



# **South Jerrabomberra DCP 2015**

## **Part 10**

### **Neighbourhood Centre including Mixed Use Controls and Principles**

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## Part 10 – Neighbourhood Centre including Mixed Use Controls and Principles

### 10.1 Introduction

This section outlines the objectives, key controls and design principles relating to areas that require further design attention including the Neighbourhood Centres. A Neighbourhood Centre includes any land zoned Neighbourhood Centre, any land included in the Mixed Use zone and any Additional Development Area as identified on the relevant map of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)*. In South Jerrabomberra, they include the Neighbourhood Centres for the Poplars and South Tralee.

Before most types of development can be undertaken within these areas more detailed planning and design controls will be required to be implemented in the form of a DCP amendment to this Plan.

### 10.2 Overall Desired Future Character

The desired future character of the neighbourhood centres is of a low scale node of activity that meets the daily convenience shopping needs of the surrounding residential catchment. It will be designed to be accessed from walkable neighbourhoods and readily accessible by public transport as a transport node. (Refer Staging Plan at Appendix 2)

Development within the neighbourhood centre shall be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The Neighbourhood Centre will be designed to be attractive and safe for pedestrians. Public spaces shall be landscaped and articulated with street furniture and lighting and allow for active and passive recreation and/or spillout zone from adjoining retail or other uses.

Co-location of uses and facilities will be encouraged whilst incorporating the needs of health and aged care providers and facilities for young people within the Neighbourhood Centre. Due to the effects of aircraft noise limiting the potential for any residential development, Shop Top Housing cannot be located across the entire DCP area, including in the Poplars. Any development of this kind, where appropriate, is to be located and designed to avoid impacts from existing uses in the Hume Industrial Estate.

#### The Poplars

The desired future character of the Poplars will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.

The Poplars Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tomsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.

The Business Park precinct is an area of approximately 30ha located south of Tomsitt Drive primarily used to accommodate a business park, environmental conservation and private recreation. It will support a diverse range of business, office and light industrial uses in a high

quality built form and landscaped setting showcased through best practice site planning and urban design provisions with staff and customers in mind. Development should limit any impacts on surrounding neighbourhoods. Buildings are to be designed to respect the topography and landscape features.

### South Tralee

The desired future character for the South Tralee neighbourhood centre will be a purpose built centre to accommodate the needs of the local community. The Neighbourhood Centre will provide a traditional main street shopping experience with an enjoyable pedestrian environment.

### Objectives

- 1) To create a vibrant, mixed use neighbourhood centre that provides a range of retail and community facilities that serve the local population as well as higher density housing options.
- 2) To ensure that the detailed design of the neighbourhood centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.
- 3) Good quality development which has regard to adjoining development in minimising any adverse impacts.

### Controls

- a) Compliance with the relevant controls of Part 3D of the Queanbeyan Development Control Plan 2012 of this part of the development control plan in Business zones where shop top housing is permitted with consent.

## 10.3 Signage

### Objectives

- 1) To ensure that signage (including advertising):
  - i. Is compatible with the desired amenity and visual character of an area.
  - ii. Provides effective communication in suitable locations.
  - iii. Is of high quality design and finish.
- 2) Maintain uniformity and orderly standards for advertising structures, as well as controlling the number and types of advertisements.
- 3) Ensure that the placement and design of advertisements and advertising structures are consistent with the architectural theme and design of a building and that such advertisements are not placed on prominent architectural features of a building including gables or the like.
- 4) Ensure that advertisements and advertising structures do not detract from the streetscape and waterscape of the locality, nor lead to visual clutter through the proliferation of such advertisements.
- 5) Ensure that advertisements and advertising structures do not constitute a traffic hazard to motorists and pedestrians.
- 6) Ensure that advertisements and advertising structures do not interfere with the operation of traffic control signs and signals.
- 7) Ensure equal viewing rights where practical, for all advertisements and advertising structures, and to ensure that such advertisements are affixed and maintained in good structural condition at all times.
- 8) Reduce the proliferation of advertisements and advertising structures by requiring rationalisation of existing and proposed advertisements and the use of common directory boards in proposed and existing multi occupancy developments.

### Controls

- a) Comply with the relevant controls in Part 9 Signage of this DCP for the type of sign proposed.

### 10.4 Safety and Security

#### Objectives

- 1) To create an environment in which people feel safe to walk during the day and night.
- 2) Enhance public safety by reducing opportunities for crime to occur.
- 3) Improve observation of public and private spaces.
- 4) Optimise the use of public spaces and facilities by the community.
- 5) Promote the design of safe, accessible and well maintained buildings and spaces.

#### Controls

- a) Comply with the relevant controls in Clause 2.9 of the Queanbeyan Development Control Plan 2012.

### 10.5 Site Car Parking

#### Objectives

- 1) Ensure that onsite parking for all development is provided to meet the anticipated demand of employees, residents and customers.

#### Controls

- a) Comply with the relevant controls in Clause 2.2 of the Queanbeyan Development Control Plan 2012.

### 10.6 Change of Use

#### Objectives

- 1) To encourage continued use and reuse of existing commercial premises to make the centre financially viable for prospective lessees, landowners and purchasers to establish their proposed business and to promote continued commercial uses and avoid empty premises.
- 2) To encourage a vibrant commercial centre.

#### Controls

- a) Where the use of an existing building is to be changed Council will require that additional car parking (if any) be provided on the basis of the difference between the requirements for the approved/authorised existing use and the proposed use.
- b) Notwithstanding the above control nothing in this plan shall be applied to require that additional parking is required for the change of use of existing lawful commercial premises within the CBD (where there is no increase in floor space proposed) to:
  - i. Business premises
  - ii. Food and drink premises
  - iii. Restaurants
  - iv. Retail premises
  - v. Takeaway food & drink premises
  - vi. Kiosksas defined under the relevant LEP Instrument.

### 10.7 Pedestrian Access and Mobility

#### Objectives

- 1) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition whilst also contributing to the vitality and vibrancy of the public domain.
- 2) To ensure buildings and places are accessible to people with a disability.
- 3) To provide a safe and accessible public domain.

#### Controls

- a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.
- b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the *Disability Discrimination Act 1992* (as amended).
- c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.
- d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.
- e) The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain.
- f) Pedestrian access ways, entry paths and lobbies shall use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.
- g) Any new development providing basement car parks shall make provision for access for persons with a disability.

### 10.8 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 open space, Parks, 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 dwelling unit.

#### 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 3.3m for commercial office and 3.6m 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 as 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. Provide continuous cover along the footpath on streets where such awnings exist.
  - 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.



Shop-top housing Sawtell NSW

Table 1: Shop Top Housing

Shop Top Housing	
<b>Minimum Lot Size</b>	1000m <sup>2</sup>
<b>Lot width (minimum)</b>	25m
<b>Site coverage max</b>	40%
<b>Building Height</b>	As per the <i>QPRLEP 2022</i>
<b>Front setback minimum</b>	First Storey (Ground floor) – Zero setback Second Storey – Zero setback Subsequent Storeys – 6.0m
<b>Corner Lot Secondary Setback (minimum)</b>	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
<b>Side setback minimum</b>	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
<b>Rear setback minimum (excluding garaging)</b>	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
<b>Articulation zone</b>	1.5m articulation zone – 45-50% of width of building
<b>Principle Private Open space</b>	12m <sup>2</sup>
<b>Balcony Minimum area</b>	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 Principle 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>Shop Top Housing</b>	
<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>Number of car spaces (minimum)</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 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

### 10.9 Residential Balconies Associated with Shop Top Housing

#### Objectives

- 1) To provide all dwellings with private open space.
- 2) To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for residents.
- 3) To ensure that balconies are integrated into the overall architectural form and detail of buildings with shop top housing.
- 4) To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.

#### Controls

- a) Where other private open space is not provided, at least one primary balcony should be provided.
- b) Primary balconies shall be:
  - i. Located adjacent to the main living areas;
  - ii. Sufficiently large and well proportioned; and
  - iii. Face away from any views to the Hume Industrial Estate.
- c) Secondary balconies, including Juliet balconies and the like should be considered for additional amenity and choice.
- d) Design solutions should be considered to ameliorate the effect of noise and wind. This could be achieved by:
  - i. Locating balconies facing predominantly north, east or west to provide solar access, unless where necessarily located to avoid views to the Hume Industrial Estate.
  - ii. Utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind.



- iii. Providing balconies with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade in special locations where noise or high winds prohibit other solutions on busy roads or in tower buildings.
  - iv. Choose cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy.
  - v. Ensuring balconies are not so deep that they prevent sunlight entering the dwelling below.
- e) Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include:
- i. Detailing balustrades using a proportion of solid to transparent materials to address site lines from the street, public domain or adjacent development. Full glass balustrades do not provide privacy for the balcony or the apartment's interior, especially at night.
  - ii. Detailing balustrades and providing screening from the public, for example, for a person seated looking at a view, clothes drying areas, bicycle storage or air conditioning units.
  - iii. Co-ordinate and integrate building services, such as drainage pipes, with overall façade and balcony design, for example, drainage pipes under balconies are often visible from below in taller buildings and negatively impact on the overall façade appearance.

### **10.10 All other Residential Development Controls**

#### **Objectives**

- 1) To facilitate residential housing for multiple dwellings, dual occupancies and residential flat buildings in appropriate locations which is of high quality design and complies with Council's guidelines as specified in Part 7 of this DCP.

#### **Controls**

- a) All other permitted residential housing for multiple dwellings, dual occupancies and residential flat buildings are to comply with the controls in Part 7 of this DCP.

### **10.11 Additional Controls for Visual and Acoustic Buffer Land**

Buffer Areas are shown on the Staging Plan Map in Part 3 and Appendix 2.

Buffer to Hume Industrial Area & Goulburn / Bombala Rail Corridor

#### **Objectives**

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

#### **Controls**

- a) Any development within the buffer shall not include noise sensitive uses.

- b) Noise and vibration mitigation measures shall be incorporated into the landscaping and any building design to protect development and occupants of the buffer land and the adjoining land to the east.
- c) Any development shall consider the visual impact of surrounding development.
- d) Landscaping and building forms that screen and mitigate visual impacts shall be identified and incorporated into development to mitigate visual impact identified above.
- e) Any development able to accommodate people is to have habitable rooms located on the side facing away from the Hume industrial area while less sensitive rooms may be located on the side facing the industrial area.
- f) Future development is to provide residential amenity that conforms to relevant noise guidelines, including for Suburban Land in the *NSW Industrial Noise Policy (EPA 2000)*.
- g) Dense planting over 100–150 continuous metres on the Visual and Acoustic Buffer land is to be provided to screen uses at the Hume Industrial Estate.
- h) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
- i) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

### 10.12 Additional Objectives and Controls for Poplars Neighbourhood Centre

The Poplars Neighbourhood Structure Plan (Northside) Appendix 3 provides a general indication of key features to guide the overall layout of the development of the centre.

This plan is to be read in conjunction with the objectives and controls set out below.

#### Objectives

- 1) To ensure that the design, mix and siting of development supports the neighbourhood centre.
- 2) To ensure that design and siting of the development establishes a high quality, vibrant and attractive place.
- 3) To ensure that the arrangement of uses takes into account the residential amenity of the adjacent housing.
- 4) To ensure that the arrangement of uses takes into account and minimises any adverse impacts on the ecological values of the adjoining environmental conservation land.
- 5) To ensure personal safety for workers and visitors to the development.
- 6) To ensure design minimises the opportunity for crime and maximises opportunities for passive surveillance.

#### The Built Form Controls

- a) Development is generally to take the form of 1 to 2 storeys.
- b) The equivalent of 3 storey built form structures may be considered in order to provide variation and diversity and may form part of key signage elements and strategic articulation of the built form.
- c) The design and siting of buildings shall give consideration to providing a transition to the existing residential development.
- d) Where practical, active building frontages at ground level are to define edges to the pedestrian network and public domain elements.
- e) Where practical large format retail uses are to contain active uses along primary pedestrian connections and frontages.
- f) Blank walls are discouraged.
- g) Built form is to include a high level of architectural finish and design.
- h) Articulated and varied architectural forms and facades are encouraged.

### **Public Domain Controls**

- a) Consideration is to be given to the provision of a publicly accessible area such as a public square / pocket park (“village square/green”) to act as a focal point of the neighbourhood centre and is to allow for a range of uses including open air dining, temporary events, seating, resting, social interaction and children’s play.
- b) The location of the public square/pocket park is to be determined as part of the detailed layout, design and siting of the neighbourhood centre.
- c) Publicly accessible areas are to include a high quality landscape design, a mix of soft and hard landscaping and incorporate street furniture and lighting to contribute to the character of the centre.

### **Access and Mobility Controls**

- a) Pedestrian links are to be open and the pedestrian network within the Neighbourhood Centre is to facilitate movement between the centre and any new bus stop that might be provided, central public spaces, retail facilities and the carparking areas.

### **Landscaping and Edge Treatment Controls**

- a) The landscaping of a sufficient width and suitable species shall be provided around the perimeter of the neighbourhood centre including Tomsitt Drive
- b) The landscape buffer along the eastern edge of the centre shall be designed to provide a suitable buffer to minimise any impact on the amenity of the adjacent residential area.
- c) Landscaping along the northern edge shall be designed to minimise any adverse impact to the environment / conservation values of the adjoining land.
- d) Landscape edge to Tomsitt Drive shall provide a suitable address whilst also retaining visibility for the commercial uses along the frontage.
- e) All landscape areas shall be designed in accordance with safer by environmental design practices.

### **Safety and Surveillance Controls**

- a) Buildings should be designed to overlook public domain areas and provide casual surveillance.
- b) Building entrances should be orientated towards the street wherever possible to ensure visibility between entrances, foyers, car parking areas and the street.
- c) Appropriate lighting should be provided to all cycle and pedestrian paths, bus stops, car parks and buildings.
- d) Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.
- e) Consideration should be given to the use of landscape elements so as to not compromise the perceived level of safety.