

# **Googong DCP – Part 6 - General Residential - Single Dwellings, Alterations/Additions**

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# Googong DCP – Part 6 – General Residential – Single Dwellings, Alterations/Additions

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## Section A: Streetscape and Urban Character

### 6.1 Introduction

This Section contains the controls for private development within the new Googong Township. Development applications for the private domain must consider these controls.

### 6.2 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, and the like 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 areas of the new township of Googong as envisaged in the Master Plan.
- 2) Provide a variety of streetscapes that reflect the character of different precincts, the diversity of edge conditions, housing types and street hierarchy.
- 3) Ensure garage structures do not visually dominate the streetscape.
- 4) Promote the use of verandahs, balconies, porches and the like to encourage front yards living spaces to relate to the streetscape and engage with the community.
- 5) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

#### Controls

- a) To create an attractive and cohesive streetscape through the use of a mix of compatible materials including masonry, timber and glass and the provision of simple and articulated building and roof forms.



Articulated roof form



Façade treatment to address both streets

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- b) New buildings shall adhere to the minimum building setbacks as set out in Table 1.
- c) Any building with walls on the boundary shall adhere to the zero lot line requirements set out in Table 1.
- d) Corner sites are developed as visually significant elements in order to promote a strong and legible character, while maintaining sight lines for the safety of pedestrians and vehicles. Façade treatment should address both street frontages.
- e) There is to be a clear distinction between private and public space and to encourage casual surveillance of the street.
- f) Where a rear lane is provided to a dwelling house, vehicular access to the front of the dwelling house shall be denied.
- g) Where a rear laneway is not provided to a dwelling house, garages facing a street shall comply with the maximum garage to house frontage requirements set out in Table 1.
- h) Where a rear laneway is not provided garage doors are adhere to the requirements set out in Table 1.
- i) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.
- j) Retaining walls forward of the building line are to be no greater than 1.0m in height.
- k) Fences – forward of the building line to the primary and secondary road frontage as per Table 1.

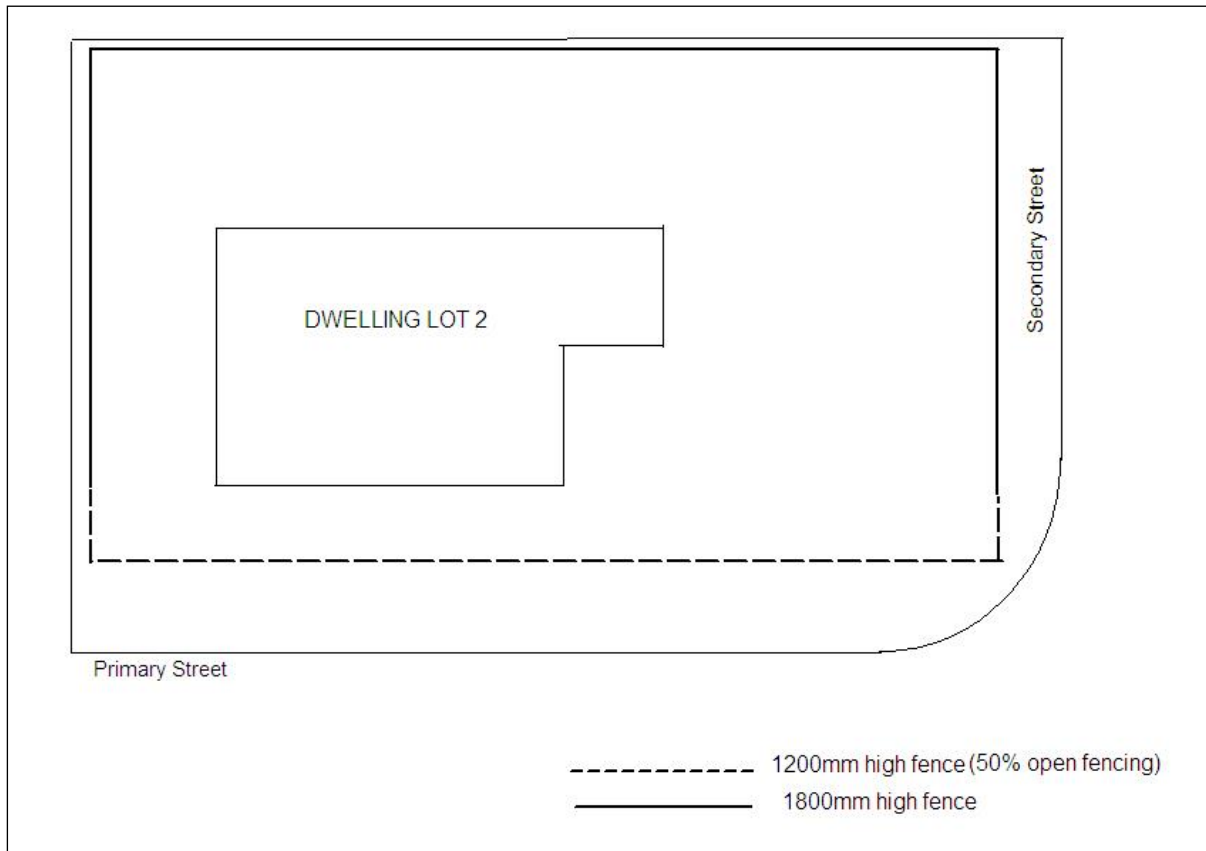


**Maximum width of garages facing a street**



**Fencing and Landscaping define the front boundary**

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Fencing requirements – location and maximum height

### 6.3 Streetscape – Public and Private 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 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 active surveillance.
- 2) To provide development that is of a scale and architectural quality which contributes to the laneways streetscape.
- 3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways.
- 4) The laneway design shall not compromise the laneway's use as a service corridor by obstructing passage of service and resident vehicles or encouraging inappropriate and unsafe parking.

#### Controls

- a) Dwellings and garages shall be setback from laneways as set out in Table 1.
- b) 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 treatment with pavers, gravel or similar hardstand materials is not acceptable.

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- c) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of laneways.

### 6.4 Building Form and Design

#### Objectives

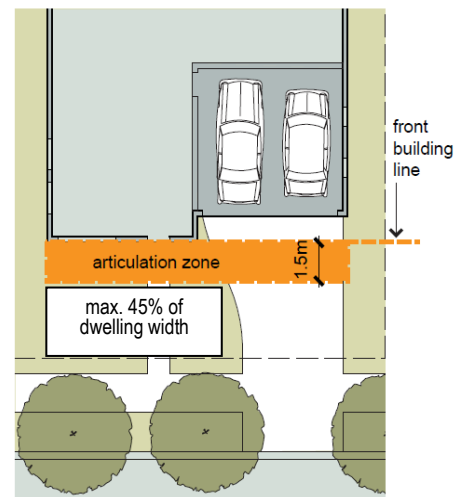
- 1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
- 2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.

#### Controls

- a) Building form shall be modulated with articulated facades to avoid a heavy bulky appearance.
- b) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.
- c) The facade of a dwelling on a corner lot is to address both streets and is to be appropriately articulated.
- d) Articulation zones shall be designed to adhere to the requirements set out in Table 1.
- e) 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.
- f) Building designs are to allow an adequate level of sunlight to be provided to the private open space of neighbouring properties.



Broken wall planes and articulation



Articulation zone

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## 6.5 Height and Site Coverage

### Objectives

- 1) To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.
- 2) To ensure height and scale of development responds appropriately to the topography and the transition from lower density development on the fringe to higher density development near the local and neighbourhood centres.

### Controls

- a) The maximum height for buildings shall be 8.5m, as per the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)*.
- b) The building height is taken as the vertical distance between ground level (existing) and the highest point of the building, as per *QPRLEP 2022*.
- c) New buildings shall adhere to the maximum site coverage set out in Table 1.
- d) Site Coverage is defined under the *QPRLEP 2022* as meaning the proportion of a site covered by buildings. However, the following are not included for the purpose of calculating site coverage:
  - Any basement,
  - Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
  - Any eaves,
  - Unenclosed balconies, decks, pergolas and the like.

## 6.6 Privacy and View Sharing and Acoustic Controls

Designing for privacy protects the ability of the occupants of the building to carry out functions within habitable 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.

### Privacy and View Sharing Objectives

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

### Visual Privacy 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.

**Note:** Windows in habitable rooms other than bedrooms where the floor level is more than 1 metre above ground level and less than 3m from the side/rear boundary may require privacy screens or other suitable privacy measures.

### View Sharing Controls

- c) Development is to be designed to minimise loss of views from neighbouring properties. Significant views within Googong such as the hilltops, Googong Common and the surrounding farmlands are to be valued and shared.

### Acoustic Privacy Controls

- d) Noise sources such as air conditioners, exhaust fans and the like shall be sound insulated or located away from noise sensitive areas such as bedrooms.

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### 6.7 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 Section 2.9 of the *Queanbeyan Development Control Plan 2012 – Safe Design*.



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## Section B: Site Amenity

### 6.8 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.

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

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

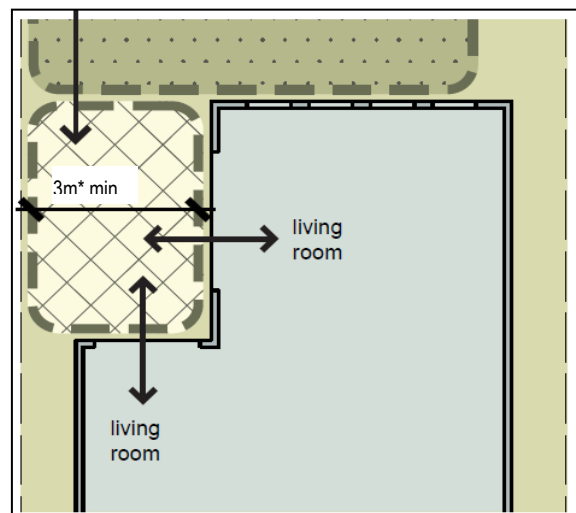
'Landscape area' refers to a permeable area of a lot that is capable of growing plants, grasses and trees or impervious surfaces.

#### Objectives

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

#### Controls

- a) Landscaping to comply with Table 1.
- b) Each dwelling is required to be provided with private open space adhering to the requirements set out in Table 1.
- c) Open space is not to be generated by left-over spaces resulting from building siting and location but shall be attractive, useable spaces.
- d) The principal private open space is to be:
  - i. Located behind the building line to the main street frontage.
  - ii. Directly accessible from, and adjacent to, a habitable room, other than a bedroom.
  - iii. Located to have a northerly aspect, where possible.
- e) A landscape plan is to be prepared and submitted and must incorporate:
  - i. Front gardens to include at least 2 'small' trees appropriate for the size of the front garden.
  - ii. Rear yards shall be capable of accommodating grassed areas, or open space with other soft, permeable ground cover, with good solar access.



**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

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- iii. Rear yards of allotment greater than 900m<sup>2</sup> shall accommodate at least one large tree, 8m to 15m high at maturity, to establish a natural canopy above the site.
- iv. Clothes drying areas are to be concealed from view from the street.

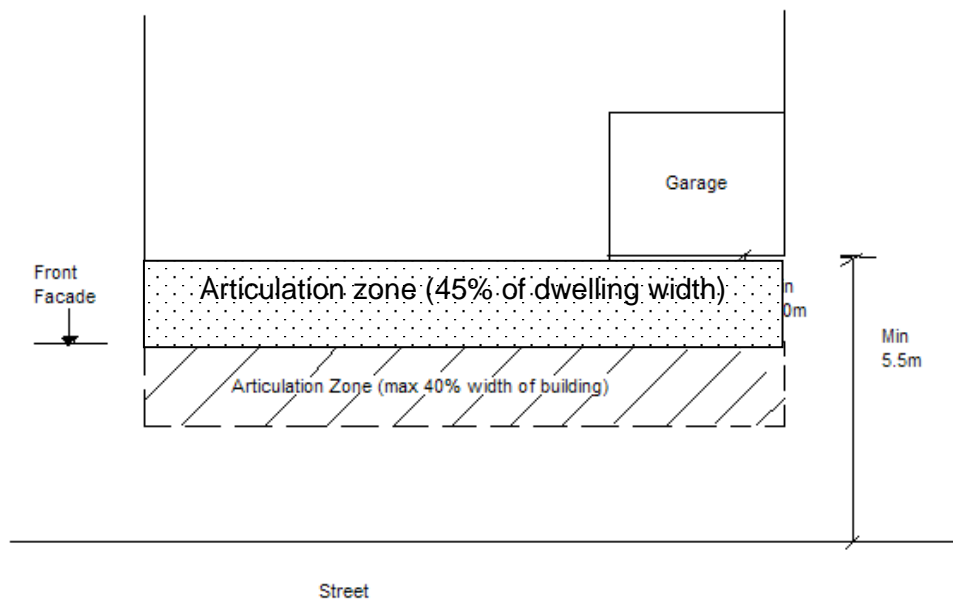
### 6.9 Car Parking and Garages

#### Parking Objectives

- 1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
- 2) To integrate adequate car parking and services vehicle 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.

#### Parking Controls

- a) All on-site parking is to be provided in accordance with Table 1.
- b) Parking may be provided in tandem.
- c) All off street parking shall be designed in accordance with *AS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking*.
- d) Garage doors of single dwelling developments are to be set back at least:
  - i. 1m behind the front facade of the building and a minimum of 5.5m from the front boundary to allow another car to park on site in driveway if necessary.



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Garages setback from front building line



Garage set back to rear laneway

- e) Garage door widths are to adhere to the requirements of Table 1.
- f) Garages are to be treated as an important element of the dwelling façade and are to be integrated with and complementary, in terms of design and material, to the dwelling design.
- g) When facing the street, the maximum total width of a garage, carport or covered car parking space is to comply with the maximum garage to house frontage requirements as set out in Table 1.
- h) Garages, carports and covered parking spaces with a column or structure on one or both sides shall be at a minimum:
  - i. Single garage or carport – 3.0m wide, 5.5m in length and with a garage door opening of 2.4m.
  - ii. Double garage or carport – 5.4m wide, 5.5m in length and a garage door opening of 4.8m.
- i) The maximum width of a driveway at the property boundary shall be 4.5m.
- j) Any proposed car parking spaces located within a front or rear setback shall remain uncovered and shall have a minimum length of 5.5m.

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Table 1: Single Dwellings and Alterations

Single Dwellings and Alterations/Additions					
Lot Size	330 < 450m <sup>2</sup>	450 < 600m <sup>2</sup>	600 < 900m <sup>2</sup>	900 < 1500m <sup>2</sup>	>1500m <sup>2</sup>
Lot width (min)	10m	12m	12m	15m	18m
Site coverage max	60%	50%	50%	40%	30%
Building height	As per QPRLEP 2022 8.5m	As per QPRLEP 2022 8.5m	As per QPRLEP 2022 8.5m	As per QPRLEP 2022 8.5m	As per QPRLEP 2022 8.5m
Front setback min (excluding garages, carports and covered car parking spaces)	4.0m	4.0m	4.5m	6.5m	10.0m
Corner Lot – Secondary Setback (excluding garage, carports and covered car parking spaces)	2.0m	2.0m	3.0m	3.0m	5.0m
Garage, carport and covered car parking space setback to front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind front façade	1.0m behind front façade
Garage to house frontage (front facade only)	55% of total width of dwelling	50%	50%	50%	50%
Corner Lot – Secondary setback for garages, carports and covered car parking spaces	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind front façade
Articulation Zone may encroach within front setback	Measured from the minimum setback of the lot, 1.5m encroachment for 45% of the total width of the dwelling on the side at which the articulation zone is proposed.				

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<b>Single Dwellings and Alterations/Additions</b>					
<b>Lot Size</b>	<b>330 &lt; 450m<sup>2</sup></b>	<b>450 &lt; 600m<sup>2</sup></b>	<b>600 &lt; 900m<sup>2</sup></b>	<b>900 &lt; 1500m<sup>2</sup></b>	<b>&gt;1500m<sup>2</sup></b>
<b>Side setback min</b>	0.9m (0m for zero lot line)	0.9m (0m for zero lot line – single storey only on one side only)	0.9m for single storey 1.5m for two storey	1.5m	2.5m
<b>Zero Lot Line requirements (Maximum length of zero lot line wall)</b>	The length of the ground floor zero lot line can only extend 60% of the lot length.  The extension of the zero lot line for the 2nd storey will be assessed on merit.	50% of depth of dwelling (for the single storey portion of the dwelling only)	Not permissible	Not permissible	Not permissible
<b>Rear setback minimum where there is no rear laneway for building wall height up to 4.5m</b>	3.0m for building height up to 4.5m	3.0m for building height up to 4.5m	3.0m for building height up to 4.5m	5.0m for building height up to 4.5m	10.0m for building height up to 4.5m
<b>Corner Lot – Rear/Side setback (min)</b>	0.9m (0m for zero lot line wall on one side – single storey only)	0.9m (0m for zero lot line wall on one side – single storey only)	4.0m for rear setback for two storeys 0.9m side setback for single storey 1.5m to internal side boundary for two storeys	1.5m for single storey 4.0m for any two storey portions	2.5m for single storey 4.0m for any two storey portions
<b>Rear setback minimum where there is no rear laneway for building wall height greater than 4.5m</b>	4.0m	4.0m	4.0m	5.0m	10.0m
<b>Rear setback minimum to private or</b>	0m	0m	5.5m	5.5m	10.0m

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<b>Single Dwellings and Alterations/Additions</b>					
<b>Lot Size</b>	<b>330 &lt; 450m<sup>2</sup></b>	<b>450 &lt; 600m<sup>2</sup></b>	<b>600 &lt; 900m<sup>2</sup></b>	<b>900 &lt; 1500m<sup>2</sup></b>	<b>&gt;1500m<sup>2</sup></b>
<b>public laneway for a garage, carport or covered car parking space (min)</b>					
<b>Landscaped area minimum requirements (Permeable area, grasses, trees and the like)</b>	15% of the area of the lot must be landscaped with a minimum width of 1.5m.  25% of the area forward of the building line to the primary road must be landscaped.	20% of the area of the lot must be landscaped with a minimum width of 1.5m.  25% of the area forward of the building line to the primary road must be landscaped.	25% of the area of the lot must be landscaped with a minimum width of 1.5m.  25% of the area forward of the building line to the primary road must be landscaped.	35% of the area of the lot must be landscaped with a minimum width of 1.5m.  25% of the area forward of the building line to the primary road must be landscaped.	45% of the area of the lot must be landscaped with a minimum width of 1.5m.  50% of the area forward of the building line to the primary road must be landscaped.
<b>50% of the landscaped area must be located behind the building line of the primary road.</b>					
<b>Principal private open space (PPOS) Minimum area</b>	24m <sup>2</sup> with a minimum width of 3m	24m <sup>2</sup> with a minimum width of 3m	24m <sup>2</sup>	24m <sup>2</sup>	24m <sup>2</sup>
<b>Principal private open space - location requirements</b>	Private open space is to be: <ul style="list-style-type: none"> <li>▪ Located behind the building line to main street frontage</li> <li>▪ Directly accessible from, and adjacent to, a habitable room, other than a bedroom</li> <li>▪ Located to have a northerly aspect, where practical</li> </ul>				
<b>Car parking spaces minimum number</b>	2 spaces required per dwelling in a double garage. No allocated spaces should be forward of the building line.				
<b>Garage door width (front façade only)</b>	Total width of all garage doors must not exceed: <ul style="list-style-type: none"> <li>▪ 3.2m on lots 8m to 12m wide measured at the building line, or</li> <li>▪ 6m if the lot is greater than 12m wide measured at the building line.</li> </ul>				
<b>Underground parking</b>	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
<b>Earthworks</b>	1.5m Maximum cut and fill	1.5m Maximum cut and fill	1.5m Maximum cut and fill	1.5m Maximum cut and fill	1.5m Maximum cut and fill

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<b>Single Dwellings and Alterations/Additions</b>					
<b>Lot Size</b>	<b>330 &lt; 450m<sup>2</sup></b>	<b>450 &lt; 600m<sup>2</sup></b>	<b>600 &lt; 900m<sup>2</sup></b>	<b>900 &lt; 1500m<sup>2</sup></b>	<b>&gt;1500m<sup>2</sup></b>
<b>Privacy</b>	Privacy considerations must be determined on merit. As a guide windows in habitable rooms, other than bedrooms, that the floor level is more than 1m above ground level and less than 3m from the side and rear boundary may require privacy screens				
<b>Fences and retaining walls</b>	<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, except for corner lots (see diagram under 6.2)</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 behind the building line.</p>				
<b>Clothes drying</b>	Provide an area capable of accommodating an open air clothes drying area screened from public street				
<b>Garbage area</b>	<p>Locate behind building line</p> <p>Area must accommodate a minimum of 3 waste bins</p>				

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## Section C: Energy Efficiency, Waste and Water Conservation

### 6.10 Thermal performance

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

#### Building Performance Objectives

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

#### Building Performance Controls

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

### 6.11 Solar Access

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

#### Objectives

- 1) Allow adequate daylight into habitable room windows.
- 2) Minimize 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) Buildings shall be designed to take advantage of energy saving technology such as solar panels.
- c) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves and louvres.
- d) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.

### 6.12 Energy and Natural Ventilation

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



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## Objectives

- 1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
- 2) Reduce energy consumption within the Googong township.
- 3) Promote greater energy efficiency and ecologically sustainable development.

## Controls

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

## 6.13 Waste Management

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

### Objectives

To ensure the efficient storage and collection of wastes and recoverable resources by adopting the following principles:

- 1) Hygiene and cleanliness are a priority.
- 2) Storage and collection systems shall be as simple to use and intuitive as possible.
- 3) Storage and collection systems shall aim to maximise source separation of recoverable resources (e.g. recyclables, organics).
- 4) To avoid the generation of waste through appropriate design, material selection and building practices.

### Controls

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

## 6.14 Water Conservation

### Objectives

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

### Controls

- a) All dwellings are to be connected to the Googong reticulated alternate water supply system. This is to be done by connecting to the toilets and at least two outside taps with a minimum of one to the front and rear of the dwelling.
- b) Water conservation measures identified in any BASIX certificate must be incorporated into the development.
- c) Water storage tanks are to be provided and must be connected to the cold water tap that supplies each clothes washer.

## Section D: Environmental Management

### 6.15 Soil and Salinity

#### Objectives

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

#### Controls

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

### 6.16 Excavation and Fill

#### Objectives

- 1) Minimise the extent of excavation and fill.
- 2) Ensure that the built form responds to the topographical constraints of the Googong 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 excavation 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) The maximum height of retaining walls shall be 1.5m.
- c) Where terraced walls are proposed the minimum distance between each step is 0.5m.
- d) Batters shall be limited to a maximum gradient of 1 vertical: 4 horizontal.
- e) Proposed excavation or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

### 6.17 Stormwater Management and Flooding

#### Objectives

- 1) Ensure that all development within the Googong township incorporates stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways.

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- 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) All stormwater generated on site is to discharge to Council stormwater system.
- b) Water storage tanks to be provided where BASIX certificates requires such items.

### 6.18 Bushfire Management

Applicants are advised to consult the following publication: *“NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 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 Queanbeyan City Council Bush Fire Prone Land Map. The Report is to identify the vegetation type, distance to vegetation and slope under the hazard on the allotment and surrounding allotment, in order to establish the level of bush fire threat associated with the allotment.
- b) The recommendations of the Bushfire Assessment report must be incorporated into the design of the proposed development. That design may require further

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amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).

### 6.19 Aboriginal Heritage

#### Objectives

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

#### Controls

- a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 2.
- b) 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.
- c) A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits.
- d) Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.
- e) Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974*.

### 6.20 European Archaeological Heritage

#### Objectives

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

#### Controls

- a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 2.
- b) 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.
- c) If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

### 6.21 Tree Retention and Biodiversity

#### Objectives

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

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### Controls

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

### 6.22 Land Contamination Management

#### Objectives

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

#### Controls

- a) Development applications for development in *Areas of Environmental Concern (AEC)* as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands*. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
- 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 EPA's (now DECC) 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 use.

### 6.23 Odour

#### Objectives

- 1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant.

#### Controls

- a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 250m of the proposed or operating sewerage treatment plant is to be accompanied by a Level 3 Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The

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assessment is to be undertaken in accordance with the DECCW “*Approved Methods for modelling and assessment of air pollutants in NSW*” 1985.

- b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source.

### 6.24 Development near Googong Dam Foreshores

This clause applies to development on land identified as “*Googong Foreshore Buffer Area*” on the Googong Local Clause Map of the *QPRLEP 2022*.

#### Objectives

- 1) To protect the Googong Dam water supply catchment from inappropriate development that may compromise water supply and quality.

#### Controls

An applicant is to demonstrate to Council that:

- a) The building and associated infrastructure envelope identified for each existing or proposed lot are appropriate having regard to the land capability and the objective of this clause.
- b) The development incorporates an appropriate management regime relating to stormwater run-off, bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.