



# **Googong DCP**

## **Combined Table of Contents**

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# Googong DCP – Combined Table of Contents

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## **Part 1 Preliminary**

- 1.1 Introduction
- 1.2 Citation
- 1.3 Land Covered by this DCP
- 1.4 Development within Googong
- 1.5 Date of Approval and Commencement of this DCP
- 1.6 Aims and Purpose of this DCP
- 1.7 Variation to this DCP
- 1.8 Relationship to Other Planning Instruments and Policies
- 1.9 How to Use this DCP
- 1.10 Pre-DA Process
- 1.11 Development Application Submission Requirements
- 1.12 Development Application Forms
- 1.13 Checklist for the Preparation of Neighbourhood Structure Plans
- 1.14 Checklist for Subdivision Applications
- 1.15 Controls and Objectives
- 1.16 General Design
- 1.17 Lot Size and Design
- 1.18 Flora and Fauna
- 1.19 Natural Hazards
- 1.20 Contamination
- 1.21 Stormwater Management and Drainage
- 1.22 Aboriginal and European Heritage
- 1.23 Roads, Traffic (vehicles, cyclists, pedestrians) and Access
- 1.24 Solar Access and Lot Orientation
- 1.25 Service Provision

## **Part 2 Context**

- 2.1 Regional Planning Context
- 2.2 Googong Today

### **Part 3 The Master Plan**

- 3.1 Vision
- 3.2 Elements of the Vision
- 3.3 Master Planning for Googong Township
- 3.4 Master Plan Objectives
- 3.5 Master Plan Controls
- 3.6 Staging of Development in Googong
- 3.7 Staged Release of Land
- 3.8 Controls for Releasing Land for Development in Googong
- 3.9 Neighbourhood Structure Plan Design Process
- 3.10 Neighbourhood Structure Plan Approval Process
- 3.11 Process for Approval
- 3.12 Neighbourhood Structure Plan Submission Requirements
- 3.13 Additional Design Controls for Neighbourhood Structure Plans
- 3.14 Biodiversity
- 3.15 Contamination
- 3.16 Cultural Heritage
- 3.17 Access and Movement Network
- 3.18 Essential Services
- 3.19 Drainage Reserves
- 3.20 Water Sensitive Urban Design (WSUD)
- 3.21 Water and Energy
- 3.22 Housing Diversity
- 3.23 Town and Neighbourhood Centres (Activity)
- 3.24 Community Facilities
- 3.25 Public Open Space

### **Part 4 Subdivision Controls**

- 4.1 Introduction
- 4.2 General Objectives
- 4.3 General Controls
- 4.4 Lot Orientation
- 4.5 Land North Googong Dam Road and East of Old Cooma Road
- 4.6 Residential Interface with Googong Dam Foreshores

### **Part 5 Design Guidelines and Controls for Public Domain**

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- 5.2 Street Network
- 5.3 Road Hierarchy
- 5.4 Public Open Spaces and Landscaping
- 5.5 Landscaping in the Public Domain
- 5.6 Community Facilities
- 5.7 Educational Facilities
- 5.8 Public Art
- 5.9 Signage in the Public Domain

### **Part 6 General Residential Controls - Single Dwellings, Alterations / Additions**

#### **Section A: Streetscape and Urban Character**

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

#### **Section B: Site Amenity**

- 6.8 Private Open Space and Landscape Design
- 6.9 Car Parking and Garages

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

- 6.10 Thermal performance
- 6.11 Solar Access
- 6.12 Energy and Natural Ventilation
- 6.13 Waste Management
- 6.14 Water Conservation

### **Section D: Environmental Management**

- 6.15 Soil and Salinity
- 6.16 Excavation and Fill
- 6.17 Stormwater Management and Flooding
- 6.18 Bushfire Management
- 6.19 Aboriginal Heritage
- 6.20 European Archaeological Heritage
- 6.21 Tree Retention and Biodiversity
- 6.22 Land Contamination Management
- 6.23 Odour
- 6.24 Development near Googong Dam Foreshores

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- 7.1 Introduction
- 7.2 Streetscape
- 7.3 Streetscape – Public and Private Laneways
- 7.4 Building Form and Design
- 7.5 Height and Floorspace
- 7.6 Privacy and View Sharing
- 7.7 Safety and Security
- 7.8 Access and Mobility for Multiple Dwelling Houses & Residential Flat Buildings

#### **Section B: Site Amenity**

- 7.9 Pedestrian Access and Building Entries
- 7.10 Private Open Space and Landscape Design
- 7.11 Car Parking and Garages
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### **Section C: Energy Efficiency**

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- 7.17 Solar Access
- 7.18 Energy and Natural Ventilation
- 7.19 Waste Management
- 7.20 Water Conservation
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- 8.2 Soils and Salinity
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- 8.4 Stormwater Management and Flooding
- 8.5 Bushfire Management
- 8.6 Aboriginal Heritage
- 8.7 European Archaeological Heritage
- 8.8 Tree Retention and Biodiversity
- 8.9 Land Contamination Management
- 8.10 Odour
- 8.11 Construction Waste
- 8.12 Landfill/Earthworks
- 8.13 Development near Googong Dam Foreshores

### **Part 9 Advertising Signage**

- 9.1 Introduction
- 9.2 Advertising Structures and Displays Not Requiring Consent
- 9.3 Public Signs
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### **Appendix 1 – Glossary of Terms**

### **Appendix 2 – Master Plan Map**

### **Appendix 3 – Neighbourhood Structure Plan Maps – Neighbourhood 1A**

### **Appendix 4 – Neighbourhood Structure Plan Maps – Neighbourhood Talpa**

### **Appendix 5 – Neighbourhood Structure Plan Maps – Neighbourhood 1B**

### **Appendix 6 – Neighbourhood Structure Plan Maps – Bunyip**

### **Appendix 7 – Structure Plan – Neighbourhood 1 Centre**

### **Appendix 8 – Neighbourhood Structure Plan Maps – Updated Master Plans and Neighbourhood 2 Structure Plan**

### **Appendix 9 – Neighbourhood Structure Plan Maps – Sunset Estate**

### **Appendix 10 – Neighbourhood Structure Plan Maps – Neighbourhoods 3 to 5**