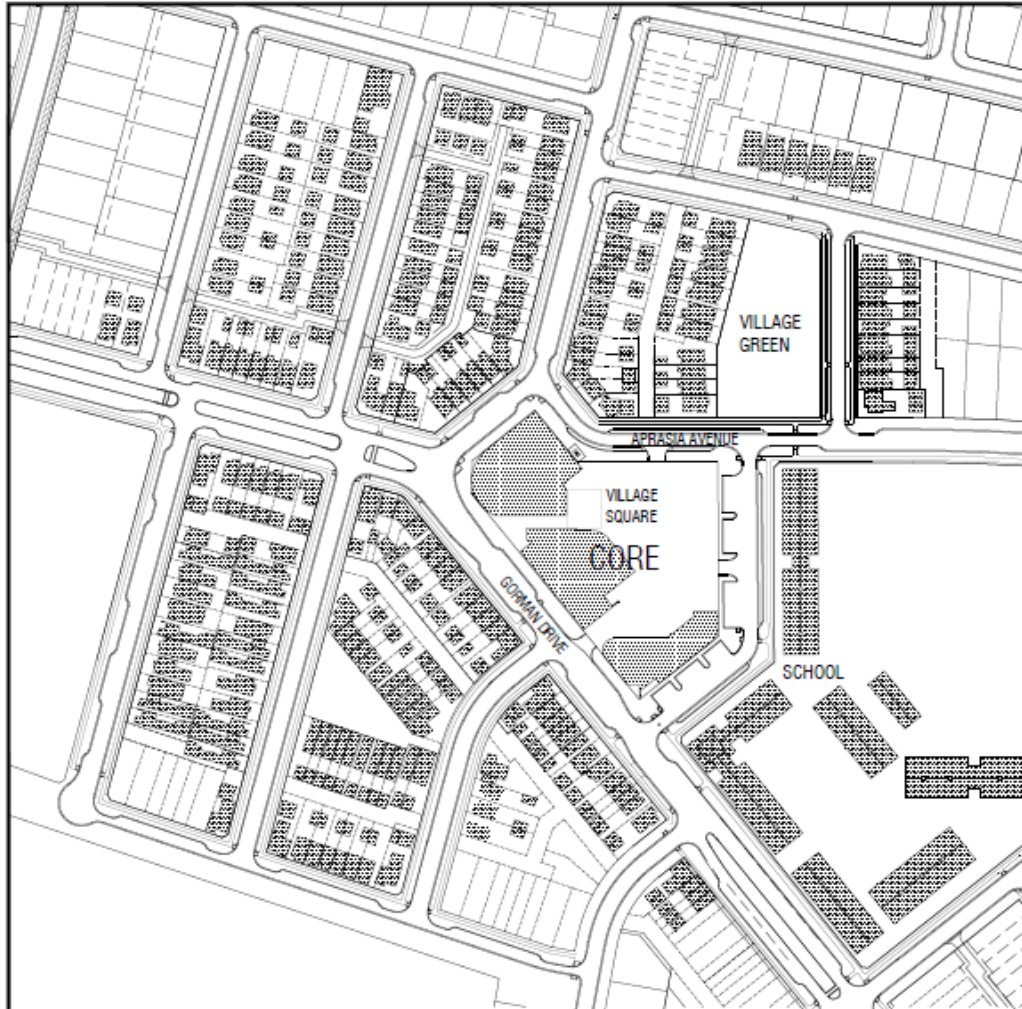
- 1) To ensure appropriate access is provided to service the Neighbourhood Centre
- 2) To ensure sufficient car parking is provided within the Neighbourhood Centre to cater for the increased demand brought about by its development
- 3) To ensure car parking areas are designed and engineered in accordance with relevant standards
- 4) To minimise the impact of car parking areas on the appearance and amenity of the Neighbourhood Centre
- 5) To ensure access and parking is consistent with the relevant objectives of Part 2 of the *Queanbeyan Development Control Plan 2012*

Controls:

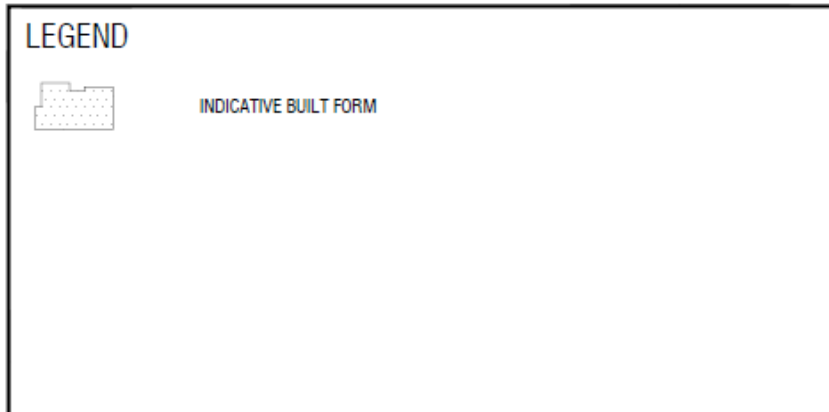
- a) Vehicular access to the Centre shall be provided at the locations shown in Figure 5.
- b) Vehicular access points are to be minimised to limit pedestrian/vehicle conflict.
- c) Development should comply with the relevant controls of Part 2 of the *Queanbeyan Development Control Plan 2012*.
- d) Where on-site car parking is to be provided at ground floor level, it is to be located behind active uses, such as shops and commercial premises. This control does not apply to the on-site car parking to be provided along McPhail Way.
- e) On-street parking should be provided for convenience, and to contribute to street life and surveillance.

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Figure 5
Neighbourhood Centre 1
Indicative Built Form Envelopes



SCALE: 1:3000



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11. Loading/Unloading

Objectives:

- 1) To ensure development is consistent with the relevant objectives of Part 2 of the *Queanbeyan Development Control Plan 2012*
- 2) To ensure site servicing and loading facilities have minimal visual impact on the public domain, and any nearby sensitive uses

Controls:

- a) Development should comply with the relevant controls of Part 2 of the *Queanbeyan Development Control Plan 2012*.
- b) Development is to be designed in a way that ensures loading/unloading facilities and waste collection areas are located to minimise visual impact on the public domain and impacts on sensitive uses, including residential dwellings.

12. Public and Active Transport

Objectives:

- 1) To encourage greater use of more sustainable public and active transport modes by local residents
- 2) To improve the transport choices and mobility of local residents
- 3) To provide adequate pedestrian facilities so as to achieve a walkable neighbourhood
- 4) To provide for public transport services to and from the Centre by incorporating public transport facilities (e.g., bus stops, shelters) into its design
- 5) To incorporate active transport infrastructure (e.g., cycle lanes and bike racks) into the design of the Centre

Controls:

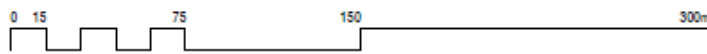
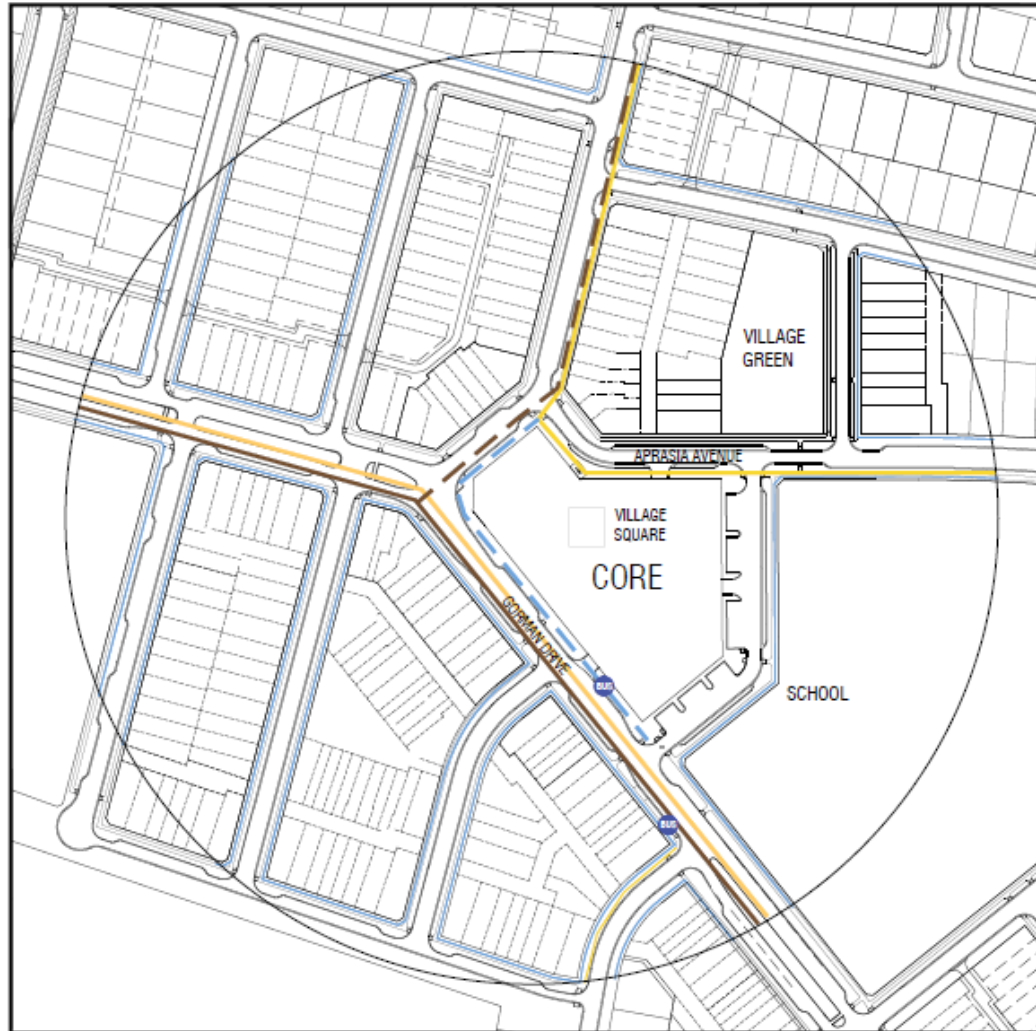
- a) Pedestrian paths are to be provided in accordance with Figure 6.
- b) A 2m-wide pedestrian path is to be provided within the verge along Aprasia Avenue adjacent to Neighbourhood Centre 1.
- c) The verges adjacent to Neighbourhood Centre 1 along both Gorman Drive and Caragh Avenue are to be fully paved for their entire length. They should be wide enough to encourage bicycle storage, outdoor dining and other community activities.
- d) Bicycle parking and/or storage should be provided at convenient and appropriate locations.

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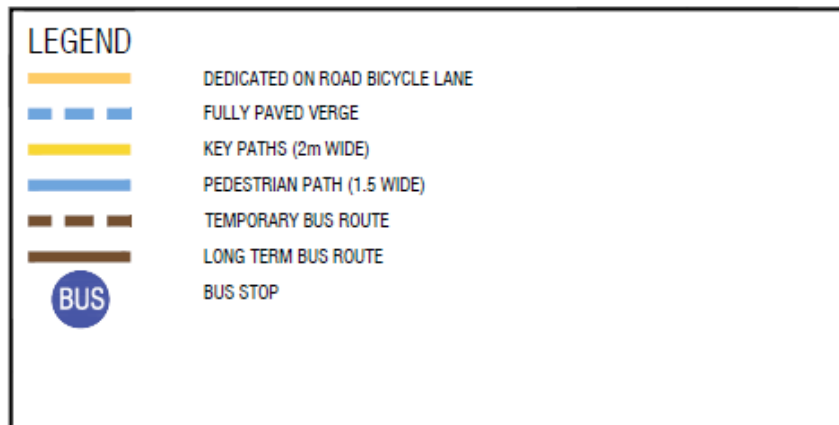
Figure 6

Neighbourhood Centre 1

Bus, Cycle and Pedestrian Movement Plan



SCALE: 1:3000



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13. Streetscape and Public Domain

Objectives:

- 1) To provide attractive streetscapes to and within the Neighbourhood Centre
- 2) To provide a high-level of pedestrian amenity within the Neighbourhood Centre
- 3) To ensure streets and public areas within the Neighbourhood Centre that feel safe to those using them and are designed in a way that minimises opportunities for crime

Controls:

- a) Provide a high-quality landscape design, including a co-ordinated package of street furniture, paving and lighting that contributes to and/or enhances the character of the Neighbourhood Centre.
- b) Street tree and open space planting should provide shade and shelter for pedestrians. Plant species used should be tolerant of local environmental conditions and should provide visual interest (thorough colour, form, shape and texture).
- c) Continuous weather protection, in the form of awnings and verandahs, should be provided for pedestrians on all high activity areas of the commercial and mixed-use buildings and in other key locations.
- d) Security measures such as roller doors and shutters, security grilles, and other similar devices which close down shop-fronts on street frontages are generally not acceptable as they de-activate the street frontage.
- e) Unsightly building elements, such as garage doors and service infrastructure, should generally not be visible from the street/footpath.
- f) Development is to be designed in a way that ensures site servicing, loading/unloading facilities, underground car park entries, waste storage facilities and other infrastructure are located to minimise visual impact on the public domain.
- g) On-site car parking provided at ground floor level is to be located behind active uses, such as shops and commercial premises. This control does not apply to the on-site car parking to be provided along McPhail Way. Public open space areas, including landscaping, shall be designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).