



**Queanbeyan
Development
Control Plan 2012
Part 3C
Dual Occupancy,
Multi-Dwelling
Housing, and
Residential Flat
Buildings**

Principal Plan Adopted by Council:	12/12/2012
Reference number:	SF160793/01
File No:	C1842171

Part 3C Dual Occupancy, Multi-Dwelling Housing, and Residential Flat Buildings

Contents

3C.1 Introduction.....	4
3C.1.1 Purpose of this Part.....	4
3C.1.2 Objectives applicable to Dual Occupancies, Multi-Dwelling Housing, and Residential Flat Buildings	4
3C.1.3 Relationship to Other Plans, Council Policies and the Like	4
3C.2 How Does this Part Work?.....	5
3C.3 Definitions.....	5
3C.4 What are Neighbourhood Character Areas.....	5
3C.4.1 Neighbourhood Character Statement - Precinct 1.....	6
3C.4.2 Neighbourhood Character Statement - Precinct 2.....	8
3C.4.3 Neighbourhood Character Statement - Precinct 3.....	8
3C.4.4 Neighbourhood Character Statement - Precinct 4.....	9
3C.4.5 Neighbourhood Character Statement - Precinct 5.....	9
3C.4.6 Neighbourhood Character Statement - Precinct 6.....	9
3C.4.7 Neighbourhood Character Statement - Precinct 7.....	10
3C.4.8 Neighbourhood Character Statement - Precinct 8.....	10
3C.5 Controls	10
3C.5.1 Design	10
3C.5.2 Site Size and Density	12
3C.5.3 Setbacks	14
3C.5.4 Height.....	15
3C.5.5 Solar Access	16
3C.5.6 Fencing	17
3C.5.7 Primary Private Open Space	20
3C.5.8 Visual And Acoustic Privacy	21
3C.5.9 24	
3C.5.9 Safety And Security	25
3C.5.10 Access And Mobility	26
3C.5.11 27	
3C.5.11 Car Parking, Driveways And Manoeuvring Areas	27
3C.5.12 Stormwater Management	28
3C.5.13 Site Facilities	29
3.5.13.1 General Site Facility Controls	29
3.5.13.2 Waste Storage.....	29
3.5.13.3 Location of Storage Areas	30

Queanbeyan Development Control Plan 2012

3.5.13.4 Ongoing Management	31
3.5.13.5 Other Facilities	31
3.5.13.6 Water Meters	32
3C.5.14 Landscaping	33
3C.5.15 Dual Occupancy Housing	34
3.5.15.1 Dual Occupancy General Controls	34
3.5.15.2 Dual Occupancy Design Requirements	35
3C.6 State Environmental Planning Policy 65 – Design Quality of Residential Apartments	36
3C.7 Specific Requirements for Dual Occupancy, Multi Dwelling Housing and Residential Flat Building Applications	36
3C.7.1 Site Analysis Plan	36
3C.7.2 What to Include in a Site Analysis Plan and Statement of Environmental Effects?37	
3C.7.3 Model and Photo Montage	38
3C.8 Energy Performance and Sustainability	38

Part 3C Dual Occupancy, Multi-Dwelling Housing, and Residential Flat Buildings

3C.1 Introduction

3C.1.1 Purpose of this Part

Dual occupancy housing, multi-dwelling housing and residential flat buildings are becoming an increasingly popular choice of residential accommodation in the city as average household sizes decline. Council is committed to ensuring that these types of developments are high quality, well-designed and contribute to the aesthetics of the neighbourhood they are located in.

This part of the plan outlines requirements for the following types of development:

- Dual occupancy
- Multi dwelling housing; and
- Residential flat buildings;

on land zoned R3 Medium Density Residential, R4 High Density Residential, B3 Commercial Core and B4 Mixed Use under the *Queanbeyan Local Environmental Plan 2012*.

3C.1.2 Objectives applicable to Dual Occupancies, Multi-Dwelling Housing, and Residential Flat Buildings

Objectives of this part are:

- 1) To provide minimum standards that allow for innovative design in buildings;
- 2) To enhance the amenity for residents within dual occupancy houses, multi-dwelling houses, and residential flat buildings;
- 3) To promote urban design that contributes positively to the aesthetics of the streetscape and public domain;
- 4) To protect neighbouring residents from negative amenity impacts;
- 5) To provide a diversity of housing types to suit a range of people's needs; and
- 6) To support environmentally sustainable design principles.

3C.1.3 Relationship to Other Plans, Council Policies and the Like

There are a number of clauses in State Environmental Planning Policies that may need to be considered for dual occupancies, multi-dwelling housing, and residential flat building development.

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) is a key State policy in respect of promoting high quality urban design, and this part of the plan has been prepared to be consistent with the SEPP to improve the design of residential flat developments of three or more storeys, containing four or more dwellings.

All applications for residential flat buildings of three or more storeys and containing four or more dwellings, must be prepared by a NSW Registered Architect. Further, all such applications must be accompanied by a Design Verification Statement indicating how the Design Quality Principles of SEPP 65 have been achieved, together with a statement that the development has been designed by a registered architect in accordance with the SEPP 65 Regulation.

SEPP 65 also requires that the development standards and guidelines in the Residential Flat Design Code (RFDC) and Residential Flat Pattern Book published by the Department of Planning (refer to: <http://www.planning.nsw.gov.au/~media/Files/DPE/Manuals-and-guides/residential-flat-design-code-2002-02.ashx>) are to be taken into consideration in the

Queanbeyan Development Control Plan 2012

design and assessment of residential flat buildings to which the SEPP applies. In assessing such applications, Council will have regard to those standards in the RFDC which are not covered by this Part of the DCP. The SEPP 65 – Design Quality Principles are shown at Section 3.7 of this Part.

A number of heritage requirements and additional local provisions may also apply, these are set out in Part 4 Heritage Conservation of this DCP.

Where a building is constructed prior to 1960 is proposed to be demolished, Council requires the building to be inspected by Council's Heritage Advisor to determine if there is potential heritage significance. If the building has potential heritage significance a Heritage Impact Statement is to be submitted with the Development Application. These records also help to ensure that a record of Queanbeyan's building stock is retained for posterity (for more information refer to Part 4 of this DCP).

Residential development may also generate what is known as development contributions. Should the development be approved these are payable prior to work commencing. The *Queanbeyan City Council Section 94 Contributions Plan 2012* and the *Queanbeyan Development Services Plans for Water Supply and Sewerage* can be found at Council's website.

3C.2 How Does this Part Work?

The part is divided into various design components each of which contain objectives, performance criteria and prescriptive measures.

The objective may be implemented by meeting both the performance criteria and the prescriptive measures. Meeting performance criteria enables the development of innovative schemes that meet the particular characteristics of an individual site.

Prescriptive measures are requirements that Council consider are likely to meet the objectives and performance criteria of the particular control element. Compliance with the prescriptive measure does not guarantee approval of an application, the application must also achieve the element objectives and performance criteria.

3C.3 Definitions

For definitions of terms refer to the *Queanbeyan Local Environmental Plan 2012*.

3C.4 What are Neighbourhood Character Areas

Council has prepared a number of Neighbourhood Character Statements for a number of Neighbourhood Character Areas (Figure 1) to guide development outcomes in the R3 and R4 residential zones and the B3 and B4 business zones under the *Queanbeyan Local Environmental Plan 2012*.

Although the housing, built form, landscaping forms and styles vary from street to street and even within each block, recurrent themes have been identified in particular precincts and these are set out in the Neighbourhood Character Statements below and as identified on Figure 1 (over). New development should broadly continue the themes, forms and patterns that have helped to establish the character of the different localities and as set out in these Statements.

To achieve these outcomes for future development the following principles will apply:

- 1) New residential development is to be designed to be consistent with the landscape and streetscape character of the neighbourhood.
- 2) The appearance of new housing is to be visually compatible with the main themes and features that characterise the neighbourhood.

Queanbeyan Development Control Plan 2012

- 3) New residential flat buildings are to be designed to reflect site planning and building siting requirements outlined in this plan.
- 4) Where a proposed new building is adjacent to established areas characterised by other building types, the form and massing should be sympathetic to their character.
- 5) The height of development shall comply with relevant provisions of the *Queanbeyan Local Environmental Plan 2012*.

3C.4.1 Neighbourhood Character Statement - Precinct 1 Bounded by High Street, Erin Street, Lowe Street, Rutledge Street, Trinculo Street and Booth Street

This central area of Queanbeyan includes the Central Business District, Queanbeyan River foreshore and parklands, and, established low and high rise residential flat development. Much of the land zoned R4 under the *Queanbeyan Local Environmental Plan 2012* been developed for residential flats. A number of motel buildings located in the precinct would be suitable for residential redevelopment at a future date.

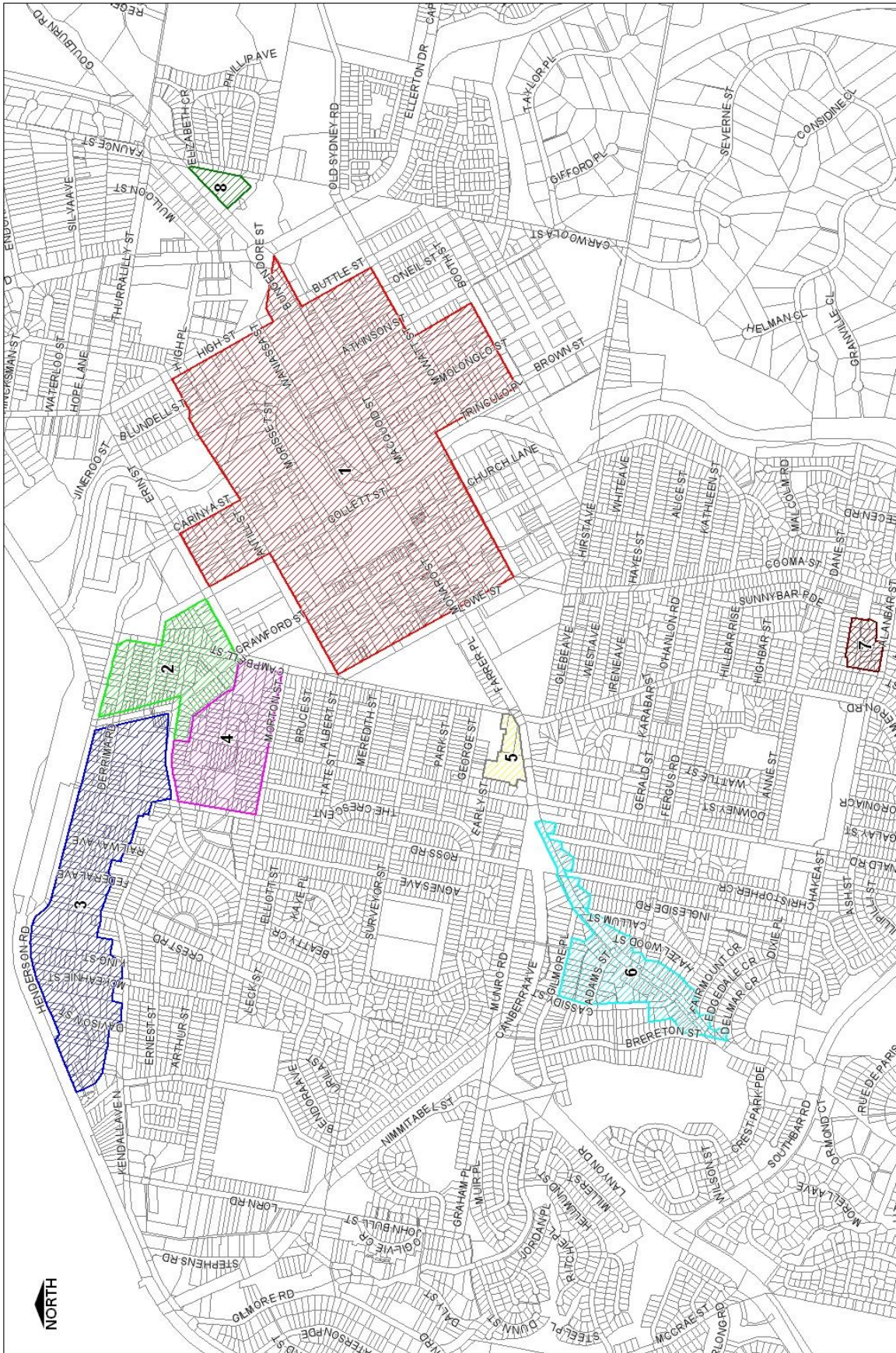
Typically development in this precinct is four storeys in height (14m) given the large number of existing residential buildings in the locality.

High rise development should focus around the Central Business District and existing pedestrian and public transport networks should be encouraged.

New development to be designed and in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.

Queanbeyan Development Control Plan 2012

Figure 1: Neighbourhood Character Areas



Print Date: 24 July 2012
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 Legend
 Precinct 1
 Precinct 2
 Precinct 3
 Precinct 4
 Precinct 5
 Precinct 6
 Precinct 7
 Precinct 8
 Development Precinct Plan
 Disclaimer: Data not guaranteed to be free of omission or commission. Data only valid at date of printing.

3C.4.2 Neighbourhood Character Statement - Precinct 2

Area bounded by Crawford Street, Henderson Road, Campbell Street, Collett Street and Erin Street

This area comprises part of the Railway Height Subdivision Estate established in 1913. The area has retained much of its single storey detached housing character although few buildings of heritage significance remain.

This precinct is predominantly comprised of single storey older detached houses of weatherboard, fibro and brick construction with metal and tile roofs. Many of the houses have been substantially altered or renovated. Land along Crawford Street contains motel buildings and commercial premises. Some limited residential flat development infill has occurred within the area near the railway.

The land is within close walking distance to the Central Business District, railway station, hospital, parklands, bus routes and other community facilities.

A two storey height limit (8.5m) is recommended for the area to preserve the existing residential scale and character. A two storey height limit in Crawford Street in the vicinity of the Queanbeyan Hotel will ensure the heritage and iconic landmark prominence of this building is not undermined.

The form and massing (the arrangement of the building bulk and articulation of building parts) of new residential flat development should be sympathetic to the existing residential character.

Maintaining visual and acoustic privacy, protection of views and sunlight for existing residents is essential.

3C.4.3 Neighbourhood Character Statement - Precinct 3

Bounded by Henderson Road, Crawford Street and Uriarra Road

This precinct is part of the old Davidson estate released in 1913, Bulls subdivision released in 1924, Walsh & Mason subdivision released in 1925 and the Killard Estate released in 1917. The majority of houses were built after 1913. Over the years these houses have been renovated, changed or demolished and new developments taken place. So the overall characteristics or particular style of the many houses of the early 1920's have been lost.

Those houses of any heritage significance remaining are characterised as follows:

The houses represents free standing single storey Californian Bungalow Style (Inter War Period) in a suburban blocks, with informal lawns and gardens.

Typical characteristics are double fronted cottage form with low-pitched roofs (predominantly gabled) facing the streets.

Corrugated iron is the common roofing materials. The roof has wide overhanging eaves and simple sharp-ended bargeboards.

Structural elements expressed like exposed rafters are common in the area reflect the style of the inter war period. Gable ventilators are also very common in the area.

Favoured materials for walls are timber weatherboards and fibro, sometimes roughcast brickwork or plastered concrete. The base course for most of the houses is of bricks.

Exterior walls of some of the concrete houses are dressed ashlar and rock faces quoins or smooth quoins and rock-faced exterior wall.

Verandahs are usually under a separate skillion roof or broken back roof although many are now closed in.

This area whilst currently developed for low and high rise residential development still has substantial areas remaining for further high density residential development.

Queanbeyan Development Control Plan 2012

The land is in close proximity to the Queanbeyan Railway Station, bus routes and within walking distance to the Central Business District.

Continued development at four storey height limit (14m) is appropriate given the high number of existing four storey residential buildings in the locality.

New development should be designed in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood. Where new development is in close proximity to any heritage significant buildings the building should be designed with the above elements in mind.

The design elements relating to visual and acoustic privacy, protection of views and sunlight are critical. New building design should not mimic existing architectural styles of residential flat buildings that were established in the 1970's and 1980's.

High standard architectural designed buildings are encouraged complying with *State Environmental Planning Policy No. 65* and the provisions of this plan.

3C.4.4 Neighbourhood Character Statement - Precinct 4

Land bounded by Uriarra Road, Ross Road, Morton Street, Campbell Street & Crawford Street

This area is part of the Killard Estate established in 1917. Within this area there are a small number of heritage significant dwelling houses built in the mid 1930's. These dwellings are of single storey construction of brick, weatherboard, fibro and corrugated iron roof construction. They generally contain separate skillion verandah roofs with slender timber columns and gable roofs.

The remainder of this area comprises commercial development along Crawford Street, a nursing home in Campbell Street, a number of residential flat buildings of single to four storey height and detached dwellings of various construction and design standards.

A four storey height limit (14m) is suitable in this area in keeping with existing two, three and four storey residential unit development that has occurred.

New development will need to take into account the critical design elements relating to privacy, solar access and amenity to minimise impact on adjoining residential occupants. Existing streetscape and landscape elements should be included in the design.

New building design should not mimic existing architectural styles of residential flat buildings.

High standard architectural designed buildings are encouraged complying with *State Environmental Planning Policy No. 65* and the provisions of this plan.

3C.4.5 Neighbourhood Character Statement - Precinct 5

Kawaree Gardens Retirement Village Canberra Avenue

This land comprises the Kawaree Gardens Retirement Village. The land is fully developed comprising single and storey buildings. A maximum height of two storeys (7.5m) is recommended for this site.

3C.4.6 Neighbourhood Character Statement - Precinct 6

Area is generally bounded by Tharwa Road, between Brereton Street and McIntosh Street

This area comprises a mix of detached dwelling houses and single and two storey multi unit dwellings. The dwelling houses consist of predominantly brick and tile roofs with a lesser number of weatherboard and fibro dwellings.

A two (2) storey height limit is recommended for the area to preserve the existing scale and character of this residential neighbourhood.

Queanbeyan Development Control Plan 2012

New development should be designed in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.

The design elements relating to design, visual and acoustic privacy, protection of views and sunlight are critical to protect the amenity of existing residents.

3C.4.7 Neighbourhood Character Statement - Precinct 7

Frontage to Oleria Street and Lily Place

This area consists of modern brick and tile dwellings and one two storey townhouse development.

New development should be designed in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.

The design elements relating to design, visual and acoustic privacy, protection of views and sunlight are critical to protect existing residential amenity.

3C.4.8 Neighbourhood Character Statement - Precinct 8

Bungendore Road, Warroo Street and Carwoola Street

This area consists of single and storey detached dwellings and a limited number of multi unit dwellings.

New development should be designed in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.

The design elements relating to design, visual and acoustic privacy, protection of views and sunlight are critical to protect existing residential amenity.

3C.5 Controls

3C.5.1 Design

Objectives

- 1) That the design of new residential development takes into account the relevant neighbourhood character statements.
- 2) New residential development should broadly continue the themes, forms and patterns that have helped establish the character of the different neighbourhood localities. To achieve these outcomes the following principles will apply:
 - i. Design new residential development that is consistent with the landscape and streetscape character of the neighbourhood including any emerging urban renewal character.
 - ii. Ensure the appearance of new residential development is visually compatible with the main themes and features that characterise the neighbourhood.
 - iii. Design new buildings to reflect the site planning and building siting requirements outlined in this plan as well as the surrounding design character of established built urban areas or adjacent heritage buildings.

Controls

Performance Criteria

Design and Orientation

- a) To ensure the appearance of new residential development is visually compatible with the main themes and features that characterise the neighbourhood.
- b) Dwellings with a street frontage shall orientate the main entrance and at least one living area towards the street.

Queanbeyan Development Control Plan 2012

- c) To promote variation of building facades (including addressing both streets for corner sites) and design through the choice of materials, detailing, window treatments, colour and finishes and add visual interest to the street. The inclusion of verandahs, balconies and awnings can help break up the bulk of the building. Justification will be required for 100% face brick facades or 100% rendered and painted brick and will be assessed on merit.
- d) Design is to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation. A side wall must be articulated if it has a continuous length of over 10m. Exterior walls and windows facing south should be minimised
- e) To encourage the use of split level or stepped development on steep or sloping sites to minimise excessive external cut.
- f) That buildings enhance the streetscape through the use of suitable built form design and landscaping.
- g) Rooflines that have continuous long runs will not be supported. Rooflines should be provided with articulation and stepping and should be generally consistent with the existing roof forms within the street. Flat or skillion roofs for multi dwelling housing will not generally be permitted where the dominate roof form is of a pitched character. Roof materials and colours should complement the existing types in the locality.
- h) Buildings are not to exceed a total length of 45m. Wall planes are to be articulated every 10m in length. Buildings must be separated by a minimum distance of 6m unless in the case of dual occupancy and multi dwelling housing where the existing dwelling is retained, the setback may be reduced to 3m for new single storey development adjoining the nearest existing building and 4m for new two storey development adjoining the nearest existing dwelling.

Driveways, Garages and Parking

- a) Driveways should avoid a “gun barrel” effect by suitable curving, siting of buildings and the incorporation of a variety of paving material and soft landscaping adjacent to the dwellings and alongside boundaries.
- b) To discourage garages and in particular garage doors and basements from visually dominating the streetscape.
- c) Basement car parking and the garage doors are not to exceed more than 50% of the street elevation of the building. Security grills/screens, ventilation louvres and car park entry doors are to be integrated with the overall façade design.

Fencing and Service Areas

- a) Front fences should complement the streetscape, where a predominant pattern or style of fencing is established in the street. Details of fencing are to be submitted with the development application. Where development adjoins a heritage site the fencing is to complement that of the existing fencing of the heritage site fronting the street and along the adjoining side boundaries. Colorbond™ (metal) type fencing will not be permitted in these circumstances.
- b) Bin structures should be should well designed and considered as part of the appearance of the overall development and should not dominated the streetscape. They should be integrated with the streetscape and landscape of the proposed development.

Queanbeyan Development Control Plan 2012

Verandahs and balconies

- a) Front verandahs and windows are to be situated to maximise observation of pedestrian and vehicle movements.
- b) Balconies on upper level of dwellings that have the potential to overlook adjoining properties must ensure adequate screening measures are incorporated to avoid loss of privacy to neighbouring property. Balconies are encouraged where they address public open space, communal open space, private driveways or the street. Balconies are not to overlook adjoining private open space areas without adequate screening measures.

A heritage analysis by a qualified architect/heritage advisor must be undertaken before designing any buildings adjoining or in the vicinity of heritage items. The design and façade treatment should be informed by a heritage assessment and a formal Heritage Impact Statement must accompany the final design to ensure the significance of the heritage item is protected.

3C.5.2 Site Size and Density

Objectives

- 1) To control the density of development to promote a mix of housing and to control the scale of development to promote a medium to high density residential environment.
- 2) To ensure the development sites have sufficient area and width that maximises the development potential of land and improves the quality and variety of design through compliance with Council's DCP.

Controls

Performance Criteria

- a) Density of development should be in keeping with the medium to high density character of the area which promotes up to four storey multi-unit housing.
- b) Buildings should provide a mix of dwelling types.
- c) The area of the site covered by impervious surface (including roofed areas, paving, driveways etc.) should be minimised to reduce stormwater runoff from the site and maximise landscaped open space.

Prescriptive Measures

a) Site Width and Size

- i) Dual occupancy, multi dwelling housing and residential flat building development shall comply with Clause 4.1B of the *Queanbeyan Local Environmental Plan 2012*.
- ii) For multi dwelling housing and residential flat buildings the following minimum lot area and dimensions in Table 1 apply:

Table 1 – Minimum Lot Areas for Multi Dwelling Housing and Residential Flat Buildings

Dwelling Type	Minimum Width at Building Line	Minimum Area (as per QLEP 2012)
Multi Dwelling Housing	18 metres	750m ²
Residential Flat Buildings	24 metres	1000m ²

In Council's experience development sites having a width less than 18m and 24m are not capable of reasonable compliance with this Development Control Plan for the purpose of multi dwelling housing or residential flat development.

Queanbeyan Development Control Plan 2012

- iii) Council requires the consolidation of more than one existing residential holding for residential flat or multi housing development in a way that improves both the quality and variety of design.
- iv) The consolidation of properties also enables development that maximises the potential of land to best achieve urban consolidation objectives. For this reason also Council does not permit individual properties being left between two developments in a manner that would limit its future development potential for development and/or otherwise impact on its value.
- v) Where consolidation has not been achieved through reasonable negotiation efforts lots of less than 18 metres width for multi dwelling housing or lots less than 24 metres width for residential flat buildings will have development density reduced in accordance with the provisions in Table 2.

b) Site Density

The density of development should be consistent with Table 2 below:

Table 2 - Density of Development

Dwelling Size	Minimum Site Area per Dwelling							
	Precincts 1, 3, 4 and B3 and B4 zones not specified within a Precinct*				Precincts 2, 5, 6, 7, 8 and R3 zones not specified within a Precinct*			
	Medium Density Lot Width		High Density Lot Width		Medium Density Lot Width		High Density Lot Width	
	<18m	>18m	<24m	>24m	<18m	>18m	<24m	>24m
1 Bedroom	80m ²	65m ²	80m ²	65m ²	165m ²	128m ²	165m ²	128m ²
2 Bedroom	115m ²	90m ²	115m ²	90m ²	215m ²	180m ²	215m ²	180m ²
3 Bedroom	160m ²	125m ²	160m ²	125m ²	300m ²	248m ²	300m ²	248m ²
4 Bedroom	215m ²	165m ²	215m ²	165m ²	420m ²	330m ²	420m ²	330m ²
<i>*Refer to Development Precinct Plan in Figure 1</i>								

- i) Where individual 'isolated lots' are currently located between existing multi dwelling housing or residential flat buildings at the date on which these amendments become effective, Council will consider an application for units on merit based on the reduced density provisions above. The minimum lot area requirements specified above however must be satisfied.
- ii) All developments should provide a mix of dwelling sizes and types. The approximate number of dwellings that may be accommodated on a site is calculated by dividing the minimum site area per dwelling into the site area. Other requirements detailed in this plan such as setbacks; amenity; water and energy efficiency; carparking; landscaping and other statutory requirements must also be considered. These will generally limit the potential for development of the site, and in some cases the number of dwellings that can be accommodated on a development site.
- iii) For dual occupancy development requirements see Section 3.6.14 of this DCP.

c) Battleaxe Lots

- i) Development (except dual occupancy) will not be permitted if the only access to the site is via a battle axe driveway or right of way.

d) Site Coverage

- i) The site coverage of multi-dwelling housing and residential flat buildings should not exceed 40% of the site area.

3C.5.3 Setbacks

Objectives

- 1) To preserve and enhance the existing streetscape;
- 2) To maintain adequate space between buildings and public places to allow for privacy;
- 3) To provide equitable access to light and sunshine; and
- 4) To accommodate landscaping and the deep planting of trees, particularly at the rear of the building.

Controls

Performance Criteria

- a) Setbacks should complement the streetscape.
- b) Lower scale development may be permitted to encroach within the setback area where it enhances the design of buildings and complements the streetscape.
- c) Setbacks should provide for sufficient landscaping to reduce the bulk and scale of buildings.
- d) Building elements within a setback encroachment area should provide a transition in building form to reduce bulk and scale.

Prescriptive Measures

a) Front Road Setbacks

First 2 storeys (building height up to 8.5m):

- i. A minimum setback of 6 metres should be provided to the main street frontage.

3 or more storeys (building height 11m-14m):

- ii. A minimum setback of 7.5m should be provided to the main street frontage.

Curved Frontages:

- iii. For development on a large curved frontage with two other boundaries, a building line of 5 metres for up to 2 storeys (*building height up to 8.5m*) and 6.5 metres for 3 to 4 storeys (*building height 11m-14m*) applies for the length of the curved frontage.

Corner sites:

- iv. The minimum setback to the side street shall be in accordance with the side setback table below (Table 3).

b) Side and Rear Setbacks

Table 3 Side and Rear Setbacks

Number of Storeys (height in metres)	Minimum Setback from Side and Rear Boundaries
1 (6m)	3.0m
2 (8.5m)	3.5m
3 (11m)	4.0m
4 (14m)	5.0m

c) Setback Encroachments

- i) The building should incorporate modulated building elements, including roofed balconies, with transitional setbacks to reduce the bulk and scale of the building.
- ii) The only projections which will be permitted in the setback areas are roof eaves and sunhoods. Roof eaves and sunhoods may project into the setback by a maximum of 600mm.

d) Setback Between Buildings

- i) Setbacks between separate internal buildings on a development site are to be a minimum of 6m to ensure solar energy, privacy, amenity, open space, landscaping and visual quality is maintained. The setbacks will also assist in breaking up the bulk and scale of buildings particularly for larger scale developments.
- ii) A minimum 3m setback (for single storey) and 4m setback (for 2 storeys) between buildings will be permitted for detached dual occupancy or for multi dwelling housing where the existing dwelling at the street frontage is retained. The reduced setback provisions will only apply between the existing dwelling and the new building nearest to it.

e) Setback for Underground Parking

- i) To allow adequate soil depth for the growth of trees, underground car parking areas and excavation should reflect the front building setback and be a minimum of 3m from side and rear property boundaries.

3C.5.4 Height

Objectives

- 1) To control the height of residential flat buildings within each zone;
- 2) To be consistent with the future desired character of the locality;
- 3) To minimise disruption to views, ensure no loss of privacy and loss of sunlight to existing residential development;
- 4) To provide sunlight access to private open spaces within the development site and maintain adequate sunlight access to private open spaces and windows of living spaces of adjacent buildings.

Controls

Prescriptive Measures

- a) Maximum building heights within Residential Zones are prescribed by Clause 4.3 of *Queanbeyan Local Environmental Plan 2012* and shown on the Height of Buildings Map.
- b) Ceiling height for all floors is to have a minimum floor to ceiling height of 2.7m for all SEPP65 developments.
- c) Basement height shall be a minimum of 2.2 metres from floor to ceiling, to allow for sufficient clearance space for vehicles.
- d) Underground car parking areas are permitted to extend above ground level to a maximum of 1.2m to achieve natural ventilation. Any podium level resulting from the basement carpark extending above ground level is to be integrated into the building design.

3C.5.5 Solar Access

Objectives

- 1) To facilitate energy efficient design and layout of residential flat building development through the use of energy efficient principles and practices;
- 2) To preserve solar access to north facing solar collectors, private open space and clothes drying facilities of multi-dwelling housing and residential flat building developments;
- 3) To encourage the use of renewable energy sources; and
- 4) To achieve landscape design that does not inhibit the energy and solar efficiency of individual dwellings.

Controls

Performance Criteria

- a) Rooms generally used during the daytime should be capable of receiving adequate sunlight.
- b) Dwellings should be sited so that the long axis or length of the building faces to the north to maximise the amount of sunshine the dwellings and open space areas receive in winter.
- c) Dwellings should not unreasonably obscure sunlight to habitable rooms, solar collectors or open space of adjoining development during the winter months.
- d) The orientation, layout and shape of dwellings should take into account any overshadowing by adjacent buildings, structures or trees during the winter months.

Prescriptive Measures

- a) Development should not overshadow more than 50% of public open space areas including parks and recreational facilities between 9.00am and 3.00pm on 21 June (winter solstice).
- b) Unless site conditions dictate, buildings adjacent to existing residential development should be designed to allow at least three hours of sunshine to the primary private open space required for adjacent dwellings between 9.00am and 3.00pm on 21 June (winter solstice).
- c) Buildings should be designed to allow north facing windows to living areas of adjacent dwellings to receive three hours of sunshine between 9.00am and 3.00pm on 21 June over a portion of their surface (winter solstice)
- d) Shadow diagrams should be submitted for building of two storeys or more illustrating surrounding development and shadows cast at 9.00am, 12 noon and 3.00pm on 21 June. (Winter solstice) The shadow diagrams are to show the impact of the proposal on the site and on adjoining sites. Such diagrams should be prepared by an appropriate professional, be based on a survey of the site and buildings on adjoining sites and include details of finished ground levels.
- e) At least 50% of the primary private open space area for at least 80% of all dwellings within a development must receive a minimum of 3 hours direct sunlight between 9.00am and 3.00pm on 21 June (winter solstice).
- f) Living rooms for at least 80% of all dwellings within a development must receive a minimum of 3 hours direct sunlight hitting their primary window surfaces between 9.00am and 3.00pm on 21 June (winter solstice).

Note: True north should be used when preparing shadow diagrams and orientating buildings.

3C.5.6 Fencing

Objectives

- 1) To ensure fencing defines the boundaries between public, private and communal land.
- 2) To ensure fencing contributes to the aesthetic qualities of the streetscape.
- 3) To enhance the usability of primary private open space (POS).
- 4) To offer acoustic and visual privacy on busy roads, where appropriate.
- 5) To avoid long expanses of solid masonry, timber paling or colourbond blank walls.
- 6) To require open elements within the fence design in some circumstances to enable passive surveillance of public, private and communal land.
- 7) To integrate landscaping into fencing design to minimise its visual impact.

Definitions

For the purposes of this clause the following definitions apply:

- **primary road frontage** means the road to which the front of a building on a lot faces or is proposed to face; and
- **secondary road frontage** means, in the case of a corner lot that has boundaries with adjacent roads, the road that is not the primary road.

Controls

Fences behind the building line of the primary road frontage

- a) Side and rear boundary fences:
 - i) No higher than 2.1m above ground level (existing).
 - ii) Barbed wire and electric fencing is not permitted.
 - Highly reflective materials will not be supported.
- b) Corner blocks (Secondary Street frontage):
 - i) Be not higher than 2.1m above ground level (existing) for 50% of the secondary street frontage. Open elements are required for the portion of fencing that is above 1.8m.
 - ii) Any gates are to swing open within the property.
 - iii) Must not interfere with the ability of vehicles to safely manoeuvre.
 - iv) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
 - v) Barbed wire and electric fencing is not permitted.
 - vi) Highly reflective materials are not supported.

Fences – forward of the building line for the primary road frontage

- a) Any fence located along the boundary of, or within the setback area to, a primary or secondary road must:
 - i) not be more than 1.2m above ground level (existing), and
 - ii) contain open elements for at least 20% of the area of the fence that is more than 400mm above ground level (existing), with any individual solid element of the fence above this height being no more than 350mm in width with a minimum aperture of 25mm.
- b) Any gates are to swing open within the property.
- c) Must not interfere with the ability of vehicles to safely manoeuvre.

Queanbeyan Development Control Plan 2012

- d) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.
- e) Barbed wire and electric fencing is not permitted.
- f) Highly reflective materials are not supported.

Fencing/Walls For Primary Private Open Space (POS) In Front of Multi-Unit Development

- a) Where POS is provided in the front setback of a development, the fencing or walls for the POS must be designed to avoid negatively impacting the aesthetic qualities of the streetscape.
- b) Fencing or walls up to 1.8m may be erected to enclose the POS provided that:
 - i) the fence or wall is designed to reflect the design character of the development and is not incompatible with other fences and walls within the streetscape,
 - ii) the top 0.3m (minimum) of the fence is predominantly constructed of semi-open materials to provide for some surveillance,
 - iii) landscaping is incorporated into the fence or wall design to provide vegetation screening for a minimum of 50% of its length, and
 - iv) the fencing for the remaining aspects of the dwelling, including the entry to the dwelling, is designed consistent with the requirements set out in respect of dwellings fronting public areas including roads.
- c) The addition of screening materials that are not part of the constructed wall or fence (such as shade cloth, bamboo screening or similar) are not allowed.

Fencing/Walls For Primary Private Open Space (POS) Facing Communal Areas

- a) Communal areas are defined as those parts of a development that are shared by the respective occupiers, such as common driveways, storage and landscaping areas.
- b) Where private open space fronts any communal areas of a development, fencing/walls up to 1.8m may be erected provided that the top 0.3m (minimum) of the fence is predominantly constructed of semi-open materials to provide for some surveillance.
- c) The fence/wall is to be integrated into the design of the building using similar materials.
- d) Landscaping is incorporated into the fence/wall design to provide vegetation screening of the fence where possible.

See figure 2 below for examples of fencing and the use of open elements.

Figure 2: POS Examples of Open Elements for Fencing

Good Example (below) – Fence a combination of metal and wooden finish that creates a sense of privacy for its full height, but also contains some open elements that allow for surveillance through the fence.



Good Example (below) – Fence a combination of masonry and metal finish, seeking to use construction materials similar to the building. Again creates sense of privacy for its full height while also allowing for open elements that provide surveillance through the fence.



Bad Example (below) – Fence constructed of inappropriate materials. Does not integrate with design of building. Presents poorly to the streetscape. Creates no sense of privacy for residents. Open elements excessive.



3C.5.7 Primary Private Open Space

Objectives

- 1) To provide sufficient primary private open space (POS) for the reasonable recreation needs of residents and to locate open spaces to take advantage of natural features of the site.
- 2) To provide primary private open space areas that act as an extension to the living area and receive adequate sunlight.

Controls

Performance Criteria

- a) Primary private open space areas should be of dimensions to suit the projected requirements of the residents and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying.
- b) Part of the primary private open space should be capable of enabling an extension of the living area of the dwelling.
- c) Orientation of primary private open space should provide for maximum year round use in terms of sunlight.

Prescriptive Measures

For dwellings located at ground level

- a) One part of the POS must have a minimum area of 25m², including a minimum width of 4m.
- b) The POS must be directly accessible from a living area of the dwelling, and have a northerly aspect.
- c) Screening provided where necessary to ensure privacy to users of the open space.
- d) Courtyard areas shall not exceed a maximum grade of 1:14 to optimise useability for residents.
- e) The development application is to detail the treatment of the POS is to comprise a mix of paving and landscaping. Under no circumstances will Council accept the POS area to be fully concreted or mulched. A mix of paving and garden beds is acceptable.
- f) Wherever a dimension is less than the required minimum (i.e. 4m) it shall not be counted as part of the calculation for POS areas.
- g) Primary private open space is permitted in front of existing multi unit development (or where an existing dwelling is retained in front of proposed multi unit development) subject to:
 - i. A 2m landscape setback resulting in a minimum 4m width courtyard behind the wall.
 - ii. That a living area directly opens onto the courtyard.
 - iii. That the courtyard does not encroach within designated common open space areas.
 - iv. That the courtyard has a northerly aspect.
- h) Primary Private Open Space is permitted in front of new multi unit developments subject to:
 - i. A 7m building setback for the development allowing for a 3m landscaped wall setback and 4m width courtyard behind the wall.
 - ii. That the living area directly opens onto a courtyard.

Queanbeyan Development Control Plan 2012

- iii. That the courtyard does not encroach within designated common open space areas.
- iv. That the courtyard has a northerly aspect.

Erection of covered structures within new development

- a) The erection of roofed structures within the POS areas will only be considered by Council where:
 - a) The structures are integrated with the overall building design and submitted with the application;
 - b) A minimum 2m setback to the side or rear boundary is retained;
 - c) No more than 50% of the POS is covered;
 - d) The structures are not enclosed; and
 - e) Are not permitted within a courtyard with a street frontage

For construction of roofed structures within existing multi unit residential developments

- a) Council will only consider such structures where an integrated architectural design plan for all dwellings is endorsed by the Body Corporate or the land owner satisfying the above criteria and has been endorsed by Council. Individual applications from owners will only be considered by Council adhering to the overall plan and the criteria above.

For dwellings located above ground level

- a) A balcony or roof top area conveniently accessible from the main area of each dwelling having a minimum area of 12m² with a minimum dimension of 2m.
- b) Privacy screening of the balcony must be provided where adjacent private dwellings may be adversely affected.
- c) Balcony balustrades are to be constructed of materials that provide some contrast with the main wall of any building so that the appearance of such buildings is made more interesting. Clothes hanging/drying are not permitted on balconies.

Shared Open Space

- a) Total minimum area of 20% of the site area (including Private Open Space areas) is to be set aside for open space. Such area is to be landscaped and include the provision of facilities including outdoor seating and the like where appropriate.
- b) A minimum 25% of the ground level open space area of the site shall be a deep soil zone. This is to be achieved by optimising:
 - i) The design of basement and sub-basement car parking so as not to fully occupy the site;
 - ii) The use of front and side set backs for deep soil planting.

3C.5.8 Visual And Acoustic Privacy

Objectives

- 1) To provide the visual and acoustic privacy of residents within the development site and of nearby residents in their dwellings and private open space.
- 2) To ensure the transmission of noise between dwellings in the development is minimised.
- 3) To ensure the control of noise sources from new development to minimise effects on neighbours.

Controls

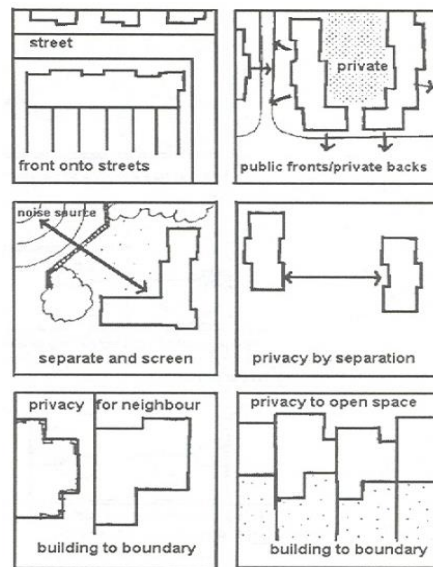
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Performance Criteria

Visual Privacy

- a) Dual occupancy housing, multiple dwelling housing and residential flat buildings shall be designed to avoid overlooking to and from private open space and the main habitable areas of dwellings through building layout and location, design and location of windows and screening devices, balcony design and distance.
- b) Direct views between habitable and private open space areas of adjacent dwellings shall be screened in a permanent and visually appropriate manner.
 - i) The view of the area overlooked must be obscured within 9m and beyond a 45° angle from the plane of the wall containing the opening, measured from a height of 1.7m above floor level.
 - ii) Direct views between habitable and private open space areas of adjacent dwellings may be obscured by solid translucent screen or perforated panels or trellises which have a maximum of 25% of openings and which are:
 - Permanent and fixed;
 - Of durable materials; and
 - Designed and painted or coloured to blend in with the development.
- c) No screening is required where:
 - i) Windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and they have translucent glazing or sill heights of at least 1.7m.
 - ii) Windows are in habitable rooms and they have sill heights of 1.7m or more above floor level or fixed translucent glazing to any part of a window less than 1.7m above ground level.
 - iii) Windows and balconies of an upper-level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower-level dwelling directly below and within the same development.
 - iv) Narrow or opaque windows may be used to reduce overlooking as opposed to large windows that occupy the majority of a wall.
 - v) Screening of opposing windows, or balconies overlooking adjoining courtyards or adjoining properties are to incorporate fixed screens or other suitable alternative means.
- d) On ground separation and screening from common use areas:
 - i) Windows and balconies of dwellings should be separated or screened from common use areas such as paths, driveways, common open space, etc. Screens could include courtyard walls, hedges and fences, whilst separation could be achieved by either distance or changes in level.

Figure 3: Privacy is a key consideration at the site planning and layout stage



Prescriptive Measures

Visual Privacy

- a) The recommended minimum separation distances between buildings shall be 6m.
- b) Habitable room windows with a direct outlook to the habitable room windows in an adjacent dwelling within 9m:
 - i) Shall be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows;
 - ii) Shall have sill heights of 1.7m above floor level; and
 - iii) Shall have fixed obscure glazing in any part of the window below 1.7m above floor level.

Performance Criteria

Acoustic Privacy

- a) The transmission of noise may be minimised by:
 - i) Locating living rooms or garages of dwellings to not abut bedrooms of adjacent dwellings.
 - ii) Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.
 - iii) Using appropriate noise-resistant wall, ceiling and floor materials to the requirements of the Building Code of Australia.
- b) Dwellings abutting major roads or other uses that emit high levels of noise shall be designed to locate noise sensitive uses away from the source and are protected by appropriate noise-shielding techniques. This may be achieved by:
 - i) Locating bedroom and other noise-sensitive rooms away from the road;
 - ii) Using thick glass panes or double glazing to windows fronting the road;
 - iii) Using solid-core doors and other appropriate seals to vents and other openings;
 - iv) Mounding (within landscape setback); or
 - v) Using solid wall construction.

Queanbeyan Development Control Plan 2012

- c) Noise sources from new development may be controlled by locating active recreation areas (eg swimming pools and barbecue areas); services such as garbage collection, pumps and air conditioners; and access ways, garages and parking areas away from bedrooms of adjacent dwellings.
- d) Driveways and parking areas shall be located away from bedroom windows of neighbouring dwellings.
- e) Maximum noise levels from plant and equipment:
 - i) No electrical, mechanical or hydraulic plant or equipment shall generate a noise level greater than 5dBA above the ambient L90 sound level at the boundaries of any allotment at any time of day.

Prescriptive Measures

Acoustic Privacy

- a) Bedrooms of one dwelling should not be adjoining the activity areas of adjoining dwellings.
- b) External noise from major roads or surrounding development can be minimised by:
 - i) Location of bedrooms and other noise sensitive rooms away from the road;
 - ii) Double glazing or thick glass panes to windows facing the road;
 - iii) Landscaping or mounding; or
 - iv) Solid wall construction.
- c) Site layouts are to ensure that visitor parking areas have a line of sight separation of at least 3m from bedroom windows.

Figure 4: Privacy and Open Space Considerations

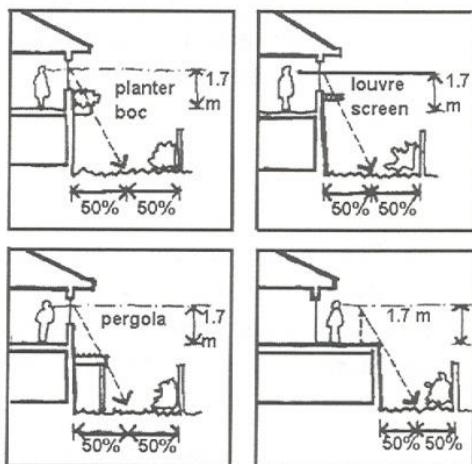


Figure 3 above shows techniques for providing privacy to a lower dwelling's private open space.

3C.5.9 Safety And Security

Objectives

- 1) To provide personal and property security for residents and visitors and enhance perceptions of community safety.
- 2) To provide each dwelling with an entry that creates a sense of individual identity.

Controls

Performance Criteria

- a) Buildings shall be designed to overlook public and communal streets and other public areas to provide casual surveillance. Buildings adjacent to public or communal streets or open space shall have at least one habitable room window with an outlook to that area.
- b) Site planning, buildings, fences, landscaping and other features shall clearly define territory and ownership of all public, common, semi-private and private spaces.
- c) Appropriate lighting shall be provided to all pedestrian paths between public and shaded areas, parking areas and building entries. Building entries shall provide a sense of security for both residents and visitors. Shared entries serving dwellings shall be able to be locked.
- d) Movement sensitive light switches shall be installed outside residential flat building walls near pedestrian paths, shaded areas, parking areas and building entries.
- e) Entries to dwellings:
 - i) shall be clearly visible from streets or internal driveways;
 - ii) shall provide a sense of personal address shelter and transitional space around the entry, eg porch/awning.
 - iii) shall be located at ground level are or can be easily accessible to people with disabilities.
- f) All entries shall be generally not set back more than 10 metres from the street frontage. Residents and visitors should be able to see into an entry foyer prior to entering.
- g) Buildings shall be designed to minimise access between roofs, balconies and windows of adjoining dwellings.
- h) Major pedestrian, cycle and vehicle thoroughfare areas shall identify and be reinforced as “safe routes” through:
 - i) appropriate lighting;
 - ii) the potential for causal surveillance from houses;
 - iii) minimised opportunities for concealment;
 - iv) landscaping which allows long-distance sight lines; and
 - v) avoidance of “blind corners”.
- i) Landscape and fencing shall not be of security risk. Where security is an issue, paths shall not be screened. Planting may consist of low ground covers and where taller tree species are proposed trees with clean trunks to a height of two metres are encouraged.
- j) Front fencing shall be predominately open in design such as picket or palisade fences.
- k) Carparking shall be designed to enhance safety for all users through:
 - i) using appropriate lighting;
 - ii) allowing maximum opportunities for casual surveillance; and
 - iii) using appropriate security measures.

3C.5.10

Access And Mobility

Objectives

- 1) To provide a diversity of apartment types, which cater for different household requirements now and in the future.
- 2) To maintain equitable access to new housing by cultural and socio-economic groups.
- 3) To encourage housing designs which meet the broadest range of the occupants' needs as possible.
- 4) To encourage adaptive re-use.

Controls

Performance Criteria

- a) A variety of dwelling types is encouraged between 1, 2, 3 and 4 bedroom apartments; particularly in large residential flat developments and on the ground floor.
- b) 10% of units in multiple dwelling housing and residential flat developments shall be designed as suitable for adaptation for occupation by disabled/aged persons.

Prescriptive Measures

- a) The design of all new development must address the provision of access for people with special access needs. This includes access to and from public foyer areas, parking areas and private open space areas (for dwellings that have been nominated as adaptable dwellings).
- b) Multiple dwelling housing and residential flat building developments must provide dwellings that comply with *AS4299 – 1995 Adaptable Housing* on the following ratio:
 - i) One adaptable dwelling for every 10 dwellings in the development.
 - ii) Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling
- c) The design of dwellings should ensure that the shape and dimensions of a room allow flexibility in its use and furniture arrangement. Entries, doors and passageways must be wide enough to allow for furniture movement and wheelchair access.
- d) Each adaptive dwelling is to be provided with a minimum 3.8m wide car parking space located close to an accessible entrance to a building or facility (refer to *AS 1428.1*) or to a wheelchair accessible parking space and an accessible entrance to a building or facility or to a wheelchair accessible lift (refer to *AS 1735.12*). A continuous accessible path of travel (refer to *AS 1428.1*) shall be provided.
- e) Notwithstanding the above, Council may require a higher number of designated accessible parking spaces over and above the requirements set out in the *BCA*, depending on the specific circumstances.
- f) Designated accessible spaces shall consist of an unobstructed area having a firm, plane surface with a fall not exceeding 1 in 40 (or 1 in 33 for outdoor bituminous seal surface).
- g) Provide headroom of at least 2.5m. (Headroom refers to the vertical distance between the floor level and the lowest point of any overhead structure/obstruction).
- h) Accessible parking shall be well lit.
- i) In buildings having no lifts adaptable dwellings must be located on the ground floor and be accessible by a safe path of travel to the main entrance to the street in accordance with the *Building Code of Australia Part D 3.2*.

Table 4 - Lift requirements for Residential Flat Buildings

Storeys	Lift Required
1	No
2	No
3 (no basement)	No
3 (with basement)	Yes
4	Yes

3C.5.11 Car Parking, Driveways And Manoeuvring Areas

Objectives

- 1) To ensure adequate provision of secure and accessible on-site parking for residents and visitors;
- 2) To ensure vehicular and pedestrian safety;
- 3) To ensure that parking areas are designed carefully so that they do not detract from the appearance of the development and the surrounding streetscape;
- 4) To ensure that the design of parking areas limit the amount of impervious surfaces over a site;
- 5) To ensure that the design of parking areas limit the amount of site excavation in order to avoid site instability and the interruption to ground water flows.

Controls

Performance Criteria

- a) Parking spaces are not permitted between the front of the building(s) and the street with the exception of any access way immediately in front of the garage. The area between the dwelling and the verge shall not be a hardstand area used for parking of vehicles or storage of items.
- b) Parking spaces (including visitor spaces) will only be permitted within the rear building setbacks where they are visible from the street or internal driveways. Where parking is provided in such circumstances a minimum landscaped area of one metre is to be provided adjacent to the rear boundary and at least 60% of the rear setback is to be maintained for common open space or private open space.
- c) Garage doors shall not dominate the front elevation of the dual occupancy housing, multiple dwelling housing or residential flat buildings.
- d) Garages should be of a scale and position so as not to conflict with the character of other residential dwellings in the street. Garage entrances shall be located to the side wall behind the façade main wall of the building, or to the rear of the allotment.
- e) All car parking spaces, garages and vehicle manoeuvring driveways shall be designed so that vehicles can easily enter and leave the premises by movement in a forward direction.
- f) Where large areas of paving are required for driveways, turning and parking areas, these shall be treated with a variation of paving, inter-planting with grass in perforated cellular slabs or landscaping to give a visual break to such areas.
- g) Differing surface treatments such as paving or stencilling is to be used to highlight entrances, visitor parking spaces and to break up the driveway (create visual appeal through the use of different driveway treatments).
- h) Landscaping shall be used to break up parking and driveways.

Queanbeyan Development Control Plan 2012

- i) Long straight driveways (gun barrel developments) are to be avoided.
- j) Parking may be provided in tandem where 2 spaces are provided for one dwelling and form part of a strata title lot.
- k) Visitor parking spaces shall be freely accessible at all times by their intended users, and preferably located in front of security grills. Where they are located behind any security grills or controlled access doors, provision must be made for an intercom system to allow access.
- l) Visitor parking spaces must be clearly designated and signposted. They should be easily visible when entering the site and cars must be able to enter and leave the site in a forward direction.

Prescriptive Measures

- a) On-site car parking for is to be provided in accordance with the Required Car Parking tables in Part 2 of this DCP.
- b) All car parking spaces required by Council in excess of the number quoted above, shall remain as common property and shall be kept available for the use of visitors to the building.
- c) Minimum dimensions for car parking spaces and aisle widths to be in accordance with *AS/NZS 2890.1:2004 – Parking Facilities Part 1 – Off Street Car Parking*. Refer Part 2 of this DCP.
- d) Visitor parking spaces shall be freely accessible at all times by their intended users, and preferably located in front of security grills. Where they are located behind any security grills or controlled access doors, provision must be made for an intercom system to allow access.

Car Parking for Delivery and Service Vehicles

- a) Additional parking for delivery/service vehicles will be required by Council for larger scale developments. Council's requirements will be discussed with an applicant at a pre-lodgement meeting. Refer to Part 2 of this DCP.

3C.5.12 Stormwater Management

Objectives

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

Controls

Performance Criteria

- a) Site drainage schemes shall utilise on-site detention and infiltration mechanisms wherever possible.
- b) Building design and landscaping treatment shall allow for the minimisation of water consumption.
- c) On-site detention shall be used to trap and remove waterborne contaminants.

Prescriptive Measures

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

3C.5.13 Site Facilities

3.5.13.1 General Site Facility Controls

Objectives

- 1) To ensure facilities, such as waste bin enclosures, mail boxes, clothes drying areas and storage facilities are designed to be conveniently reached, are visually attractive, require minimal maintenance and to have minimal adverse impacts on the amenity of the development and locality.

Controls

Performance Criteria

- a) Waste management for all types of multiunit dwellings should comply with the requirements under the Better Practice Guide for Waste Management in Multi-Unit Dwellings published by the NSW Environment Protection Agency (www.epa.nsw.gov.au).

3.5.13.2 Waste Storage

Objectives

- 1) Acceptable Collection and Storage Methods.

Controls

- a) In determining the location of storage areas for bins the applicant must first consider the method of collection required.

- b) For up to 6 units each dwelling in the development will be provided with waste, recycling and green waste bins. Storage areas need to be provided within the curtilage of each unit and may include garages or courtyards that provide external access. Residents shall be responsible for wheeling the mobile garbage bins to the kerbside for weekly/fortnightly collection.
- c) For 7 or more units a communal waste enclosure will be required to be located immediately adjacent to the front boundary and no further than 6.0m from the front boundary. Where bins are stored in a common area, bins will generally be collected by the waste contractor from the storage area, emptied and returned to the storage area.
- d) For 6-12 units either of the above collection methods may be practical and selection of the best method should be done in conjunction with Council staff.
- e) If bins are to be placed at kerbside, consideration needs to be given as to whether there is sufficient space for collection and whether the location will pose a traffic hazard. Wheeled bins should not be placed near intersections, roundabouts, slow points or along busy arterial roads. In these circumstances applicants should investigate whether collection is available from side or rear streets, and whether sufficient frontage is available to service the number of bins/units.

3.5.13.3 Location of Storage Areas

Objectives

- 1) Appropriate siting and storage of waste bins.

Controls

- a) Communal waste bin enclosure areas are to be located so as to:
 - i) conceal their contents from view from public places and adjacent properties;
 - ii) avoid creating an odour nuisance for dwellings on property and adjoining properties; and
 - iii) avoid creating a noise nuisance during servicing for dwellings on the property and on adjoining properties.
- b) Waste bin enclosure areas should be designed to:
 - i) be uncovered and constructed of materials matching materials of the main building. For development 3 storeys or more waste bin areas are to be roofed, with provision for ventilation;
 - ii) be incorporated into the landscaping if provided at ground level; and
 - iii) be well ventilated and accessible where located in under floor areas of the building.
- c) Distance and slope are important considerations in the relationship between the storage area and collection point for individual bins; particularly for elderly residents. As a general rule, bins should not need to be wheeled more than 50 metres, and should not need to be wheeled over steps or through a dwelling. The bin-carting grade should not exceed 1:14.
- d) Collection of bins within a development will not generally be considered favourably. In larger developments (>30 units) Council may consider internally located collection bays after consultation with its waste contractor. Where waste bins are to be collected from a point within the site, adequate space shall be provided within the site to accommodate the collection vehicle.
- e) Turning circles must comply with the AUSTRROADS single unit truck/bus design. Internal road pavements will be required to be upgraded to meet Council's subdivision standards for roads and shall have a minimum width of 6.0m.

Queanbeyan Development Control Plan 2012

- f) Pedestrian and traffic safety must be considered in the design of the storage and collection points for bins. It is essential that bins be stored as close to the entry of the development as practical to avoid service trucks having to enter or traverse the site to collect the waste. Wherever possible waste collection vehicle movement should be in a forward direction.

3.5.13.4 Ongoing Management

Objectives

- 1) Ongoing management of waste/waste collection.

Controls

- a) It is important to establish and delegate responsibility for the following ongoing management tasks:
 - i) Transporting bins between the storage area and collection point on collection day and returning bins promptly to the storage area following collection;
 - ii) Washing the bins and the storage area regularly;
 - iii) Monitoring and maintaining the chute system, where proposed;
 - iv) Maintaining the development free of litter and dumped rubbish; and
 - v) Ensuring communication of waste management issues to residents.
- b) For high-rise residential flat buildings a caretaker or manager is required to undertake these responsibilities. Ongoing management must be addressed in the Waste Management Plan submitted with the development application.
- c) In addition the Waste Management Plan shall detail:
 - i. The type and amount of waste/recyclable materials to be generated;
 - ii. How waste/recyclable materials are to be stored and treated on site;
 - iii. How residual waste/recyclable material is to be disposed of; and
 - iv. How ongoing waste management will operate.

3.5.13.5 Other Facilities

Objectives

- 1) Ensure appropriate location of other site facilities.

Controls

Antennae

- a) One television antenna is provided to serve all dwellings in a residential flat building. Likewise for other communication antennae or dishes.

Storage

- a) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6 m³. A lockable garage or locker in a carport is acceptable.
- b) In developments of 10 or more dwellings, a storeroom with toilet and wash basin is to be provided for use by persons providing maintenance services.

Building Identification

- a) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.

Clothes Drying

Queanbeyan Development Control Plan 2012

- a) Clothes drying facilities are to be appropriately screened from public view. An adequate area is to be provided with good solar access and installed with adequate drying facilities.
- b) Developments are encouraged to provide secure, open air clothes drying facilities screened from street view.
- c) If open air, common clothes drying facilities are provided, they are to be easily accessible to all residents and visually screened from streets and other public areas.
- d) If clothes drying facilities are located on private balconies, 2m² is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.

Mechanical Plant

- a) Mechanical plant design is to be designed as integral to the building and structure. Mechanical plant for individual apartments (such as air conditioner heat pumps) is to be visually and acoustically screened from public spaces and neighbouring dwellings. *Refer to Acoustic Privacy.* Any area occupied by mechanical plant is to be in addition to minimum required private open space areas. Air conditioning condenser units are to be plumbed.

Mailboxes

- a) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well-lit location. For strata subdivisions an additional mailbox for a Body Corporate must be provided.

3.5.13.6 Water Meters

Objectives

- 1) Ensure appropriate location of water meters.

Controls

- a) With most multi-dwelling housing developments the site has an existing domestic service which will require an upgrade to enable the development to be serviced sufficiently. Below are the water meter requirements for each type of development:
 - i) **Dual Occupancy Torrens Title** – 2 water meters are required (one 20mm meter for each dwelling)
 - ii) **Dual Occupancy Strata/Other** – 1 main meter plus sub meters for each unit.
 - iii) **Other Multi-Dwelling Housing and Residential Flat Buildings** – a main meter is required to be connected to Council's water supply (please see the table below for the size of the mains meter required). In addition a 20mm sub meter must be supplied for each unit within the development.

Table 5 – Mains Meter Requirements

Number of Units	Size of Mains Meter
1-2	20mm
3-6	25mm
7-12	32mm
13-50	50mm
51-100	80mm

The Cost of installation of water meters is to be met by the applicant.

3C.5.14 Landscaping

Objectives

- 1) To provide attractive landscapes which reinforce the function of a street and enhance the amenity of dwellings and to preserve significant stands of trees and vegetation.

Controls

Performance Criteria

- a) Landscaping should be considered as a component of the site planning process and reflect the scale of development.
- b) Landscaping should compliment existing streetscapes, urban landscape, bushland and be in scale with the height of buildings.
- c) Landscaping should be sensitive to site attributes such as existing landscape features, streetscape, land capability, micro-climate, views and vistas.
- d) Development should be designed to maximise the number of trees retained on the site.

Prescriptive Measures

- a) Development proposals should be accompanied by a landscape plan prepared by a qualified landscape architect or designer, in accordance with the Landscaping section in Part 2.6 of this DCP. Demonstrate an advanced understanding of the opportunities and constraints identified by the prevailing site conditions (including the agreed site analysis, where appropriate), local development and building controls.
- b) The landscape plan should demonstrate consistency with all relevant Australian Standard and the relevant objectives of *Queanbeyan Local Environmental Plan 2012*.
- c) Indicate the proposed surface treatment of the private, communal or public open space, as applicable, including details such as (but not limited to):
 - i) The location of all existing and proposed building and structures, Proposed soft and hard landscape treatment,
 - ii) Existing contours, finished spot levels,
 - iii) Proposed methods of addressing changes of level,
 - iv) The location of all existing and proposed underground/above ground urban servicing demonstrating an integrated approach between their location and any surface embellishments,
 - v) Existing vegetation (including vegetation proposed to be removed) providing detailed notes of tree species greater than 3m in height or remnant vegetation.
- d) Provide sufficient information to demonstrate how the proposed development will be embellished and contribute to the amenity of the local area.
- e) The Landscape Plan shall include a planting plan which shall address any issues that concern the proposed development and its relationship to:
 - i) The existing streetscape and local landscape character,
 - ii) Adjoining (existing) developments or land uses,
 - iii) Existing site features, and
 - iv) Adjoining public land, urban bush reserves or land of a sensitive nature.
- f) For complex development involving multiple buildings and/or lots, the Landscape Plan shall include:
 - i) a 'statement of design intent' i.e. the purpose of the landscape embellishment; and a statement confirming the proposed landscape plan has been developed during the initial site planning and concept design stages for the proposed development.

Queanbeyan Development Control Plan 2012

- g) The Landscape Consultant is responsible to either:
 - i) Advise Council in writing of the completion of landscape work in a manner consistent with the plan submitted to Council as part of Development Application; or
 - ii) Provide details as to any variation from the plan submitted to Council for approval.

Fencing

- a) Courtyard walls which face a road, pedestrian walkway, reserve or public place shall be staggered and constructed of brick or open style palisade fence. The screen wall may incorporate other building materials provided, in the opinion of Council, such materials enhance the physical appearance of the development.
- b) Side and rear boundaries and courtyard areas shall be fenced of new materials to a height of 1.8m and consist of lapped and capped timber paling fence or decorative steel fencing (i.e. colorbond). Council may require the fence height to be increased in some circumstances to protect the privacy and amenity of neighbours.

3C.5.15 Dual Occupancy Housing

Types of Dual Occupancy

Dual occupancy housing includes:

- 1) The alteration or addition to an existing dwelling-house erected on an allotment so as to create 2 dwellings; or
- 2) The erection of another detached dwelling-house in addition to one already erected on an allotment (but not in the rural zones), but only if not more than 2 dwellings will be created as a result of the development being carried out; or
- 3) The erection of 2 attached dwellings on an allotment; or
- 4) The erection of 2 detached dwelling-houses on an allotment.

3.5.15.1 Dual Occupancy General Controls

Objectives

- 1) Encourage a high standard of aesthetically pleasing and functional residential developments that sympathetically relate to adjoining and nearby developments.
- 2) Ensure that development will not detrimentally affect the existing amenity of any adjoining lands and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from the proposed development.
- 3) Encourage good design with particular emphasis on the integration of buildings and landscaped areas that add to the character of the neighbourhood.
- 4) Provide high levels of amenity for future residents of any residential development.

Controls

Prescriptive Measures

Location

- a) The permissibility of dual occupancy housing is governed by the *Queanbeyan Local Environmental Plan 2012*.

Minimum Area

- a) The minimum area for dual occupancy is specified by Clause 4.1B in *Queanbeyan Local Environmental Plan 2012*.

- b) In calculating the area of the lot, hatchet shaped lots are to exclude the area of the access handle.

Height

- a) The maximum height of buildings is specified in Clause 4.3 *Queanbeyan Local Environmental Plan 2012* and shown on the Height of Buildings. The maximum height is not appropriate in all circumstances and the height of developments must take into account the existing character of the neighbourhood.

3.5.15.2 Dual Occupancy Design Requirements

Objectives

External Appearance

- 1) Encourage a high standard of aesthetically pleasing and functional residential developments that sympathetically relate to adjoining and nearby developments.
- 2) Ensure that development will not detrimentally affect the existing amenity of any adjoining lands and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from the proposed development.
- 3) Encourage good design with particular emphasis on the integration of buildings and landscaped areas that add to the character of the neighbourhood.

Private Open Space (POS)

- 1) Provide high levels of amenity for future residents of any residential development.

Controls

Prescriptive Measures

External Appearance

- a) All dual occupancies should be designed and constructed so as to be compatible with (and not detract from) existing residential development on and surrounding the site.
- b) All dual occupancy dwellings that directly adjoin a public street must be orientated towards that street, by way of front door, verandah, awning or other similar structure, in order to provide an aesthetically pleasing front façade. Blank walls facing the street will not be accepted. If a dwelling is proposed on a corner allotment, relief in the building façade must also be provided on the non-entry side.
- c) Details of the building materials and façade design of both the existing (where applicable) and proposed buildings are to be included in any application.
- d) Where a dual occupancy is created by an addition above an existing dwelling or by lateral extension to an existing dwelling, this extension should be designed so as to visually blend with and complement the existing building.

Private Open Space (POS)

- a) Council will require, for each dwelling, the provision of a private open space area for recreation purposes.
- b) An area of private open space is to be provided for each dwelling at the following rate:
 - i) 30 square metres for one-bedroom dwelling
 - ii) 40 square metres for two-bedroom dwelling
 - iii) 50 square metres for three-or-more-bedroom dwelling.

- c) The following dimensions for the private open space area for each dwelling are required to be complied with:
 - i) Minimum width of 2.5m; and
 - ii) One part of the private open space area is to be capable of containing a rectangle of 4m x 6m which is directly accessible from the dwelling.
 - iii) The development application is to detail the treatment of the POS which is to comprise a mix of paving and landscaping. Under no circumstances will Council accept the POS area to be fully concreted or mulched. A mix of paving and garden beds is acceptable.
 - iv) Each courtyard is to be provided with a lockable storage area of 6 cubic m.
- d) The private courtyard areas shall have direct access to the internal living areas of the dwelling and have a northerly aspect. For north/south oriented lots, the courtyard may be located to the rear of the dwelling.
- e) Fences separating courtyard areas are to be 1.8m in height and consist of lapped and capped timber paling fence or decorative steel fencing (i.e. colorbond).
- f) Courtyards may be erected forward of the building for new development on vacant land where the wall is staggered and constructed of brick or is rendered with open elements for surveillance. Brick pillar and open style palisade fencing may also be permitted. The wall should be setback from the front boundary a minimum distance of 3m with landscaping included on the street side.

Car Parking

- a) In accordance with the Car Parking section of Part 2 of this DCP.

Other Design Elements

- a) Dual Occupancy proposals are to satisfy all other relevant design elements of this Part.

3C.6 State Environmental Planning Policy 65 – Design Quality of Residential Apartments

State Environmental Planning Policy (SEPP) 65 – Design Quality of Residential Apartments aims to improve the design quality of residential apartment developments and set out a number of design quality principles for such developments. These need to be considered when designing residential apartment developments. The SEPP can be found on the NSW legislation website:

<https://www.legislation.nsw.gov.au/#/view/EPI/2002/530/sch1>

3C.7 Specific Requirements for Dual Occupancy, Multi Dwelling Housing and Residential Flat Building Applications

3C.7.1 Site Analysis Plan

The design process begins with a site analysis. Site analysis identifies the key features of the site and its surrounds and the impacts of the development proposal to those features. A Site Analysis Plan (SAP) shall be prepared and lodged with all dual occupancy housing, multi-dwelling housing and residential flat buildings DAs. A SAP should also be prepared for the pre-application discussion. An example of a SAP is provided in Figure 5.

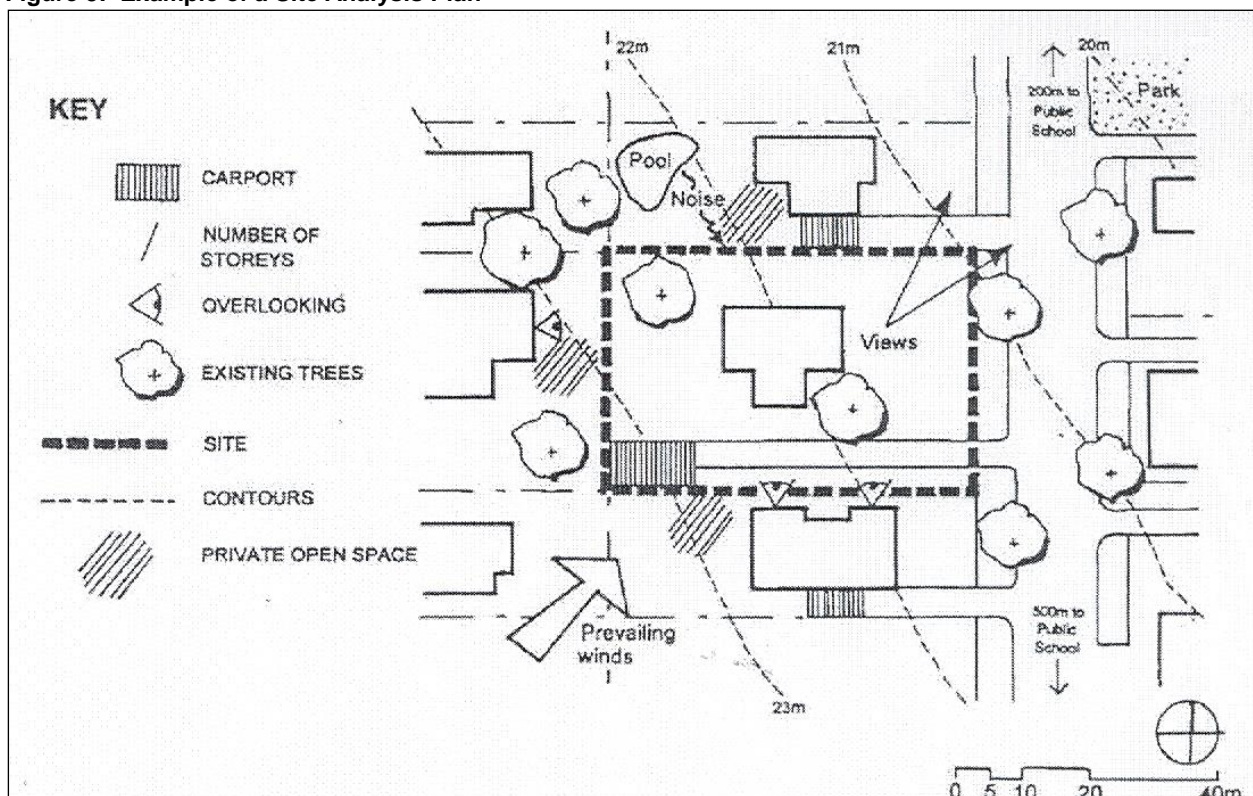
The extent of information required for the site analysis will vary depending on the scale of development. For example, a full site analysis may not be necessary for minor alterations and additions to residential flat buildings. For all other DAs for residential flat building, a site analysis shall consider the wider impacts on the locality.

Queanbeyan Development Control Plan 2012

A SAP must be drawn to scale and should identify opportunities and constraints. It should influence the design to minimise negative impacts on the amenity of adjoining developments and to complement neighbourhood character. Figure 1 provides an example of a SAP.

It is important that a written statement be prepared to accompany the SAP, which explains how the design has responded to the analysis. This written statement shall form part of the Statement of Environmental Effects that must be lodged with all DAs.

Figure 5: Example of a Site Analysis Plan



3C.7.2 What to Include in a Site Analysis Plan and Statement of Environmental Effects?

A Site Analysis Plan shall indicate:

- The location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
- Any buildings/structures to be demolished;
- Floor plans of any proposed building showing layout, partitioning, room sizes and intended uses of each part of the building;
- Elevations and sections showing proposed external finishes and heights of any proposed buildings;
- Proposed finished levels of the land in relation to existing and proposed building and roads;
- Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate);
- Proposed landscaping and treatment of the land (indicating plant types and their height and maturity);
- Proposed methods of draining the land;
- The location, boundary dimensions, site area of the land and north point of the land;
- Existing vegetation and trees on the land;

- k) The location and uses of existing buildings on the land;
- l) Existing levels of the land in relation to buildings and roads;
- m) The location and uses of buildings on sites adjoining the land; and
- n) Location of utilities and infrastructure and any easements.

3C.7.3 Model and Photo Montage

The best way to convey information to members of the public who are unfamiliar with reading plans is by way of a model. In addition, a photo montage indicates how the new building will sit within the existing streetscape. For these reasons, a model is required and two photo montages for SEPP 65 proposals indicating:

- a) How the building will appear in the immediate streetscape;
- b) How the building will appear from a more distant vantage point (approximately 500m away).

3C.8 Energy Performance and Sustainability

A BASIX index of sustainability for dual occupancy housing, multi-dwelling housing and residential flat developments, shall apply to all new development. A BASIX Certificate is to accompany the application.